

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, February 19, 2025; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

CORRECTED FEBRUARY 18, 2025

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for Case REZ25-02 being the request of Anthony Properties to rezone approximately 1.15 acres of land located on the northern portion of 5670 Tremont Avenue from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the FY 2026 State Patching Program, CIP #35045. [Wards 1, 2, 3, 6, & 7]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the West Lombard Court Reconstruction project, CIP #35062. [Ward 1]
3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Main Street (Palmer Drive to Locust Street) Resurfacing project, CIP #35061. [Wards 3 & 5]

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. Second Consideration: Ordinance for Case REZ25-01 being the request of Woda Cooper Development, Inc to rezone approximately .39 acres of land located on Lot 21 of Sheffield Square 1st Addition from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]
2. First Consideration: Ordinance for Case REZ25-02 being the request of Anthony Properties to rezone approximately 1.15 acres of land located on the northern portion of 5670 Tremont Avenue from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]
3. Resolution approving the 2025 Urban Revitalization Tax Exemption (URTE) projects. [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. Third Consideration: Ordinance amending Schedule II One-Way Streets of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by removing Cedar Street from 4th Street to 5th Street. [Ward 3]
2. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

Mac's Tavern, Daiquiri Factory, Kilkenney's, and Carriage Haus; St. Patrick's Day Celebration; approximately 2:00 p.m. (after the parade) Saturday, March 15, 2025 - 6:00 a.m. Sunday, March 16, 2025; **Closure**: West 3rd Street from Ripley Street to Harrison Street. [Ward 3]

The Office; St. Patrick's Day Celebration; 116 West 3rd Street; approximately 2:00 p.m. (after the parade) - 8:00 p.m. Saturday, March 15, 2025; **Closure**: northernmost parking lane and two travel lanes on West 3rd Street from Main Street to 116 West 3rd Street. [Ward 3]

Top-Notch Productions, Inc; Riverfront Pops 2025; LeClaire Park | 400 Beiderbecke Drive; 8:00 a.m. Wednesday, August 13, 2025 - 5:00 p.m. Sunday, August 17, 2025; **Closures**: Ripley and Harrison Streets south of River Drive. [Ward 3]

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

Kilkenney's; St. Patrick's Day Celebration; 300 West 3rd Street; 8:00 a.m. Saturday, March 15, 2025 - 12:00 a.m. Sunday, March 16, 2025; Outdoor music, over 50 dBA.

[Ward 3]

Top-Notch Productions, Inc; Riverfront Pops 2025; LeClaire Park | 400 Beiderbecke Drive; 9:00 a.m. - approximately 10:00 p.m. Saturday, August 16, 2025; Outdoor music, over 50 dBA. [Ward 3]

4. Motion approving beer and liquor license applications.

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

Ward 2

La Catrina Bar & Grill (La Catrina Bar & Grill, Inc) - 3559 West Kimberly Road - Outdoor Area - New License - License Type: Class C Liquor (On-Premises)

Hawkeye Sports Bar & Grill (Ortiz Holdings, LLC) – 4646 Cheyenne Avenue – Outdoor Area – New License – License Type: Class C Liquor (On-Premises)

Ward 5

Ace Spades (Guru Nanak Food Mart, Inc) – 405 East Locust Street – New License – License Type: Class C Liquor (On-Premises)

Save More (Guru Kirpa, LLC) – 405 East Locust Street – New License/Owners – License Type: Class E Liquor (Carry-Out)

Ward 6

Chill Stop (Chill Stop QC II, Inc) – 3340 East Kimberly Road – New License – License Type: Class E Liquor (Carry-Out) **200' notifications sent out 2/12/2025*

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

Ward 3

Devon's Complaint Dept (Triple Crown Whiskey Bar, LLC) - 304 East 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

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

Ward 6

Camp McClellan Cellars (Julie Keehn) - 2302 East 11th Street - License Type: Class B Beer/Wine (Carry-Out)

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 2023-2024 Sewer and Manhole Rehabilitation Program by Langman Construction of Rock Island, Illinois in the amount of \$3,930,121.05, CIP #30057. [All Wards]
2. Resolution approving Change Order #3 in the amount of \$350,000 to McClure Engineering Co of Coralville, Iowa for the Duck Creek Sewer Interceptor Extension project, ARP #18. [Wards 1 & 2]
3. Resolution awarding a contract for the CY 2025 Contract Milling Program to Manatts, Inc – Eastern Iowa Division of Camanche, Iowa in the amount of \$231,524.50, CIP #35041. [All Wards]
4. Resolution awarding a contract for engineering services for the West Davenport Growth Area Plan project to McClure Engineering Co of Coralville, Iowa in the amount of \$197,800, CIP #60041. [Wards 1 & 2]
5. Resolution awarding a contract for engineering services for the Police Station | Water Mitigation project to Shive-Hattery, Inc of Bettendorf, Iowa in the amount of \$116,000, CIP #23085. [Ward 3]
6. Resolution approving the plans, specifications, form of contract, and estimate of cost for the FY 2026 State Patching Program, CIP #35045. [Wards 1, 2, 3, 6, & 7]
7. Resolution approving the plans, specifications, form of contract, and estimate of cost for the West Lombard Court Reconstruction project, CIP #35062. [Ward 1]
8. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Main Street (Palmer Drive to Locust Street) Resurfacing project, CIP #35061. [Wards 3 & 5]
9. Resolution accepting the sanitary sewer from 1515 East 39th Street to Eastern Avenue. [Ward 7]
10. Resolution adopting the most recent published editions of the Iowa Statewide Urban Design Standards for Public Improvements, the Iowa Statewide Urban Standard Specifications for Public Improvements, and the City of Davenport Supplemental Specifications manuals. [All Wards]
11. Resolution amending the Resolution of Necessity covering the CY 2025 Alley Reconstruction Program, CIP #35038. [Ward 5]
12. Resolution overruling objections for the Resolution of Necessity covering the 2025 Alley Resurfacing Program, CIP #35038. [Ward 5]

13. Resolution adopting the Resolution of Necessity covering the CY 2025 Alley Reconstruction Program, CIP #35038. [Ward 5]
14. Resolution ordering preparation of detailed plans, specifications, notice of hearing, notice to bidders, and form of contract, and publication of the notice to bidders and notice of hearing covering the 2025 Alley Resurfacing Program, CIP #35038. [Ward 5]
15. Motion awarding a contract for the Whalen Park Walking Path project to Langman Construction, Inc of Rock Island, Illinois, in the amount of \$74,517.12, CIP #64112. [Ward 8]
16. Motion approving Amendment #2 to the Destination Iowa Creative Placemaking Grant Agreement (Award Number 23-DCP-002) through the Iowa Economic Development Authority, ARP #12. [Ward 3]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

XV. FINANCE

1. Second Consideration: Ordinance repealing and replacing Chapter 5.15 entitled "Cigarette, Tobacco, Alternative Nicotine or Vapor Products" of the Municipal Code of Davenport, Iowa to include recent legislation enacted by the General Assembly of the State of Iowa regarding regulation of certain tobacco products. [All Wards]
2. Resolution approving the allocation of \$1,165,000 of ARPA interest monies to the Davenport Junior Theatre temporary relocation project. [Ward 7]
3. Resolution approving the purchase of a Light-Structure System to Musco Sports Lighting, LLC of Oskaloosa, Iowa in the amount of \$111,797 using Sourcewell contract #041123-MSL. [Ward 8]
4. Resolution setting a Public Hearing for the FY 2026 proposed property tax levy rate and amount. [All Wards]
5. Resolution approving a one-year agreement with the Humane Society of Scott County, Iowa for animal protection and shelter services. [All Wards]
6. Resolution authorizing public officials as signers for City of Davenport-approved depositories. [All Wards]
7. Motion awarding a contract for the Golf Course Maintenance Roads Repaving project to Taylor Ridge Paving & Construction of Andalusia, Illinois in the amount of \$75,100, CIP #64116. [Wards 1 & 6]
8. Motion approving a three-year collective bargaining agreement between the City of Davenport and the American Federation of State, County and Municipal Employees,

Local 887 for the term July 1, 2025 through June 30, 2028. [All Wards]

9. Motion approving a three-year collective bargaining agreement between the City of Davenport and the American Federation of State, County and Municipal Employees-Library, Local 887 for the term July 1, 2025 through June 30, 2028. [All Wards]

XVI. Motion recommending discussion or consent for Finance items

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

1. Assured Partners Capital Inc | risk and occupational health consulting services | Amount: \$10,000
2. Overdrive Inc | Library magazine subscription service | Amount: \$10,000
3. Century Homes Co Inc | 2025 chemicals for Golf and Parks operations | Amount: \$12,880.80
4. Johnson Hauling & Excavating LLC | 1221 East Locust Street demolition | Amount: \$12,900
5. Paragon Commercial Interiors Inc | Legal office furniture | Amount: \$14,357.81
6. Traffic Control Corporation | subrogation | Amount: \$16,850
7. Watersmith Engineering | engineering West Locust Street storm sewer | Amount: \$16,900
8. Alex Cripe | nuisance snow removal | Amount: \$19,005.28
9. Viking Insurance Company of Wisconsin | RM25-075 subrogation for property damage only | Amount: \$19,383.83
10. R&K Midwest | RM25-076 replacement of 2 John Deere Gator utility carts | Amount: \$20,947.40
11. Johnson Hauling & Excavating LLC | 1205 West 4 1/2 Street demolition | Amount: \$22,400
12. Kline Sewer & Drain LLC | Compost air filtration duct work cleaning | Amount: \$24,537.50
13. Environmental Systems | ArcGIS annual software renewal | Amount: \$25,134.31
14. Truck Equipment Inc | van body for Solid Waste F450 chassis | Amount: \$30,197
15. Dinges Partners Group LLC | nine sets of turnout gear | Amount: \$38,835
16. Commercial Recreation Specialists Inc | RM25-076 replacement Vortex spray features | Amount: \$46,925

XVIII. Other Ordinances, Resolutions and Motions

XIX. Public with Business

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

Please state your name and ward for the record. There is a three (3) minute time limit. Please

end your comments promptly.

XX. Reports of City Officials

XXI. Adjourn

City of Davenport

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

Action / Date
2/19/2025

Subject:

Public Hearing for Case REZ25-02 being the request of Anthony Properties to rezone approximately 1.15 acres of land located on the northern portion of 5670 Tremont Avenue from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

Recommendation:

Hold the Hearing.

Background:

The subject property is currently zoned I-1 Light Industrial District. The request is to rezone the property to R-MF Multi-Family Residential District. The purpose is to facilitate better access to The Jade on Tremont Apartments, which is currently under construction on the adjacent property to the west. The owner of Davenport Public Storage is selling a portion of their undeveloped property on Tremont Avenue to the developer. This enables the site layout to be reconfigured for better visibility and access. The applicant intends to construct a driveway and clubhouse on the 1.15 acre property.

At its February 4, 2025 meeting, the Plan and Zoning Commission recommended Case REZ25-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition:

Findings

1. The zoning map amendment is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.
2. The zoning map amendment is generally compatible with the zoning and uses of the surrounding area. The request is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.
3. The zoning map amendment enhances the established neighborhood character.
4. The zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the map amendment removes previous concerns about access, visibility, and emergency response.
5. The zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.
6. The zoning map amendment will create nonconformities on adjacent properties. A condition for landscaping buffers mitigates the nonconformity.

Condition

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and south property lines. The buffer yard shall contain a six-foot tall

fence and landscaping.

The staff report from the February 4, 2025 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Staff Report
3. Application
4. Maps
5. Ordinance 2023-483
6. Public Notice-Committee of the Whole
7. Public Notice-Plan & Zoning Commission Meeting
8. Public Comment-5770 Tremont Ave

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ25-02 BEING THE REQUEST OF ANTHONY PROPERTIES TO REZONE APPROXIMATELY 1.15 ACRES OF LAND LOCATED ON THE NORTHERN PORTION OF 5670 TREMONT AVENUE FROM I-1 LIGHT INDUSTRIAL DISTRICT TO R-MF MULTI-FAMILY RESIDENTIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-MF Multi-Family Residential District."

A PORTION OF LOT 9, PHOENIX CENTRE 7TH ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;

THENCE NORTH 89-19'40" EAST ON THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 241.73 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 AND THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE;

THENCE SOUTH 11-20'51" WEST ON THE EAST LINE OF SAID LOT 9 AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 236.02 FEET;

THENCE NORTH 89-24'10" WEST, 197.64 FEET TO THE WEST LINE OF SAID LOT 9;

THENCE NORTH Q-35'50" EAST ON SAID WEST LINE, 226.53 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 1.15 ACRES

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

Findings

1. The zoning map amendment is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.
2. The zoning map amendment is generally compatible with the zoning and uses of the surrounding area. The request is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.
3. The zoning map amendment enhances the established neighborhood character.

4. The zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the map amendment removes previous concerns about access, visibility, and emergency response.

5. The zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.

6. The zoning map amendment will create nonconformities on adjacent properties. A condition for landscaping buffers mitigates the nonconformity.

Condition

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and south property lines. The buffer yard shall contain a six-foot tall fence and landscaping.

Section 3. At its February 4, 2025 meeting, the City Plan and Zoning Commission voted to forward Case REZ25-02 to the City Council with a recommendation for approval subject to the listed findings and condition.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
2/4/2025

Subject:

Case REZ25-02: Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

Recommendation:

Staff recommends Case REZ25-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition:

Findings:

1. The zoning map amendment is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.
2. The zoning map amendment is generally compatible with the zoning and uses of the surrounding area. The request is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.
3. The zoning map amendment enhances the established neighborhood character.
4. The zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the map amendment removes previous concerns about access, visibility, and emergency response.
5. The zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.
6. The zoning map amendment will create nonconformities on adjacent properties. A condition for landscaping buffers mitigates the nonconformity.

Condition:

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and south property lines. The buffer yard shall contain a six-foot tall fence and landscaping.

Background:

Development History:

To facilitate the development of The Jade on Tremont Apartments, City Council adopted Ordinance No. 2023-483 on December 13, 2023. This action rezoned the property at 5504 Tremont Avenue from I-1 Light Industrial District to R-MF Multi-Family Residential District. The rezoning was approved, subject to the following conditions:

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and east property lines. The buffer yard shall contain a six-foot fence

- and landscaping.
2. The developer shall obtain approval from all utilities to install signage within the designated utility easement.
 3. The developer shall install signage near the driveway entrance to the development. The signage shall be a minimum of thirty-two square feet and illuminated.

The 132-unit apartment complex is currently under construction. To provide for expansion and better access to The Jade Apartments, the owner of Davenport Public Storage is selling a portion of their undeveloped property on Tremont Avenue to the developer. This enables the site layout to be reconfigured for better visibility and access. The applicant intends to construct a driveway and clubhouse on the 1.15 acre property.

Why is a Zoning Map Amendment Required?

'Dwelling-Multi-Family' is a prohibited use in the I-1 Light Industrial District. The applicant is petitioning a rezoning to amend the conditions in Ordinance 2023-483. The requirement for signage is no longer applicable with the proposed access point. In addition, the condition for buffer yard landscaping should be amended to reflect the new boundaries of the development.

Comprehensive Plan:

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

Future Land Use Designation:

The subject property is currently designated as Industry in the Davenport +2035 Future Land Use Map.

1. **Industry (I)** - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Zoning:

The applicant is petitioning a rezoning from I-1 Light Industrial District to R-MF Multi-Family Residential District.

1. **I-1 Light Industrial District:** This zoning 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.
2. **R-MF Multi-Family Residential District:** This zoning district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Technical Review:

1. **Fire:** The proposed rezoning, which facilitates a new entrance to the housing development, alleviates the Fire Department's previous concerns of way finding and access.
2. **Engineering:** The IA DOT classifies this roadway as a local road. There are no recent traffic count numbers on this section of Tremont Street; however engineering estimates the average annual traffic count to be approximately 2,500 AADT. It is likely there is a larger proportion of truck traffic in this general area due to the current uses and industrial zoning from 46th Street to Veterans Memorial Parkway. The additional traffic generated by this development may result in traffic signal warrants at Tremont Avenue and Veterans Memorial Parkway.
3. **Zoning:** Rezoning the subject property to facilitate a new access point onto Tremont Avenue alleviates visibility concerns for the residential development. The previous application provided access to The Jade on Tremont Apartments through a 40-foot strip of land between two lots containing storage units. City Council adopted Ordinance No. 2023-483 to address wayfinding and safe access to the property.

Approval Standards for Map Amendments (Chapter 17.14.040)

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

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

Staff Response: The property is designated as Industry (I) in the Davenport +2035 Land Use Plan. This land use category is intended to provide separation and buffering from residential uses. Since the Comprehensive Plan designated areas as a whole, the Tremont Avenue Corridor, from 53rd Street to Veterans Memorial Parkway, is reserved for industrial land uses. The proposed rezoning would further introduce residential uses into an existing industrial corridor. Staff does not believe an amendment to the Comprehensive Plan is required.

It is staff's opinion that the proposed rezoning to R-MF Multi-Family Residential is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.

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

Staff Response:

The following zoning districts abut the subject property:

North: I-1 Light Industrial District
South: I-1 Light Industrial District
East: I-1 Light Industrial District

West: R-MF Multi-Family Residential District

Rezoning the subject property to R-MF Multi-Family Residential District creates compatibility with The Jade on Tremont Apartments, which is currently under construction. Tremont Avenue is an established industrial corridor. Further introducing high density residential development into an industrial park may result in land use conflicts. However, light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

It is staff's opinion that the proposed zoning map amendment is not compatible with the surrounding industrial corridor, but is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.

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

Staff Response: The established neighborhood character consists of a developed industrial corridor and an under construction multi-family housing development. Industrial businesses within the vicinity include Stefanini, Greenwood Cleaning Systems, 7 Hills Paving, Northwest Mechanical, Van Meter Inc., Ferguson Plumbing Supply, Davenport Public Storage, FXC Upper Midwest, Per Mar, and SMG.

Compatibility with the established neighborhood character depends on the development of the property. The Zoning Ordinance implements design standards to ensure new construction is cohesive with the surrounding neighborhood. These standards regulate building materials, façade design, fenestration, and roof design. The industrial building design standards are intentionally relaxed to promote large scale manufacturing and warehouse users. Industrial districts are allowed to incorporate lower quality building materials, such as metal panels or corrugated siding. Architectural elements and design features are not regulated, enabling construction of substantial structures on large lots. In addition, there are also no transparency or articulation requirements.

There are instances in the City of Davenport of residential development adjacent to industrial districts. The proposal to construct a clubhouse reduces the interaction with the existing industrial businesses by providing a safe access point to Tremont Avenue.

It is staff's opinion that the proposed zoning map amendment enhances the established neighborhood character.

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

Staff Response: The applicant is requesting a map amendment to a high-density residential designation. Mixing housing with industrial development may cause land use conflicts. An additional burden is placed on developed industrial properties with respect to noise standards. The noise ordinance allows a greater level of noise when the receiving property is also industrial. Introducing residential zoning will lower the decibel levels allowed.

Over time, the properties adjacent to Tremont Avenue may choose to redevelop with different uses that could result in taller buildings. This would further obscure a residential development from view at the street. The subject property's presence along Tremont

Avenue will better facilitate access for first responders. Since the subject property is being utilized to provide safer access to The Jade on Tremont Apartments, staff's initial concerns about visibility from public right-of-way are mitigated.

It is staff's opinion that the proposed zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the overall intent removes staff's previous concerns about access, visibility, and emergency response.

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

Staff Response: The property is presently zoned I-1 Light Industrial District. This district allows for a variety of industrial and commercial uses including manufacturing, fabrication, and distribution and warehousing. The I-1 district enables a wide range of development opportunities that will ensure consistency with the surrounding developments.

The I-1 Light Industrial District is in high demand, and the city is running out of available sites for additional development. However, the adjacent self-storage units were constructed in 2004. The City has not received any permits for additional storage units or other industrial buildings on the subject property. The proposed use of multi-family is allowed in many zoning districts within the city; however many of the uses in I-1 are prohibited in other districts. Rezoning the 1.15-acre site to R-MF Multi-Family Residential District will facilitate development, which may not otherwise be suitable for large scale industrial uses.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.

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

Staff Response: If rezoned to R-MF Multi-Family Residential District, the vacant 1.15-acre property would be able to conform to the district dimensional standards. The adjacent developed industrial properties would become nonconforming with respect to buffer yard requirements. Therefore, staff is recommending a condition that a buffer yard of no less than fifteen feet in width shall be provided along the north and south lot lines of the subject property. The buffer yard shall contain a six-foot fence and landscaping.

It is staff's opinion that the proposed zoning map amendment will create nonconformities on adjacent properties. The recommendation for a landscaping buffer mitigates the nonconformity.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the January 21st Plan and Zoning Commission Public Hearing. To date, one written comment in opposition to the request has been submitted to staff. The property owner directly north of the subject site opposed residential development fronting Tremont Avenue, which should be preserved as an industrial corridor.

Attachments:

1. Application
2. Maps
3. Ordinance 2023-483
4. Public Notice
5. Public Comment-5770 Tremont Ave



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
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PROJECT TITLE
Access/Expansion of the Jade on Tremont

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
SEE ATTACHED LEGAL DESCRIPTION

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	I1	R-MF	~1 acre

COMPLETE SUBMITTALS SHALL INCLUDE: **SUBMITTED**

Concept/Development Plan ☐

Authorization to Act as Applicant* ☐

*only needed if the Applicant is different than the owner

Legal Description* (bearing & distance) ☐

* shall include a MS Word or Text file

Legal Description Dimensioned Sketch ☐

Application Fee* (REQUIRED) ☐

*(check payable to 'City of Davenport')

Rezoning Fee Schedule

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

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

PROJECT NARRATIVE: (submit separate sheet if needed)

To provide for expansion and better access to The Jade on Tremont multi-family residential development.

Submit the first two pages 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 | Company Name

ANTHONY PROPERTIES

Address

12770 COIT RD, STE 970

City | State | Zip

DALLAS, TX 75251

Phone

(214) 432-9514

Secondary Phone

E-Mail Address

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 SHIU

Type Applicant's Name

Applicant's Signature

12.17.24

Date

DEVELOPMENT TEAM

Property Owner

DPS INC

Address

5465 TREMONT AVE DAVENPORT IA 52807

Phone

309-314-6582

Secondary Phone

E-Mail Address

jayme@cciqc.com

Project Manager/Other

THOMAS J. PASTRNAK (ATTORNEY)

Address

313 W 3RD ST DAVENPORT, IA 52801

Phone

(563) 323-7737

Secondary Phone

E-Mail Address

Authorization to Act as Applicant

I/We, DPS, INC

[as property owner(s)]

authorize BRIAN SHIU OF ANTHONY PROPERTIES

[the above person(s)]

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

for the property located at 5670 TREMONT AVE DAVENPORT, IA 52807.

[Signature]

Signature(s)*

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

12/17/24

Date

Notarization:

State of Illinois,

County of Rock Island,

Sworn and subscribed before me

this 17th day of December, 2024.

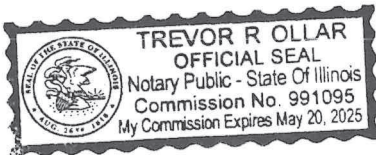
[Signature]

Notary Public

My Commission Expires: 5/20/25

Driver's Licence

[identification type]

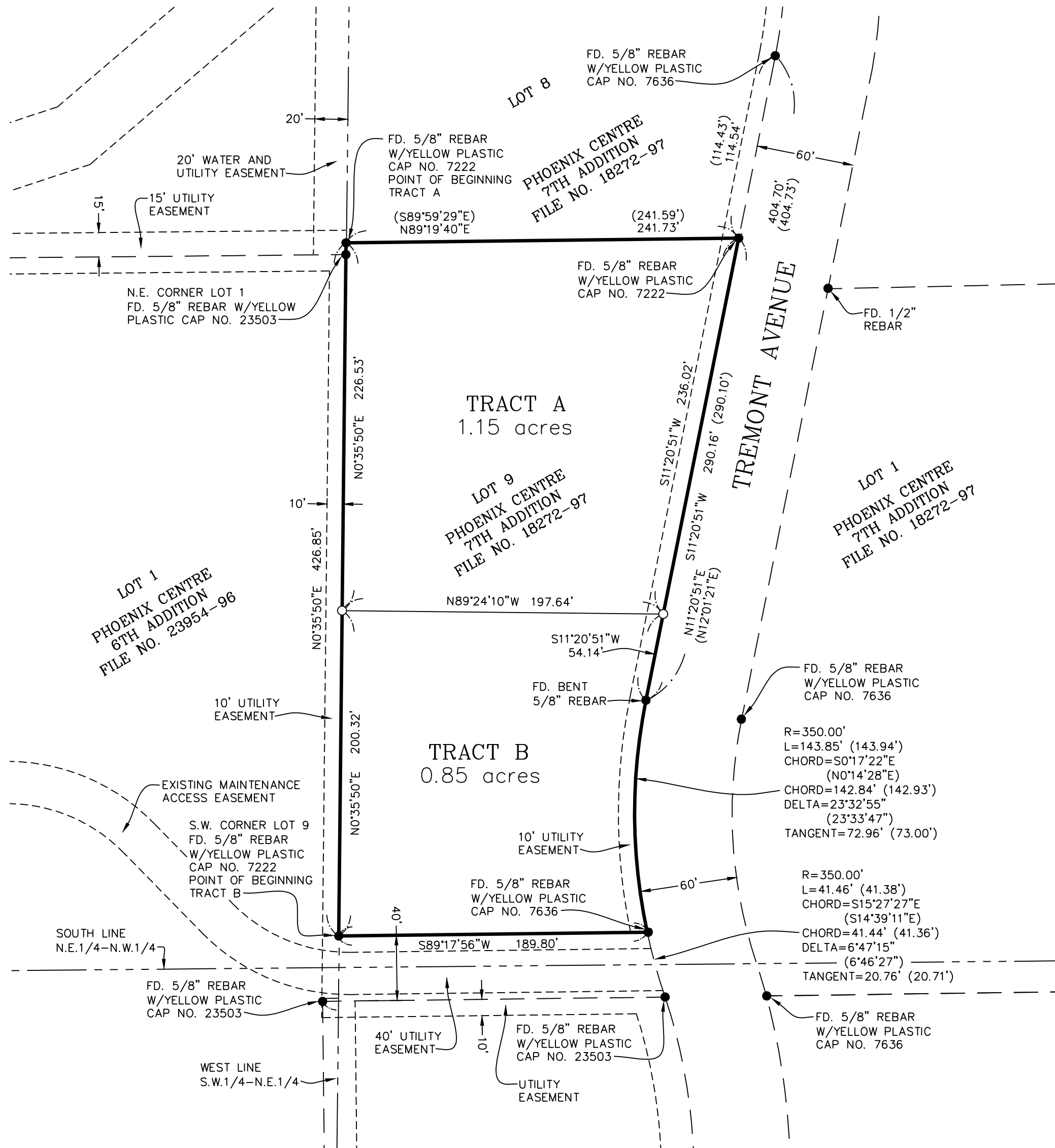


TRACT A AND TRACT B
PLAT OF SURVEY
PORTIONS OF LOT NINE (9) IN PHOENIX CENTRE 7TH ADDITION
DAVENPORT, SCOTT COUNTY, IOWA

INDEX LEGEND

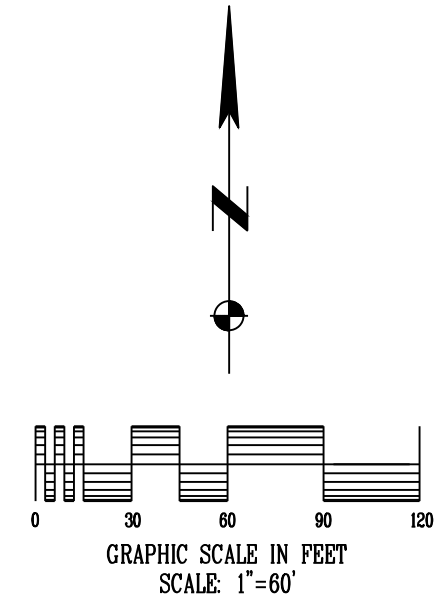
Location: LOT 9 OF PHOENIX CENTRE 7TH ADDITION
Requestor: APR DAVENPORT 2 LLC
Proprietors: DPS, INC.
Surveyor: GREGG E. SAMPSON, P.L.S.
Company/Return to: SUSAN FORINASH
HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
1-319-362-9548

SPACE RESERVED FOR RECORDING PURPOSES



SURVEY LEGEND

○ SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809
● FD. MONUMENT AS NOTED
() RECORDED AS
--- EASEMENT LINE
--- PLAT BOUNDARY
--- EXISTING LOT LINE
--- 1/4-1/4 SECTION LINE



LEGAL DESCRIPTION-TRACT A:

A PORTION OF LOT 9, PHOENIX CENTRE 7TH ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;

THENCE NORTH 89°19'40" EAST ON THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 241.73 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 AND THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE;

THENCE SOUTH 11°20'51" WEST ON THE EAST LINE OF SAID LOT 9 AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 236.02 FEET;

THENCE NORTH 89°24'10" WEST, 197.64 FEET TO THE WEST LINE OF SAID LOT 9;

THENCE NORTH 0°35'50" EAST ON SAID WEST LINE, 226.53 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 1.15 ACRES.

LEGAL DESCRIPTION-TRACT B:

A PORTION OF LOT NINE (9) OF PHOENIX CENTRE 7TH ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9;

THENCE NORTH 0°35'50" EAST ON THE WEST LINE OF SAID LOT 9, A DISTANCE OF 200.32 FEET;

THENCE SOUTH 89°24'10" EAST, 197.64 FEET TO THE EAST LINE OF SAID LOT 9 AND THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE;

THENCE SOUTH 11°20'51" WEST ON SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, 54.14 FEET TO THE BEGINNING OF A 350.00 FOOT RADIUS CURVE, CONCAVE EASTERLY AND HAVING A LONG CHORD OF 142.84 FEET BEARING SOUTH 0°17'22" EAST;

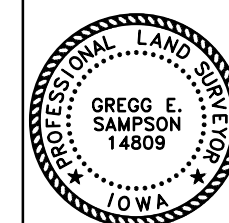
THENCE SOUTHERLY ON SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 143.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 89°17'56" WEST ON THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 189.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.85 ACRES.

NOTES:

- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS ARE BASED ON: NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
- DATE OF SURVEY FIELD WORK: 11/4/2024



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.

Signed: _____ Date: _____

GREGG E. SAMPSON, P.L.S. Iowa License No. 14809

My license renewal date is December 31, 2024

ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW:

Revision Description

Revision Number & Date

HALL & HALL ENGINEERS, INC.
Leaders in Land Development Since 1953

1860 BOYSON ROAD, HIAWATHA, IOWA 52233
PHONE: (319) 362-9548 FAX: (319) 362-7595
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
LAND SURVEYING & LAND DEVELOPMENT PLANNING
www.halleng.com

TRACT A AND TRACT B
PLAT OF SURVEY

PORTIONS OF LOT NINE (9) IN PHOENIX CENTRE 7TH
ADDITION, DAVENPORT, SCOTT COUNTY, IOWA

Sheet Title

Designed by:

DLK

Drawn by:

DLK

Checked by:

GES

Date:

11/13/2024

Field Book No:

OT 113, OT 114

Scale:

1"=60'

Sheet:

1 of 1

Project Number:

10563-6

CAD File: I:\Projects\10563-6 Davenport Phase 2 Multi-Family\DWG\Plats\10563-6 Lot 9 POS 3D2024.dwg Date Plotted: Nov 13, 2024 - 1:28pm Plotted By: DLK



HALL & HALL ENGINEERS, INC.
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1860 BOYSSON ROAD, HIAWATHA, IOWA 52233
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REVISION 1	07/12/2024
REVISION 2	07/30/2024
REVISION 3	08/20/2024
REVISION 4	10/16/2024

The Jade on Tremont Apartments North-West of E. 53rd St & Tremont Ave Davenport, Iowa 52807

SITE LAYOUT PLAN

trb ARCHITECTURE
440 regency pkwy, suite 138
omaha, nebraska 68114
phone: 402.973.1012
www.trbARCHITECTURE.com

PROJECT: 24005
DATE: 8/20/24

SHEET **C2.0**

CAD File: I:\projects\10500\10563-5-Davenport Phase 2 Multi-Family\DWG\POI\10563-6-BOI-ADD NE LOT.dwg Date Plotted: Tuesday, November 5, 2024 11:48:35 AM Plotted By: David A. Sellman

Vicinity Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District.
[Ward 8]



Subject Property

0 150 300 Feet



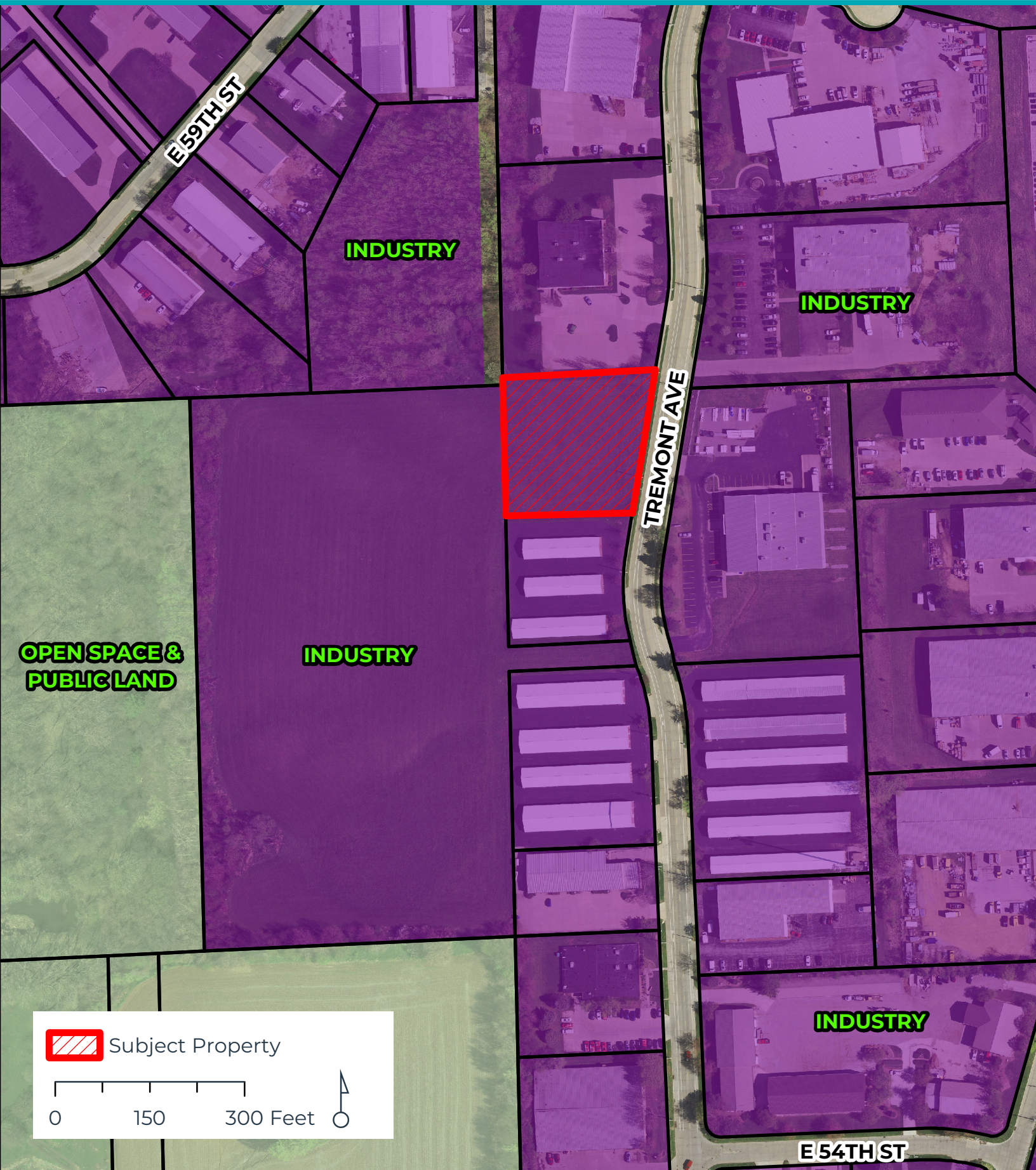
Zoning Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District.
[Ward 8]



Future Land Use Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]



ORDINANCE NO. **2023-483**

AN ORDINANCE FOR CASE REZ23-05 BEING THE REQUEST OF ANTHONY PROPERTIES TO REZONE THE 10.17 ACRES OF LOT 1 OF PHOENIX CENTRE 6TH ADDITION IN THE 5600 BLOCK OF TREMONT AVENUE (PARCEL X1203-01) FROM I-1 LIGHT INDUSTRIAL ZONING DISTRICT TO R-MF MULTIFAMILY RESIDENTIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "RMF Multi-Family Residential" District:

LOT 1 OF PHOENIX CENTRE 6TH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

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

Findings:

1. The proposed rezoning to R-MF Multi-Family Residential is inconsistent with the Comprehensive Plan and adopted land use policies.
2. The introduction of a residential use in an industrial area is not compatible with the zoning and land uses or character of nearby property.
3. The proposed amendment may have factors that could impact public health, safety, and welfare of the City.
4. Rezoning the property to R-MF does create nonconformities.

Section 3. At its October 3, 2023 meeting, the City Plan and Zoning Commission voted to forward Case REZ23-05 to the City Council with a recommendation for denial subject to the listed findings.

Section 4. At its November 21, 2023 meeting, the City Council voted to add conditions upon said rezoning, and at its December 6, 2023 Committee of the Whole Meeting, the Ordinance was reconsidered and the conditions were amended as follows:

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and east property lines. The buffer yard shall contain a six-foot fence and landscaping.
2. The developer shall obtain approval from all utilities to install signage within the designated utility easement.

3. The developer shall install signage near the driveway entrance to the development. The signage shall be a minimum of thirty-two square feet and illuminated.

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 October 25, 2023

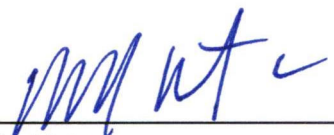
Second Consideration November 8, 2023

Approved November 21, 2023

Amended Ordinance approved December 13, 2023

Published in the *Quad-City Times* on December 21, 2023

Attest:


Mike Matson
Mayor




Brian Krup
Deputy City Clerk



PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject property located at 5670 Tremont Avenue

Committee of the Whole Public Hearing Meeting

Date: 2/19/2025

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 public hearing will be held for a Rezoning Request. The subject property is currently zoned I-1 Light Industrial District. The request is to rezone the property to R-MF Multi-Family Residential District. The purpose is to facilitate better access to The Jade on Tremont Apartments. The subject property will also include a new clubhouse serving the residential development. Attached is a site layout plan.

Request/Case Description:

Case REZ25-02: Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

At its February 4, 2025 meeting, the Plan and Zoning Commission recommended Case REZ25-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition:

Findings:

1. The zoning map amendment is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.
2. The zoning map amendment is generally compatible with the zoning and uses of the surrounding area. The request is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.
3. The zoning map amendment enhances the established neighborhood character.
4. The zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the map amendment removes previous concerns about access, visibility, and emergency response.
5. The zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.
6. The zoning map amendment will create nonconformities on adjacent properties. A condition for landscaping buffers mitigates the nonconformity.

Condition: Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and south property lines. The buffer yard shall contain a six-foot tall fence and landscaping.

What are the Next Steps?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, February 19, 2025 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.

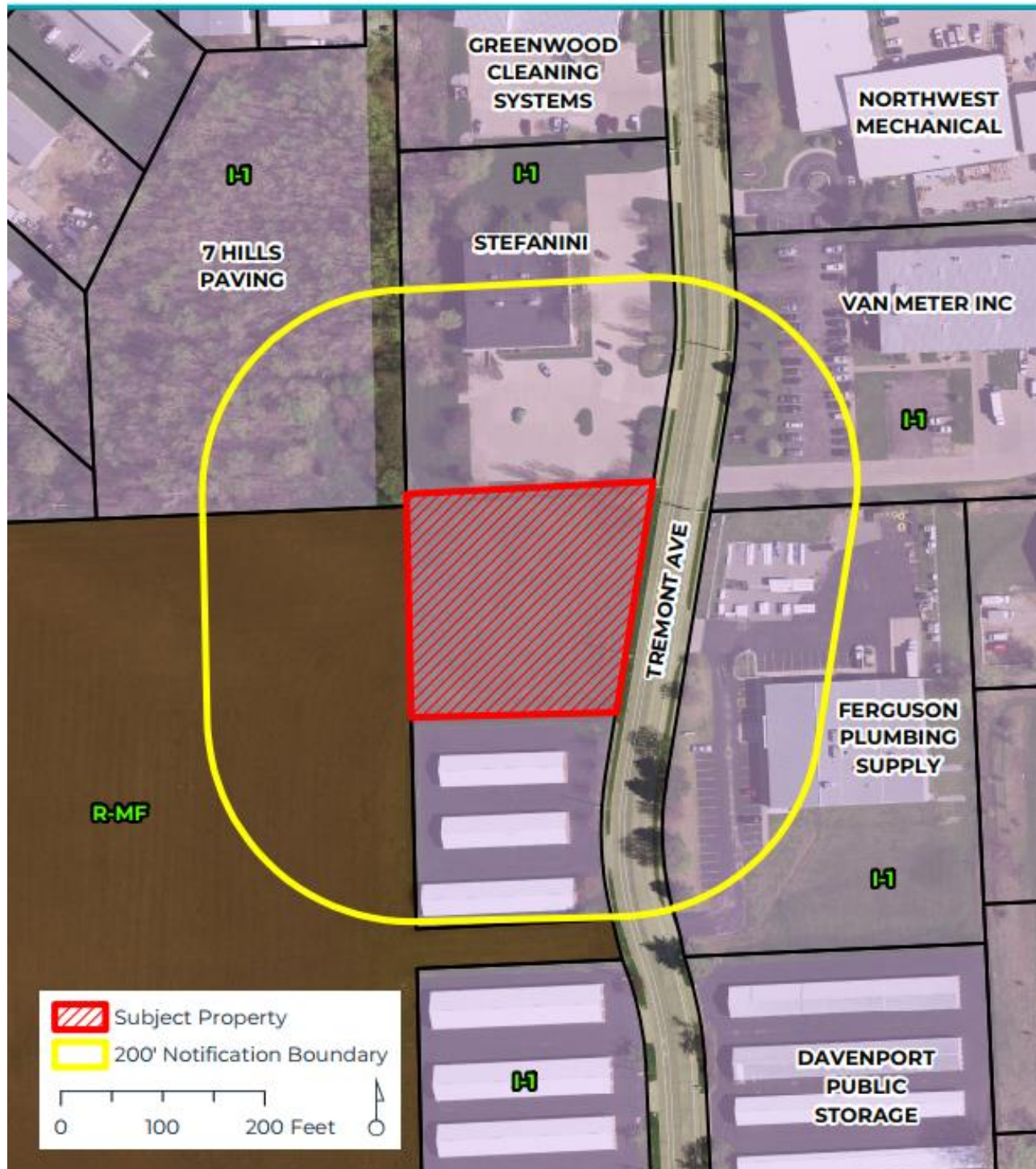
All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

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



Public Notice Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at 5670 Tremont Avenue

Plan & Zoning Commission Public Hearing Meeting

Date: 1/21/2025

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 and a public hearing will be held for a Rezoning Request. The subject property is currently zoned I-1 Light Industrial District. The request is to rezone the property to R-MF Multi-Family Residential District. The purpose is to facilitate better access to The Jade on Tremont Apartments. The subject property will also include a new clubhouse serving the residential development. Attached is a site layout plan.

Request/Case Description

Case REZ25-02: Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

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

The Plan and Zoning Commission will hold a formal public hearing at their meeting on January 21, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 4, 2025. 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 "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

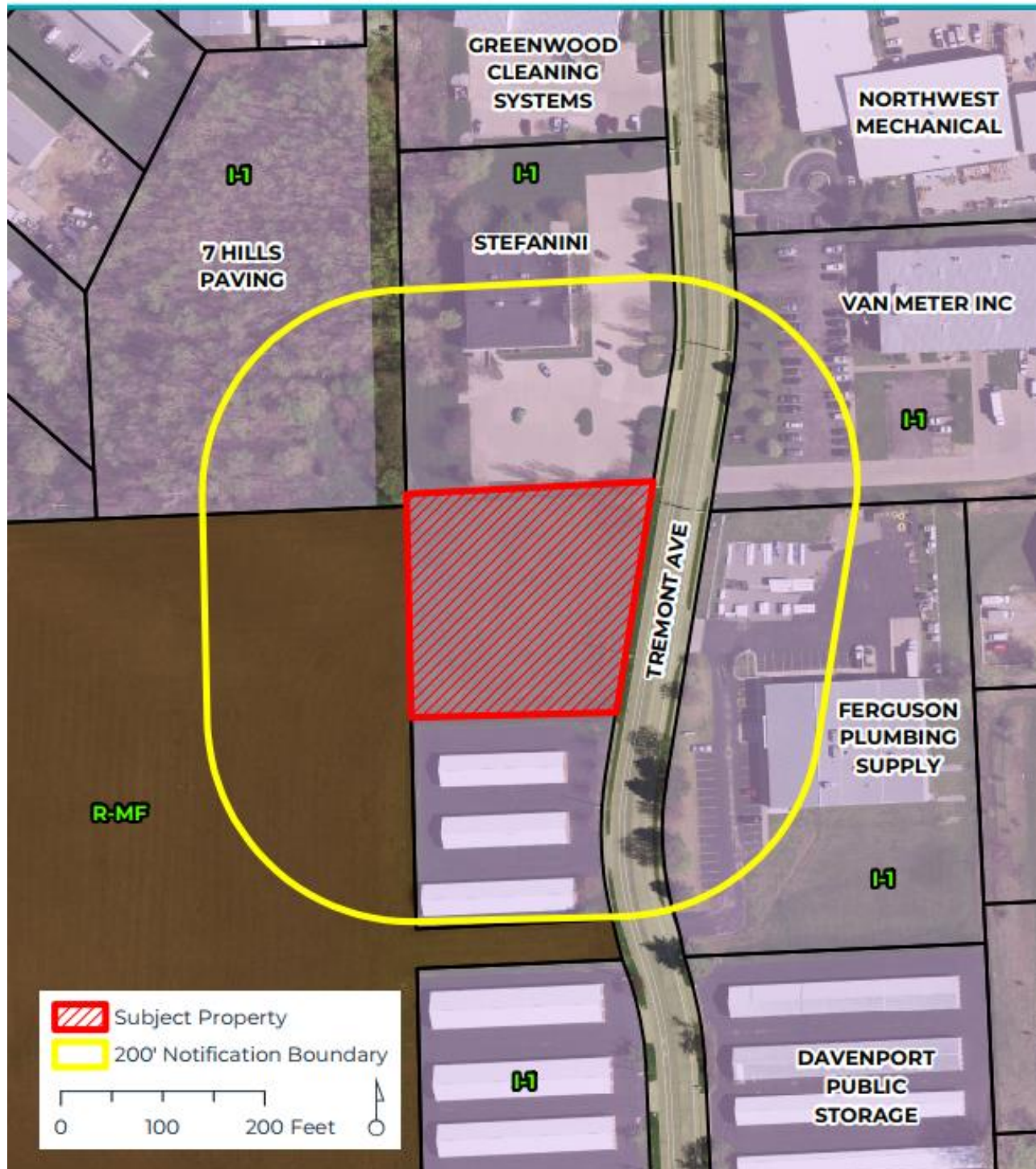
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: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



Public Notice Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]



Werderitch, Matt

From: Thad Denhartog <tdenhartog@melfosterco.com>
Sent: Wednesday, January 8, 2025 3:01 PM
To: Planning
Cc: Werderitch, Matt
Subject: [EXT] Case REZ25-02

ATTENTION: This is an external email.

Good afternoon,

I am the owner of the property located at 5770 Tremont Ave which is directly north of the subject site proposed to be rezoned to R-MF.

I would like to protest the rezoning of this site to R-MF.

This is an industrial park with covenants in place. The frontage along Tremont should remain I-1.

The initial project was approved with the access point as previously designated.

Thank you,

TRD

THAD DENHARTOG, SIOR | Mel Foster Commercial Real Estate Services L.L.C. | 5167 Utica Ridge Road | Davenport, Iowa 52807 | P: 563-823-5276 | F: 866-332-3007 | Mobile: 563-650-8676
Email: <mailto:tdenhartog@melfosterco.com> Visit: <http://www.melfostercommercial.com>
Designated Managing Broker & Principal
Licensed Broker in Iowa and Illinois



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City of Davenport

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

Action / Date
2/19/2025

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the FY 2026 State Patching Program, CIP #35045. [Wards 1, 2, 3, 6, & 7]

Recommendation:

Hold the Hearing.

Background:

This program is an Iowa Department of Transportation (DOT) reimbursable program that is administered by the City to repair pavement on State routes. Construction is expected to begin late summer 2025. The program contains \$150,000 for FY 2026 which is anticipated to be 100% reimbursable. Funding for the FY 2026 State Patching Program is established within CIP #35045.

Attachments:

None

City of Davenport

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

Action / Date
2/19/2025

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the West Lombard Court Reconstruction project, CIP #35062. [Ward 1]

Recommendation:

Hold the Hearing.

Background:

This project will reconstruct West Lombard Court from North Blanchard Street to the cul-de-sac end. Proposed improvements include but are not limited to the furnishing of all labor, materials and equipment for the reconstruction of the existing concrete roadway; installing subdrains; resetting all existing sewer manholes to finish grade; replacing impacted driveway approaches; topsoil; sodding; and erosion control.

This project is funded in CIP #35062.

Attachments:

None

City of Davenport

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

Action / Date
2/19/2025

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Main Street (Palmer Drive to Locust Street) Resurfacing project, CIP #35061. [Wards 3 & 5]

Recommendation:

Hold the Hearing.

Background:

This project will resurface Main Street from Palmer Drive north to Locust Street. Proposed improvements include but are not limited to the furnishing of all labor, materials and equipment for the resurfacing of the existing asphalt and concrete roadway; installation of ADA ramps and sidewalk; limited curb and gutter replacements; resetting all existing sewer manhole to finish grade; replacing impacted driveway approaches; topsoil; sodding; and erosion control.

This project is funded in CIP #35061.

Attachments:

None

City of Davenport

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

Action / Date
2/19/2025

Subject:

Second Consideration: Ordinance for Case REZ25-01 being the request of Woda Cooper Development, Inc to rezone approximately .39 acres of land located on Lot 21 of Sheffield Square 1st Addition from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]

Recommendation:

Consider the Ordinance.

Background:

The subject property is zoned C-1 Neighborhood Commercial District. The site is currently vacant and will be combined with the abutting lots, zoned C-T Commercial Transitional District, to the west to form a larger developable property. The purpose is to construct Timber Ridge Apartments, a planned 52-unit rental community for independent living seniors 62 years of age or older. All units will be located within one 3-story fully accessible building spanning across 5 properties. Community amenities will include a gathering place and dog park.

At its January 21, 2025 meeting, the Plan and Zoning Commission recommended Case REZ25-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with the zoning and uses of nearby property.
3. The zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment does not create nonconformities.

The staff report from the January 21, 2025 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Staff Report
3. Application
4. Maps
5. Zoning Ordinance

6. Public Notice: Committee of the Whole
7. Public Notice: Plan & Zoning Commission

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ25-01 BEING THE REQUEST OF WODA COOPER DEVELOPMENT, INC TO REZONE APPROXIMATELY .39 ACRES OF LAND LOCATED ON LOT 21 OF SHEFFIELD SQUARE 1ST ADDITION FROM C-1 NEIGHBORHOOD COMMERCIAL DISTRICT TO C-T COMMERCIAL TRANSITIONAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "C-T Commercial Transitional District":

Lot 21 in Sheffield Square 1st Addition, an Addition to the City of Davenport, Iowa. Subject to easements and restrictions of record.

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

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with the zoning and uses of nearby property.
3. The zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment does not create nonconformities.

Section 3. At its January 21, 2025 meeting, the City Plan and Zoning Commission voted to forward Case REZ25-01 to the City Council with a recommendation for approval subject to the listed findings.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
1/21/2025

Subject:

Case REZ25-01: Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]

Recommendation:

Staff recommends Case REZ25-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with the zoning and uses of nearby property.
3. The zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment does not create nonconformities.

Background:

The subject property is zoned C-1 Neighborhood Commercial District. The site is currently vacant and will be combined with the abutting lots, zoned C-T Commercial Transitional District, to the west to form a larger developable property. The purpose is to construct Timber Ridge Apartments, a planned 52-unit rental community for independent living seniors 62 years of age or older. All units will be located within one 3-story fully accessible building spanning across 5 properties. Community amenities will include a gathering place and dog park.

Why is a Zoning Map Amendment Required?

'Dwelling-Multi-Family' is a permitted use in both the C-1 Neighborhood Commercial District and the C-T Commercial Transitional District. However, there are different district dimensional standards for lot area, building height, gross floor area of nonresidential, and setbacks. The two districts also have separate design standards for fenestration. Since the applicant intends to construct the footprint of the senior living facility across zoning designations, a map amendment is required to facilitate the development.

Comprehensive Plan:

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

Future Land Use Designation:

The subject property is currently designated as Residential General in the Davenport +2035 Future Land Use Map.

1. **Residential General (RG)** - 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 intensity may be considered.

Zoning:

The applicant is petitioning a rezoning from C-1 Neighborhood Commercial District to C-T Commercial Transitional District.

1. **C-1 Neighborhood Commercial District:** This zoning district is intended to provide for commercial uses that predominantly serve the needs of nearby residential neighborhoods, and that are compatible in scale and character with the surrounding residential area. Low intensity mixed-use is encouraged.
2. **C-T Commercial Transitional District:** This zoning district is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

Technical Review:

City Departments reviewed the proposed Zoning Map Amendment Application for compliance with city ordinances and impacts to regional systems. Additional review will occur upon development of the property.

Approval Standards for Map Amendments (Chapter 17.14.040)

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

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

Staff Response: The property is designated as Residential General (RG) in the Davenport +2035 Land Use Plan. Since the Comprehensive Plan designated areas as a whole, the neighborhood surrounding Truman Elementary School is classified as Residential General. Established neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, except for edges and transition areas, where higher intensity

may be considered.

Rezoning the property to C-T Commercial Transitional District does not require an amendment to the Future Land Use Map. With the exception of Green Acres Park, the intersection of Pine Street and West 53rd Street is designated as a Commercial Node. It is generally encouraged to have higher density near commercial corridors, such as West 53rd Street. The subject property serves as the transition between these two land use designations.

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

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

Staff Response: The subject property is located on a block that serves as a transition between a commercial corridor and residential neighborhood. Given the higher traffic volumes, properties along West 53rd Street and Pine Street are zoned C-1 Neighborhood Commercial District. This facilitates commercial development that is compatible with nearby residential neighborhoods.

The lots on this block fronting West 54th Street and Linwood Avenue are zoned C-T Commercial Transitional District. This is the lowest intensity commercial district in Davenport, which is designed to promote moderate density residential development with limited commercial uses. The request to downzone the property to a lower intensity district will further protect the adjacent residential areas from incompatible commercial development. A rezoning creates consistency with the immediately adjacent vacant lots to the west, which are intended to be combined for the development of a senior living facility. Furthermore, the maximum building height in the C-T Commercial Transitional District is 35 feet, which is consistent with the surrounding residentially zoned properties.

The properties north of 54th Street are zoned R-4 Single-Family and Two-Family Residential District. This moderately dense urban development pattern is suitable adjacent to commercial corridors. Preserving a limited commercial zoning designation on the southside of the street may create a beneficial mix of land uses in the area.

It is staff's opinion the proposed zoning amendment to C-T Commercial Transitional District is compatible with the zoning of nearby property.

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

Staff Response: The established neighborhood character consists of a diversity of residential, commercial, and civic uses. The neighborhood contains a mixture of housing types, including single-family homes along Linwood Avenue, duplexes on the northside of 54th Street, townhomes, and a 12-unit multi-family building at 2413 54th Street. Truman Elementary School is also within close proximity and has an entrance directly across the street from the subject property. Commercial businesses within the vicinity include Choice Automotive, Big 10 Mart, Lawnscape, and a shopping center at the southeast corner of Pine Street and 53rd Street.

The subject property is a vacant lot, which will be combined with the adjacent parcels to the west to form a larger developable site. Compatibility with the established neighborhood character depends on the development of the property. The Zoning Ordinance implements design standards to ensure new construction is cohesive with the surrounding neighborhood. These standards regulate building materials, façade design, fenestration, and roof design.

Both the C-1 Neighborhood District and C-T Commercial Transitional District have the same design standards for residential development. These standards will be applicable to the proposed senior living facility. However, there are minor differences for new commercial construction. A rezoning to C-T Commercial Transitional District would eliminate a ground floor transparency requirement of 50% for public facing facades. Otherwise, standards for façade design and roof design remain unchanged between zoning districts.

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

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

Staff Response: The applicant is requesting a map amendment to a more restrictive zoning designation. The proposed zoning map amendment will allow for similar uses as those already existing in the neighborhood. However, the C-T Commercial Transitional District limits the maximum gross floor area of nonresidential uses to 5,000 square feet. This is a unique requirement that does not apply to Davenport's other commercial zoning districts. The purpose is to ensure existing residential neighborhoods are protected from more intense commercial uses.

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

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

Staff Response: The existing and proposed zoning designations accommodate low intensity office and retail uses that serve the needs of nearby residential areas. Dwellings are also considered a permitted use in both the C-1 Neighborhood Commercial District and the C-T Commercial Transitional District. The purpose of the rezoning is specific to the proposed development. The applicant intends to combine the subject lot, zoned C-1 District, with the adjacent properties to the west, zoned C-T District. Since the proposed apartment building will span across zoning boundaries, a map amendment is required to facilitate the development. Otherwise, a standalone multi-family building could be built on the site without a rezoning.

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

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

Staff Response: There are no structures on the subject property, which has been used as a community garden in recent years. If rezoned to C-T Commercial Transitional District, the property will comply with district dimensional standards for minimum lot area (10,000 square feet) and width (60 feet) requirements. Any development of the site shall be in accordance with applicable city codes and meet the standards of the C-T Commercial Transitional District.

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

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the December 18th neighborhood meeting and the January 7th Plan and Zoning Commission Public Hearing.

The neighborhood meeting was held at the Red Hawk Golf Course Clubhouse. Those in attendance included the applicant, planning staff, several elected officials, and two members of the public. To date, no written comments or formal protest petitions have been submitted. Staff will apprise the Commission of any additional correspondence at the January 21st Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Maps
3. Public Notice
4. Zoning Ordinance



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

PROJECT TITLE
Timber Ridge Apartments

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
Vacant lot across from 2350 W 54th Street.

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	C1	CT	16,830

COMPLETE SUBMITTALS SHALL INCLUDE: **SUBMITTED**

Concept/Development Plan ☒

Authorization to Act as Applicant* ☒
*only needed if the Applicant is different than the owner

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

Legal Description Dimensioned Sketch ☒

Application Fee* (REQUIRED) ☐
*(check payable to 'City of Davenport')

Rezoning Fee Schedule

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

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

PROJECT NARRATIVE: (submit separate sheet if needed)

Timber Ridge Apartments is a planned 52-unit rental community for independent living seniors 62 years of age or older. The project will feature 32 one-bedrooms and 20 two-bedroom apartments. Units will feature energy efficient appliances including in-unit washers and dryers. All units will be located in one 3-story fully accessible building. Community amenities will include a community gathering place and a dog park.

Submit the first two pages 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 | Company Name

Woda Cooper Development, Inc.

Address

500 S Front Street, 10th fl.

City | State | Zip

Columbus, Ohio 43215

Phone

(614) 935-5466

Secondary Phone

E-Mail Address

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.

Barry Accountius

Type Applicant's Name

 **1-8-25**
Applicant's Signature Date

DEVELOPMENT TEAM

Property Owner

Steven Josvanger

Address

6732 Cresthill Drive, Davenport, IA 52806

Phone

(563) 579-0266

Secondary Phone

E-Mail Address

Project Manager/Other

Barry Accountius

Address

500 S Front Street, 10th fl., Columbus, OH 43215

Phone

(614) 935-5466

Secondary Phone

E-Mail Address

Development and Neighborhood Services
1200 East 46th St. Davenport, Iowa 52807

T | 563.326.6198
E | planning@davenportiowa.com

davenportiowa.com/DNS
revised Jan. 2024

Authorization to Act as Applicant

I/We, Steven Josvanger

[as property owner(s)]

authorize Barry Accountius and/or Nick Pack and/or Karen Bernick

[the above person(s)]

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

for the property located at across from 2350 W 54th Street

Steven J. Josvanger

Signature(s)*

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

Notarization:

11-19-24
Date

State of Iowa

County of SCOTT

Sworn and subscribed before me

this 19th day of NOV, 2024

LATASHA M BROTHERTON

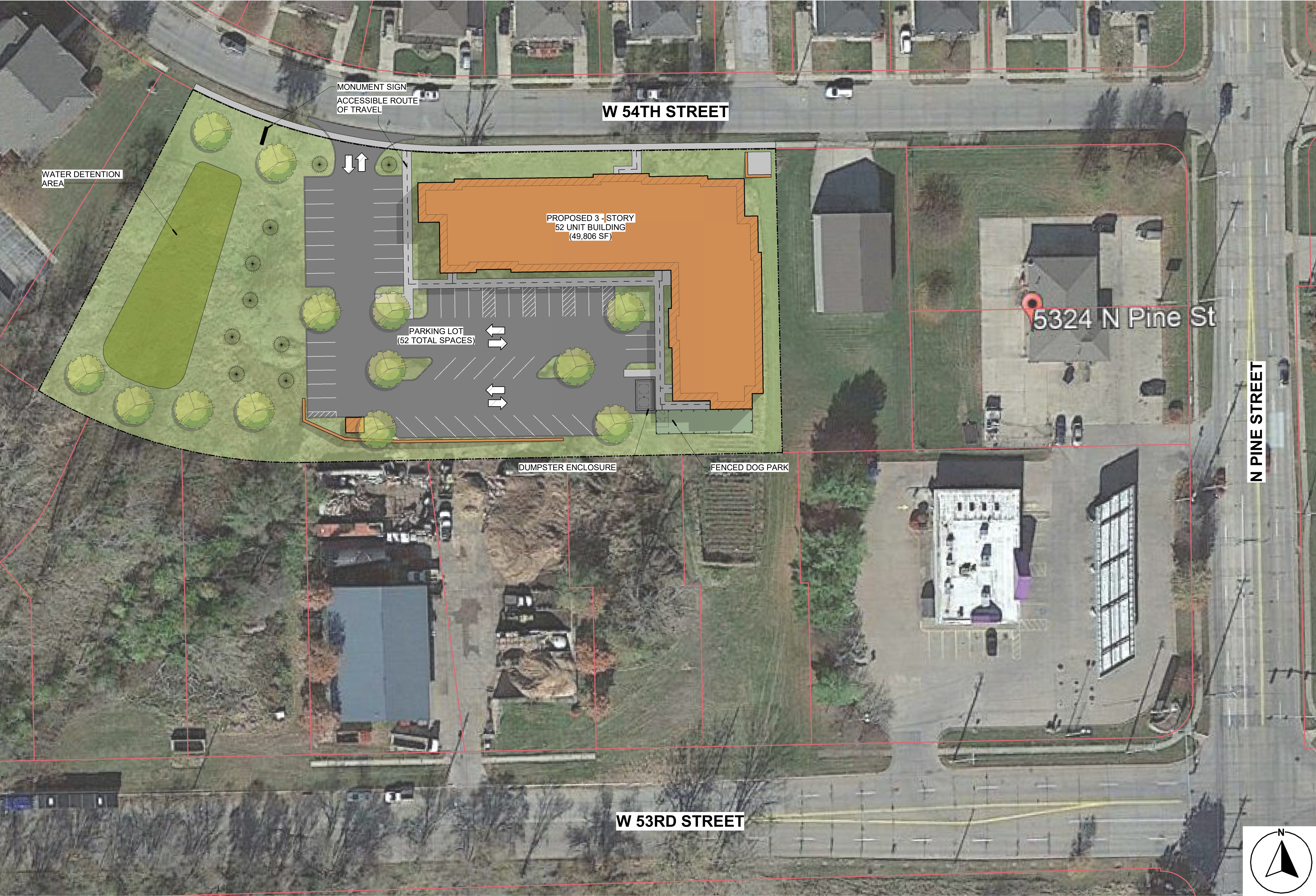
Notary Public

My Commission Expires:

July 7 2026



[identification type]



BUILDING AREA CALCULATIONS				
	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
NEW RESIDENTIAL AREA	11,816 SF	12,234 SF	12,234 SF	36,284 SF
NET COMMON AREA	3,429 SF	3,011 SF	3,011 SF	9,451 SF
NEW BUILDING AREA	15,245 SF	15,245 SF	15,245 SF	45,735 SF
GROSS BUILDING AREA	16,237 SF	16,237 SF	16,237 SF	48,713 SF

UNIT QUANTITIES AND AREAS					
UNIT TYPE	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTALS	UNIT TYPE NET SF
1BR-1 - ACCESSIBLE	3	0	0	3	627
1BR-2 - TYPE B	7	11	11	29	627
2BR-1 - ACCESSIBLE	3	0	0	3	811
2BR-2 - TYPE B	3	6	6	15	811
2BR-3 - TYPE B	0	1	1	2	844
TOTALS	16	18	18	52	

DEVELOPMENT UNIT MIX:
(32) 1 BEDROOM APARTMENTS
(20) 2 BEDROOM APARTMENTS
(52) TOTAL UNITS

DEVELOPMENT ACCESSIBILITY MIX:
TOTAL TYPE A UNITS: 6 (10%)
TOTAL AUDIO / VISUAL UNITS: 2 (2%)

PARKING SPACES
(52) PARKING SPACES - REQUIRED
(52) PARKING SPACES - PROVIDED
(3 ACCESSIBLE / 49 STANDARD)



Neighborhood Meeting Attendance List

Date: 12/18/2024

Time: 6:00 am

Location: Red Hawk Golf Course Clubhouse

Case:

Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]

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	Dwain Kilburg	[REDACTED]	[REDACTED]	2316-18
2				2322-24
3	Cole Kilburg			2340-42
4				2356-58
5				
6				
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Vicinity Map | Case REZ25-01

Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]



Subject Property

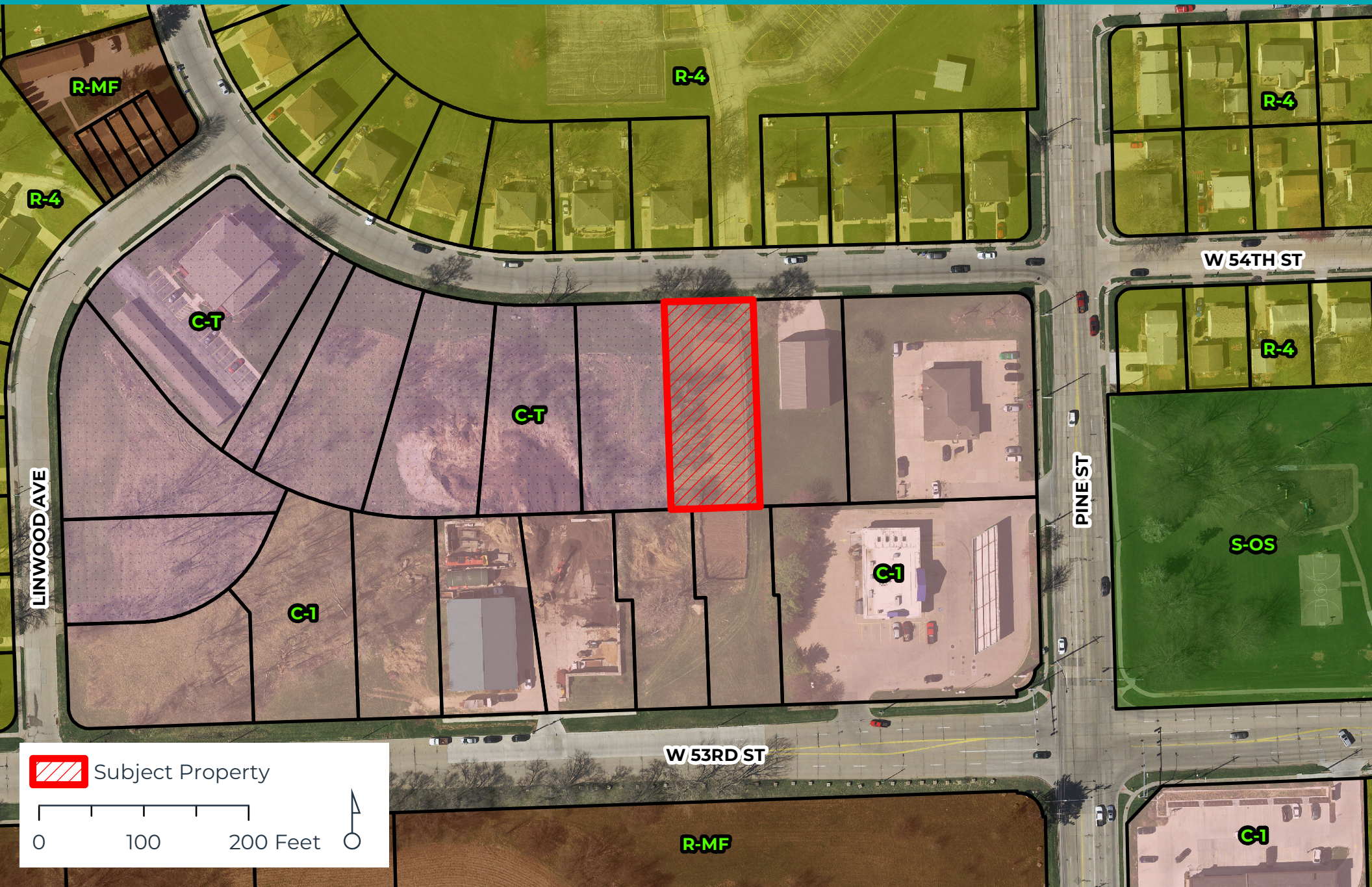
0 100 200 Feet





Zoning Map | Case REZ25-01

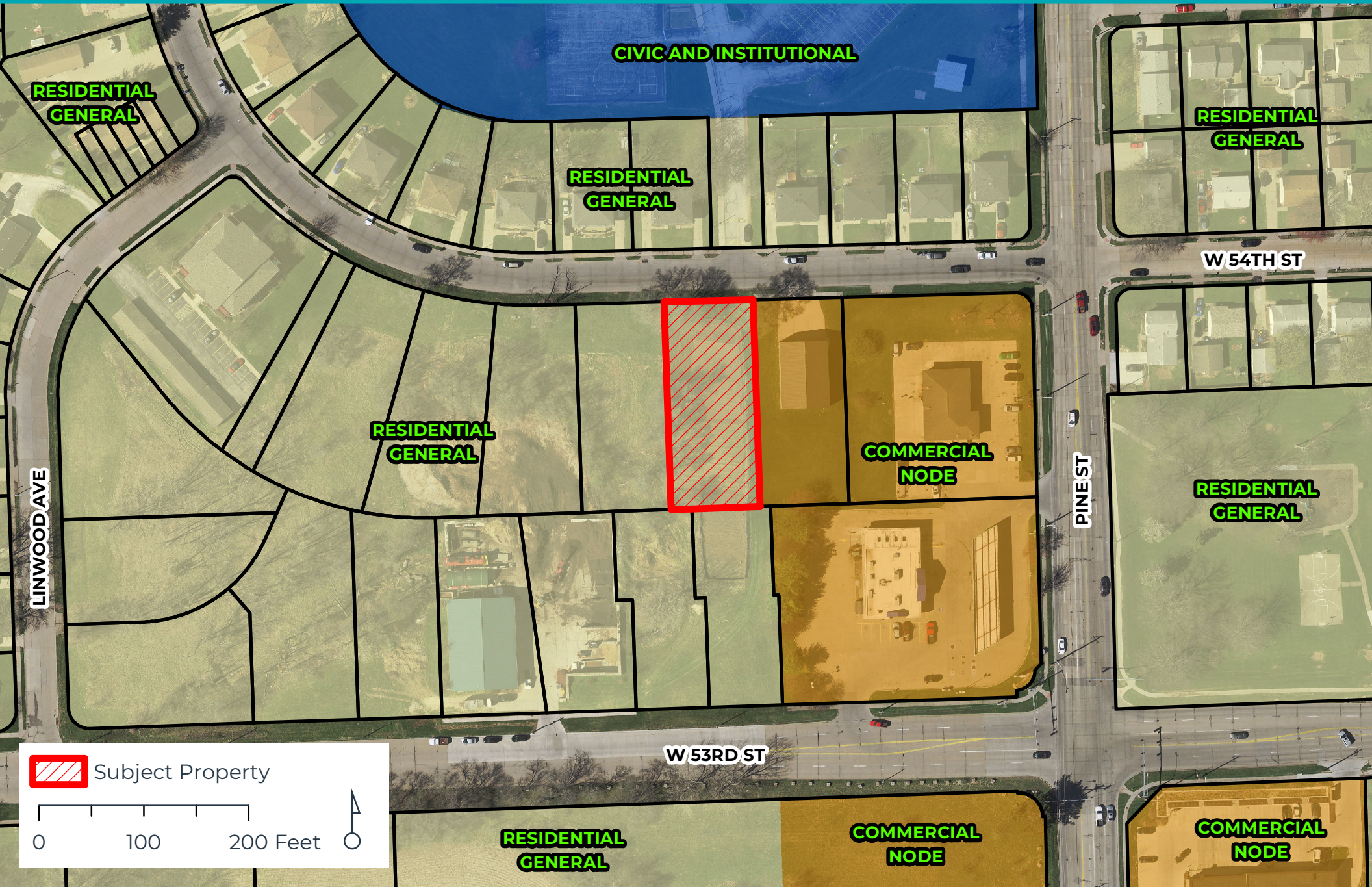
Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]





Future Land Use Map | Case REZ25-01

Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]

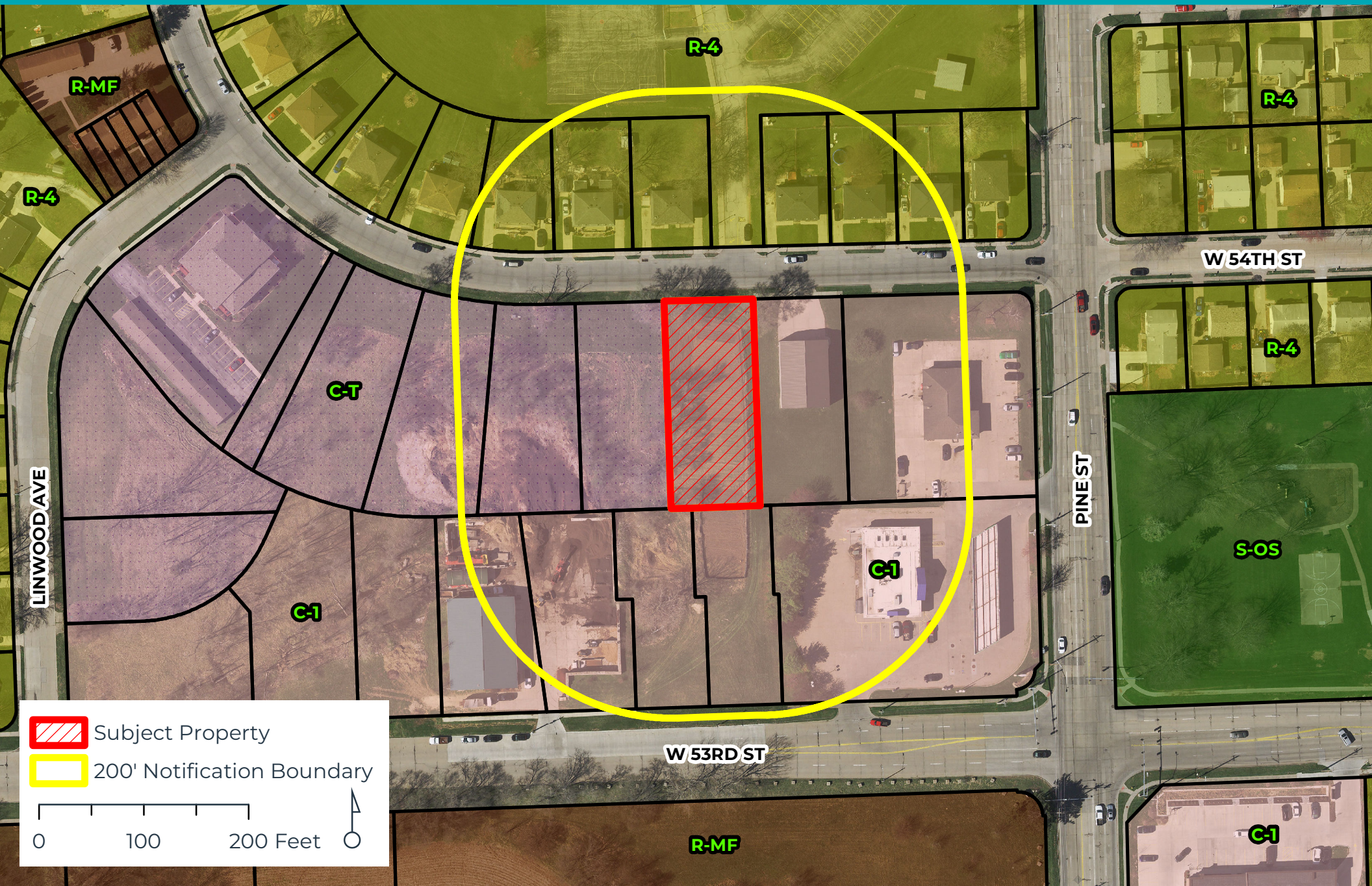




THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map | Case REZ25-01

Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]



Subject Property



200' Notification Boundary

0 100 200 Feet

CHAPTER 17.05. COMMERCIAL DISTRICTS

Section 17.05.010	Purpose Statements
Section 17.05.020	Uses
Section 17.05.030	Dimensional Standards
Section 17.05.040	Design Standards
Section 17.05.050	C-D District Standards
Section 17.05.060	C-V District Standards
Section 17.05.070	C-E District Standards
Section 17.05.080	General Standards of Applicability

Section 17.05.010 Purpose Statements

A. C-T Commercial Transitional Zoning District

The C-T Commercial Transitional Zoning District is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

B. C-1 Neighborhood Commercial Zoning District

The C-1 Neighborhood Commercial Zoning District is intended to provide for commercial uses that predominantly serve the needs of nearby residential neighborhoods, and that are compatible in scale and character with the surrounding residential area. Low intensity mixed-use is encouraged.

C. C-2 Corridor Commercial Zoning District

The C-2 Corridor Commercial Zoning District is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterials streets in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport’s commercial corridors.

D. C-3 General Commercial Zoning District

The C-3 General Commercial Zoning District is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.

E. C-C City Centre Zoning District

The C-C City Centre Zoning District is intended to position the central part of the city for revitalization oriented toward a regional mix of commercial, high-density residential, and entertainment that encourages compatible development and redevelopment while promoting local reinvestment.

F. C-OP Commercial Office Park Zoning District

The C-OP Commercial Office Park Zoning District is intended to accommodate larger office developments, office parks, and research and development facilities, which may include limited indoor light industrial uses with no outside impacts. The district is oriented toward larger-scale complexes that may include ancillary services for employees such as personal services, restaurants, and retail establishments. District standards are intended to guide the development of campus-like environments, and include provisions for orientation of structures around plazas or public spaces, and the creation of a cohesive appearance.

G. C-D Downtown Zoning District

The C-D Downtown Zoning District is intended to accommodate the unique development environment of downtown Davenport. The District is intended to reinforce and enhance the existing character of downtown as a point of regional focus, a destination for culture, sports, and entertainment, and a vibrant, pedestrian-friendly mixed-use environment.

H. C-V Village of East Davenport Zoning District

The C-V Village of East Davenport Zoning District is intended to preserve and enhance the smaller-scale, historic character of the Village of East Davenport, and to ensure future development is compatible with the unique historic and architectural character of the area.

I. C-E Elmore Corners Zoning District

The C-E Elmore Corners Zoning District is intended to implement the vision contained in the Elmore Corners Area Plan through the application of site and building design standards that ensure quality, compatible, and coordinated development within the area.

Section 17.05.020 Uses

A. Chapter 17.08 lists permitted, special, and temporary uses for the commercial districts.

B. In the C-V District, only 35% of a blockface can be in the use “bar.” This is calculated as a percentage of the number of buildings along a blockface. Where a structure maintains an outdoor seating area, such seating area is counted as part of the building.

Section 17.05.030 Dimensional Standards

A. Table 17.05-1: Commercial Districts Dimensional Standards establishes the dimensional standards for the commercial districts, with the exception of the C-D, C-V, and C-E Districts. The dimensional standards for development in the C-D, C-V, and C-E Districts are found in Sections 17.05.050, 17.05.060, and 17.05.070 respectively, below. These regulations apply to all uses within each district unless a different standard is listed for a specific use.

B. In the C-T District, new non-residential development is limited to the maximum gross floor area indicated in Table 17.05-1. Any structures existing as of the effective date of this Ordinance are exempt from this limitation. Additional gross floor area may be permitted if, during site plan review, it is found that the development meets the following standards:

1. The development maintains the privacy of adjacent residential lots through techniques such as decreased height, additional landscape and screening measures, building massing and design to mitigate adverse impacts of noise and lighting, and increased setbacks above those required from adjacent residential lots.
2. Building design elements incorporate pedestrian-scale features, such as awnings and storefront windows.
3. The design of the site’s circulation system provides adequate and safe access for both motor vehicles and alternate modes of transportation, including pedestrians and bicyclists. The design minimizes potentially dangerous traffic movements and points of conflict between vehicles and pedestrians or bicyclists.

C. In the C-1 District where 70% of a block face has been developed, new construction may exceed the Build-to-Zone limits by no more than the average setback of structures on said blockface.

D. See Section 17.02.040 for measurement methodologies.

Table 17.05-1: Commercial Districts Dimensional Standards

	C-T	C-1	C-2	C-3	C-C	C-OP
Bulk						
Lot Area (minimum)	10,000sf	None	None	20,000sf	None	20,000sf
Lot Width (minimum)	60'	None	None	80'	None	70'
Gross Floor Area of Nonresidential (maximum)	5,000sf unless Sec.17.05.030.B	None	None	None	None	None
Building Height (maximum)	35'	45'	45'	Nonresidential: 55' Mixed-Use: 75'	None unless within 75' of a 'R' District, then 35'	45'
Setbacks						
Front (minimum)	BTZ of 0' to 20'	BTZ of 0' to 15'	None	25'	None	20'
Front Build-To %	70%	70%	None	None	None	None
Interior Side (minimum)	None, unless abutting a 'R' District then 20'	None, unless abutting a 'R' District then 10'	None, unless abutting a 'R' District then 10'	10', unless abutting a 'R' District then 20'	None, unless abutting a 'R' District then 20'	15'
Corner Side (minimum)	BTZ of 0' to 15'	BTZ of 0' to 10'	10'	20'	None	BTZ of 0' to 20'
Corner Side Build-To %	60%	60%	None	None	None	60%
Rear (minimum)	15';unless abutting a 'R' District then 25' or 20% of lot depth, whichever is less	None, unless abutting a 'R' District then 15' or 20% of lot depth, whichever is less	None, unless abutting a 'R' District then 15'	10', unless abutting a 'R' District then 25'	None, unless abutting a 'R' District, then 25'	25'

Section 17.05.040 Design Standards

The following design standards apply to new construction, substantial repair or rehabilitation of the exterior façade of an existing structure meant to remedy damage or deterioration, and additions to an existing structure in the commercial districts, with the exception of the C-D, C-V, and C-E Districts. Design standards for development in the C-D, C-V, and C-E Districts are found in Sections 17.05.050, 17.05.060, and 17.05.070 respectively, below. Only those standards that relate to the specific repair, rehabilitation action, or addition apply. These standards do not apply to interior remodeling.

New construction of any new dwelling shall meet either the Design Standards in Table 17.05-2 or the Use Standards for the applicable dwelling type in Section 17.080.030.

A. Commercial Districts Design Standards

Table 17.05-2: Commercial Districts Design Standards establishes the design standards for the commercial districts. In the table, a “•” indicates that the standard is applicable in the district indicated. The absence of a “•” indicates that the standard does not apply to the district.

Table 17.05-2: Commercial Districts Design Standards						
	C-T	C-1	C-2	C-3	C-C	C-OP
Façade Design						
Building façades that face a public right-of-way, excluding alleys, must not contain blank wall areas that exceed 40 linear feet, measured parallel to the street.	•	•	•	•	•	
Building façades in excess of 100 linear feet that face a public right-of-way, excluding alleys, must include a repeating pattern with no less than two of the following elements: color change, texture change, building material change, or a wall articulation change of no less than 2 feet in depth or projection, such as a reveal, pilaster, or projecting rib. All elements must repeat at intervals of no more than 40 linear feet.	•	•	•	•	•	
Buildings with façades over 150 feet in length must incorporate wall projections or recesses, or changes in wall plane a minimum of two feet in depth a maximum of every 75 linear feet.						•
All buildings must have a public entrance from the sidewalk along the primary building frontage. Public entrances must be visually distinctive from the remaining portions of the façade.	•	•	•	•	•	
Building materials and visual elements used on the façade of the primary building frontage must continue on all building façades that face a public right-of-way (excluding alleys) and/or the lot line of a residential district.	•	•	•	•	•	
Large expanses of highly reflective wall surface material and mirror glass on exterior walls are prohibited.	•	•	•	•	•	•
Fenestration Design	C-T	C-1	C-2	C-3	C-C	C-OP
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 50%, measured between two and ten feet in height from grade.		•	•			
The ground floor of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 35%, measured between two and ten feet in height.				•	•	
Upper floors of a façade facing a public right-of-way (excluding alleys) must maintain a minimum transparency of 15% of the wall area of the story.	•	•	•			
Roof Design						
Rooflines over 100 linear feet in building length must contain variation, and incorporate a major focal point feature, such as a dormer, gable, or projected wall feature. An element of variegation on the roofline must occur at intervals of no more than 75 linear feet.	•	•	•	•	•	
Parapet walls must feature three-dimensional cornice treatments or other shadow-creating details along their tops to provide visual interest.	•	•	•	•	•	
Any roof that is visible from a public right-of-way must be shingle or colored standing seam metal roofing.	•	•	•	•	•	
Green roof, blue roof, and white roof designs are encouraged.	•	•	•	•	•	•
Reflective roof surfaces that produce glare are prohibited, except for solar panels or white roofs intended to radiate absorbed or non-reflected solar energy and reduce heat transfer to the building.	•	•	•	•	•	•
Entrance Design						
Public entrances and primary building elevations must be oriented toward a public street. Main entrances to the buildings must be well defined.						•
Entrances to office or guest facilities must address the street, with direct access to office or guest facilities from street frontages and parking areas						•

Table 17.05-2: Commercial Districts Design Standards

	C-T	C-1	C-2	C-3	C-C	C-OP
Multi-Tenant Commercial Center and Office Park Site Design						
Sites must be designed to ensure safe pedestrian access to the commercial center from the public right-of-way, and safe pedestrian circulation within the development.		•	•	•	•	
A cohesive character must be established through the use of coordinated hardscape (paving materials, lighting, street furniture, etc.) and landscape treatments within the development.		•	•	•	•	
Commercial centers may provide definition along the street frontage by locating part of the center or outlot buildings within 0' to 25' of the front lot line. The center or any outlot buildings may be placed within a required setback to comply with this standard.				•	•	
In multi-building complexes, a distinct visual link must be established between various buildings through the use of architectural features or site design elements such as courtyards, plazas, landscape, and walkways to unify the project.					•	•
Developments should provide a pedestrian link to adjacent commercial uses to provide safe pedestrian access between the site and commercial uses outside the development.						•

B. Building Material Restrictions

In commercial districts (excluding the C-D, C-V, and C-E Districts), the following building materials are prohibited on any façade facing a public right-of-way (excluding alleys) or any façade that abuts the lot line of a residential district. However, such materials may be used as decorative or detail elements for up to 25% of the façade, or as part of the exterior construction that is not used as a surface finish material.

1. Plain concrete block
2. Corrugated metal
3. Aluminum, steel or other metal sidings (does not apply to C-1 and C-2 Districts)
4. Exposed aggregate (rough finish) concrete wall panels
5. T-111 composite plywood siding
6. Plastic
7. Vinyl

C-1 DISTRICT DESIGN STANDARD



- | | |
|--|--|
| <p>A. Blank wall area 40 linear feet or less, measured parallel to the street</p> <p>B. Repeating pattern of two elements at an interval of no more than 40 linear feet</p> <p>C. A visually distinct public entrance from the sidewalk along the primary building frontage</p> <p>D. First floor transparency of 50% measured between two and ten feet in height from grade</p> | <p>E. Upper floor transparency of 15% of the wall area of the story</p> <p>F. 100-foot roofline with variations occurring at intervals of no more than 75 linear feet</p> <p>G. Parapet walls with three-dimensional cornice treatments or other shadow-creating details</p> |
|--|--|

CHAPTER 17.08. USES

Section 17.08.010	General Use Regulations
Section 17.08.020	Use Matrix
Section 17.08.030	Principal Use Standards
Section 17.08.040	Temporary Use Standards
Section 17.08.050	Use Definitions

Section 17.08.010 General Use Regulations

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

Section 17.08.020 Use Matrix

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

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

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

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

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

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

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

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

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

Section 17.08.030 Principal Use Standards

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

O. Dwelling - Multi-Family

In the case of conflict with any design standards contained within Chapter 17.04, the standards of Chapter 17.04 control.

1. There must be a unifying architectural theme for the entire multi-family development, utilizing a common vocabulary of architectural forms or elements.
2. Building facades must include windows, projected or recessed entrances, overhangs, and other architectural features. Three-dimensional elements, such as balconies and bay windows, are encouraged to provide dimensional elements on a façade.
3. A 12% minimum transparency requirement applies to any façade facing a street and is calculated on the basis of the entire area of the façade below the roofline.
4. For residential structures with more than twelve (12) dwelling units, the following building materials are prohibited on any façade. However, such materials may be used as decorative or detail elements for up to 25% of the facade, or as part of the exterior construction that is not used as a surface finish material.
 - a. The following building materials are prohibited on any part of any façade:
 - i. Plain concrete block
 - ii. Plastic
 - iii. Exterior insulating finish systems (EIFS)
 - b. The following building materials are prohibited as a primary surface finish material on any façade but may be used as decorative or detail elements for up to 15% of the façade:
 - i. Corrugated metal
 - ii. Exposed aggregate (rough finish) concrete wall panels
 - iii. T-111 composite plywood siding
3. Setbacks for accessory structures like garages, carports and sheds shall meet required accessory structure setbacks; ancillary buildings such as offices or community rooms shall meet principal use setbacks.



PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject property located at Lot 21 of Sheffield Square 1st Addition

Committee of the Whole Public Hearing Meeting

Date: 2/5/2025

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 and a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-1 Neighborhood Commercial District. The request is to rezone the property to C-T Commercial Transitional District. The purpose is to construct Timber Ridge Apartments, a planned 52-unit rental community for independent living seniors 62 years of age or older. All units will be located within one 3-story fully accessible building spanning across 5 properties. (See attached map.)

Request/Case Description

Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]

At its January 21, 2025 meeting, the Plan and Zoning Commission recommended Case REZ25-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Residential General.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with the zoning and uses of nearby property.
3. The zoning map amendment will enable the area to be developed in a manner consistent with the surrounding area.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed amendment does not create nonconformities.

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

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, February 5, 2025 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.

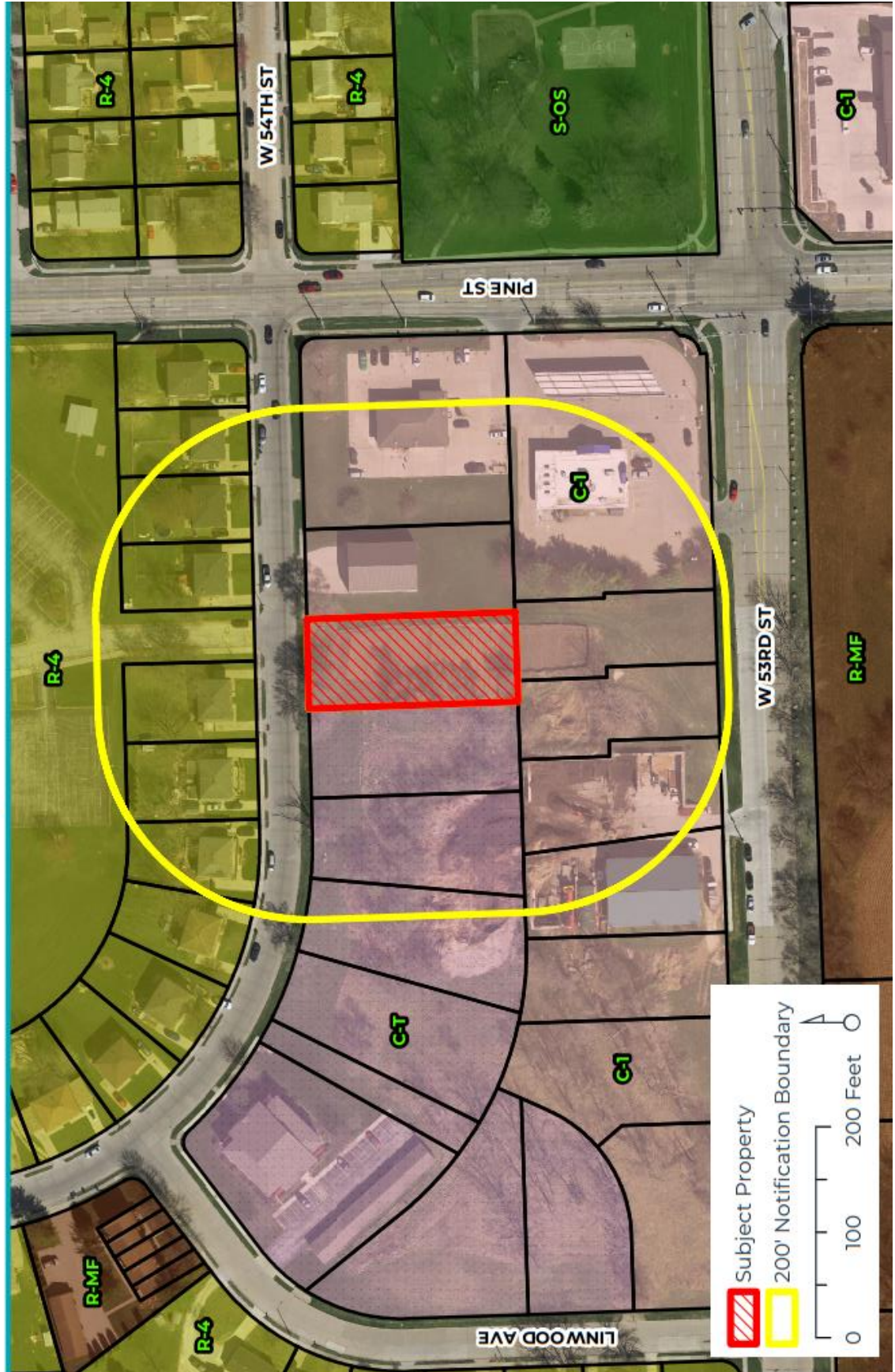
All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

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



Public Notice Map | Case REZ25-01

Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at Lot 21 of Sheffield Square 1st Addition

Neighborhood Meeting

Date: 12/18/2024

Time: 6:00 PM

Location: Red Hawk Clubhouse | 6364 Northwest Boulevard

Plan & Zoning Commission Public Hearing Meeting

Date: 1/7/2025

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 and a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-1 Neighborhood Commercial District. The request is to rezone the property to C-T Commercial Transitional District. The purpose is to construct Timber Ridge Apartments, a planned 52-unit rental community for independent living seniors 62 years of age or older. All units will be located within one 3-story fully accessible building spanning across 5 properties. (See attached map.)

Request/Case Description

Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]

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 January 7, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on January 21, 2025. 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 "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

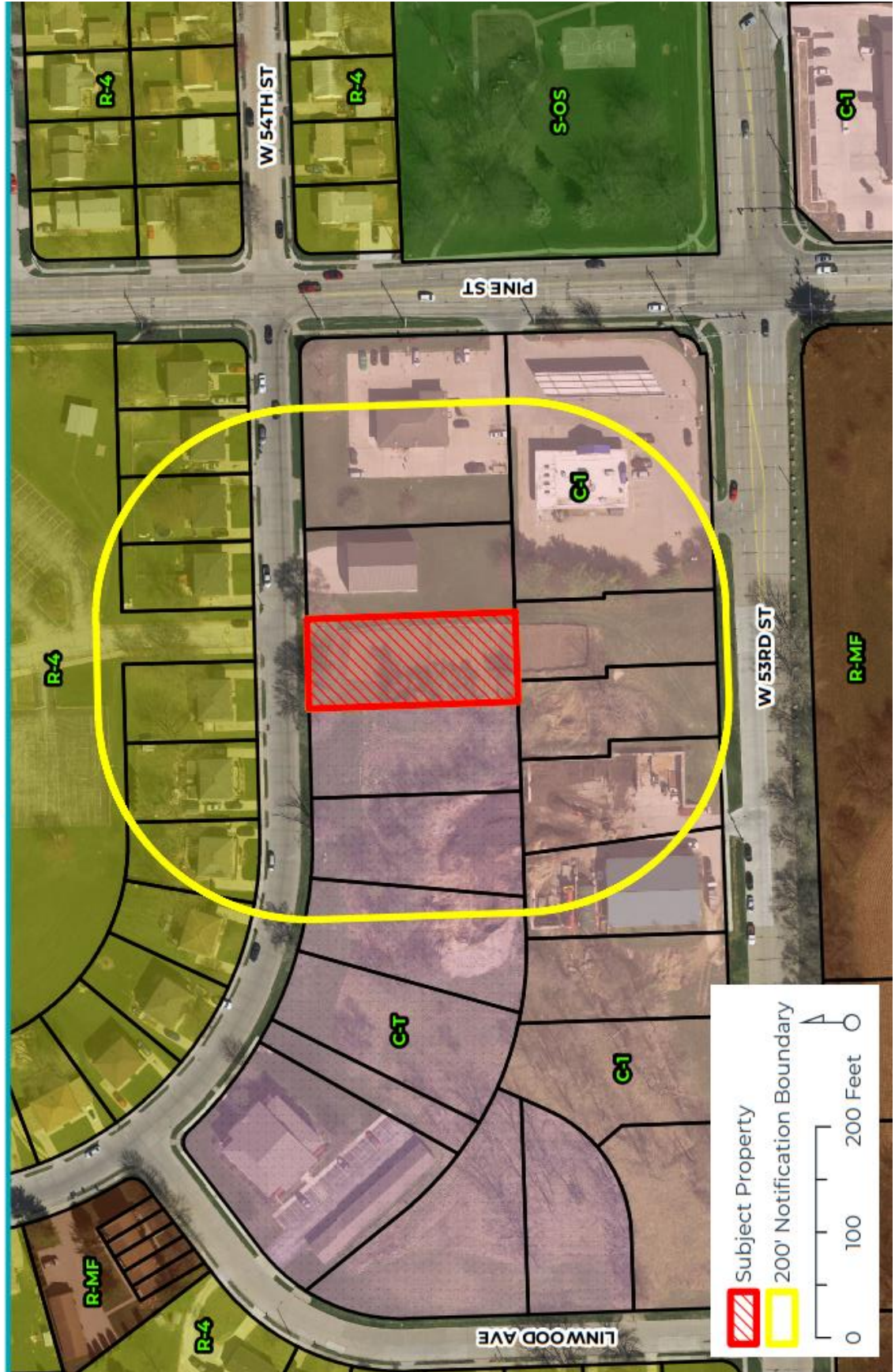
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: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



Public Notice Map | Case REZ25-01

Request of Woda Cooper Development, Inc. to rezone Lot 21 of Sheffield Square 1st Addition, being approximately .39 acres of land, from C-1 Neighborhood Commercial District to C-T Commercial Transitional District. [Ward 2]



City of Davenport

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

Action / Date
2/19/2025

Subject:

First Consideration: Ordinance for Case REZ25-02 being the request of Anthony Properties to rezone approximately 1.15 acres of land located on the northern portion of 5670 Tremont Avenue from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

Recommendation:

Consider the Ordinance.

Background:

The subject property is currently zoned I-1 Light Industrial District. The request is to rezone the property to R-MF Multi-Family Residential District. The purpose is to facilitate better access to The Jade on Tremont Apartments, which is currently under construction on the adjacent property to the west. The owner of Davenport Public Storage is selling a portion of their undeveloped property on Tremont Avenue to the developer. This enables the site layout to be reconfigured for better visibility and access. The applicant intends to construct a driveway and clubhouse on the 1.15 acre property.

At its February 4, 2025 meeting, the Plan and Zoning Commission recommended Case REZ25-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition:

Findings

1. The zoning map amendment is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.
2. The zoning map amendment is generally compatible with the zoning and uses of the surrounding area. The request is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.
3. The zoning map amendment enhances the established neighborhood character.
4. The zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the map amendment removes previous concerns about access, visibility, and emergency response.
5. The zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.
6. The zoning map amendment will create nonconformities on adjacent properties. A condition for landscaping buffers mitigates the nonconformity.

Condition

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and south property lines. The buffer yard shall contain a six-foot tall

fence and landscaping.

The staff report from the February 4, 2025 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Staff Report
3. Application
4. Maps
5. Ordinance 2023-483
6. Public Notice-Committee of the Whole
7. Public Notice-Plan & Zoning Commission Meeting
8. Public Comment-5770 Tremont Ave

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ25-02 BEING THE REQUEST OF ANTHONY PROPERTIES TO REZONE APPROXIMATELY 1.15 ACRES OF LAND LOCATED ON THE NORTHERN PORTION OF 5670 TREMONT AVENUE FROM I-1 LIGHT INDUSTRIAL DISTRICT TO R-MF MULTI-FAMILY RESIDENTIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-MF Multi-Family Residential District."

A PORTION OF LOT 9, PHOENIX CENTRE 7TH ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;

THENCE NORTH 89-19'40" EAST ON THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 241.73 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 AND THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE;

THENCE SOUTH 11-20'51" WEST ON THE EAST LINE OF SAID LOT 9 AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 236.02 FEET;

THENCE NORTH 89-24'10" WEST, 197.64 FEET TO THE WEST LINE OF SAID LOT 9;

THENCE NORTH Q-35'50" EAST ON SAID WEST LINE, 226.53 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 1.15 ACRES

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

Findings

1. The zoning map amendment is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.
2. The zoning map amendment is generally compatible with the zoning and uses of the surrounding area. The request is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.
3. The zoning map amendment enhances the established neighborhood character.

4. The zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the map amendment removes previous concerns about access, visibility, and emergency response.

5. The zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.

6. The zoning map amendment will create nonconformities on adjacent properties. A condition for landscaping buffers mitigates the nonconformity.

Condition

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and south property lines. The buffer yard shall contain a six-foot tall fence and landscaping.

Section 3. At its February 4, 2025 meeting, the City Plan and Zoning Commission voted to forward Case REZ25-02 to the City Council with a recommendation for approval subject to the listed findings and condition.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
2/4/2025

Subject:

Case REZ25-02: Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

Recommendation:

Staff recommends Case REZ25-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition:

Findings:

1. The zoning map amendment is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.
2. The zoning map amendment is generally compatible with the zoning and uses of the surrounding area. The request is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.
3. The zoning map amendment enhances the established neighborhood character.
4. The zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the map amendment removes previous concerns about access, visibility, and emergency response.
5. The zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.
6. The zoning map amendment will create nonconformities on adjacent properties. A condition for landscaping buffers mitigates the nonconformity.

Condition:

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and south property lines. The buffer yard shall contain a six-foot tall fence and landscaping.

Background:

Development History:

To facilitate the development of The Jade on Tremont Apartments, City Council adopted Ordinance No. 2023-483 on December 13, 2023. This action rezoned the property at 5504 Tremont Avenue from I-1 Light Industrial District to R-MF Multi-Family Residential District. The rezoning was approved, subject to the following conditions:

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and east property lines. The buffer yard shall contain a six-foot fence

- and landscaping.
2. The developer shall obtain approval from all utilities to install signage within the designated utility easement.
 3. The developer shall install signage near the driveway entrance to the development. The signage shall be a minimum of thirty-two square feet and illuminated.

The 132-unit apartment complex is currently under construction. To provide for expansion and better access to The Jade Apartments, the owner of Davenport Public Storage is selling a portion of their undeveloped property on Tremont Avenue to the developer. This enables the site layout to be reconfigured for better visibility and access. The applicant intends to construct a driveway and clubhouse on the 1.15 acre property.

Why is a Zoning Map Amendment Required?

'Dwelling-Multi-Family' is a prohibited use in the I-1 Light Industrial District. The applicant is petitioning a rezoning to amend the conditions in Ordinance 2023-483. The requirement for signage is no longer applicable with the proposed access point. In addition, the condition for buffer yard landscaping should be amended to reflect the new boundaries of the development.

Comprehensive Plan:

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

Future Land Use Designation:

The subject property is currently designated as Industry in the Davenport +2035 Future Land Use Map.

1. **Industry (I)** - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Zoning:

The applicant is petitioning a rezoning from I-1 Light Industrial District to R-MF Multi-Family Residential District.

1. **I-1 Light Industrial District:** This zoning 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.
2. **R-MF Multi-Family Residential District:** This zoning district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Technical Review:

1. **Fire:** The proposed rezoning, which facilitates a new entrance to the housing development, alleviates the Fire Department's previous concerns of way finding and access.
2. **Engineering:** The IA DOT classifies this roadway as a local road. There are no recent traffic count numbers on this section of Tremont Street; however engineering estimates the average annual traffic count to be approximately 2,500 AADT. It is likely there is a larger proportion of truck traffic in this general area due to the current uses and industrial zoning from 46th Street to Veterans Memorial Parkway. The additional traffic generated by this development may result in traffic signal warrants at Tremont Avenue and Veterans Memorial Parkway.
3. **Zoning:** Rezoning the subject property to facilitate a new access point onto Tremont Avenue alleviates visibility concerns for the residential development. The previous application provided access to The Jade on Tremont Apartments through a 40-foot strip of land between two lots containing storage units. City Council adopted Ordinance No. 2023-483 to address wayfinding and safe access to the property.

Approval Standards for Map Amendments (Chapter 17.14.040)

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

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

Staff Response: The property is designated as Industry (I) in the Davenport +2035 Land Use Plan. This land use category is intended to provide separation and buffering from residential uses. Since the Comprehensive Plan designated areas as a whole, the Tremont Avenue Corridor, from 53rd Street to Veterans Memorial Parkway, is reserved for industrial land uses. The proposed rezoning would further introduce residential uses into an existing industrial corridor. Staff does not believe an amendment to the Comprehensive Plan is required.

It is staff's opinion that the proposed rezoning to R-MF Multi-Family Residential is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.

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

Staff Response:

The following zoning districts abut the subject property:

North: I-1 Light Industrial District

South: I-1 Light Industrial District

East: I-1 Light Industrial District

West: R-MF Multi-Family Residential District

Rezoning the subject property to R-MF Multi-Family Residential District creates compatibility with The Jade on Tremont Apartments, which is currently under construction. Tremont Avenue is an established industrial corridor. Further introducing high density residential development into an industrial park may result in land use conflicts. However, light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

It is staff's opinion that the proposed zoning map amendment is not compatible with the surrounding industrial corridor, but is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.

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

Staff Response: The established neighborhood character consists of a developed industrial corridor and an under construction multi-family housing development. Industrial businesses within the vicinity include Stefanini, Greenwood Cleaning Systems, 7 Hills Paving, Northwest Mechanical, Van Meter Inc., Ferguson Plumbing Supply, Davenport Public Storage, FXC Upper Midwest, Per Mar, and SMG.

Compatibility with the established neighborhood character depends on the development of the property. The Zoning Ordinance implements design standards to ensure new construction is cohesive with the surrounding neighborhood. These standards regulate building materials, façade design, fenestration, and roof design. The industrial building design standards are intentionally relaxed to promote large scale manufacturing and warehouse users. Industrial districts are allowed to incorporate lower quality building materials, such as metal panels or corrugated siding. Architectural elements and design features are not regulated, enabling construction of substantial structures on large lots. In addition, there are also no transparency or articulation requirements.

There are instances in the City of Davenport of residential development adjacent to industrial districts. The proposal to construct a clubhouse reduces the interaction with the existing industrial businesses by providing a safe access point to Tremont Avenue.

It is staff's opinion that the proposed zoning map amendment enhances the established neighborhood character.

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

Staff Response: The applicant is requesting a map amendment to a high-density residential designation. Mixing housing with industrial development may cause land use conflicts. An additional burden is placed on developed industrial properties with respect to noise standards. The noise ordinance allows a greater level of noise when the receiving property is also industrial. Introducing residential zoning will lower the decibel levels allowed.

Over time, the properties adjacent to Tremont Avenue may choose to redevelop with different uses that could result in taller buildings. This would further obscure a residential development from view at the street. The subject property's presence along Tremont

Avenue will better facilitate access for first responders. Since the subject property is being utilized to provide safer access to The Jade on Tremont Apartments, staff's initial concerns about visibility from public right-of-way are mitigated.

It is staff's opinion that the proposed zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the overall intent removes staff's previous concerns about access, visibility, and emergency response.

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

Staff Response: The property is presently zoned I-1 Light Industrial District. This district allows for a variety of industrial and commercial uses including manufacturing, fabrication, and distribution and warehousing. The I-1 district enables a wide range of development opportunities that will ensure consistency with the surrounding developments.

The I-1 Light Industrial District is in high demand, and the city is running out of available sites for additional development. However, the adjacent self-storage units were constructed in 2004. The City has not received any permits for additional storage units or other industrial buildings on the subject property. The proposed use of multi-family is allowed in many zoning districts within the city; however many of the uses in I-1 are prohibited in other districts. Rezoning the 1.15-acre site to R-MF Multi-Family Residential District will facilitate development, which may not otherwise be suitable for large scale industrial uses.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.

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

Staff Response: If rezoned to R-MF Multi-Family Residential District, the vacant 1.15-acre property would be able to conform to the district dimensional standards. The adjacent developed industrial properties would become nonconforming with respect to buffer yard requirements. Therefore, staff is recommending a condition that a buffer yard of no less than fifteen feet in width shall be provided along the north and south lot lines of the subject property. The buffer yard shall contain a six-foot fence and landscaping.

It is staff's opinion that the proposed zoning map amendment will create nonconformities on adjacent properties. The recommendation for a landscaping buffer mitigates the nonconformity.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the January 21st Plan and Zoning Commission Public Hearing. To date, one written comment in opposition to the request has been submitted to staff. The property owner directly north of the subject site opposed residential development fronting Tremont Avenue, which should be preserved as an industrial corridor.

Attachments:

1. Application
2. Maps
3. Ordinance 2023-483
4. Public Notice
5. Public Comment-5770 Tremont Ave



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
----------------	-----------	----------------

PROJECT TITLE
Access/Expansion of the Jade on Tremont

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
SEE ATTACHED LEGAL DESCRIPTION

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING I1	PROPOSED R-MF	SQ. AREA ~1 acre
------------------	-----------------------	-------------------------	----------------------------

COMPLETE SUBMITTALS SHALL INCLUDE: **SUBMITTED**

Concept/Development Plan ☐

Authorization to Act as Applicant* ☐
*only needed if the Applicant is different than the owner

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

Legal Description Dimensioned Sketch ☐

Application Fee* (REQUIRED) ☐
* (check payable to 'City of Davenport')

Rezoning Fee Schedule

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

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

PROJECT NARRATIVE: (submit separate sheet if needed)

To provide for expansion and better access to The Jade on Tremont multi-family residential development.

Submit the first two pages 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 | Company Name

ANTHONY PROPERTIES

Address

12770 COIT RD, STE 970

City | State | Zip

DALLAS, TX 75251

Phone

(214) 432-9514

Secondary Phone

E-Mail Address

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 SHIU

Type Applicant's Name

Applicant's Signature

12.17.24
Date

DEVELOPMENT TEAM

Property Owner

DPS INC

Address

5465 TREMONT AVE DAVENPORT IA 52807

Phone

309-314-6582

Secondary Phone

E-Mail Address

jayme@cciqc.com

Project Manager/Other

THOMAS J. PASTRNAK (ATTORNEY)

Address

313 W 3RD ST DAVENPORT, IA 52801

Phone

(563) 323-7737

Secondary Phone

E-Mail Address

Authorization to Act as Applicant

I/We, DPS, INC

[as property owner(s)]

authorize BRIAN SHIU OF ANTHONY PROPERTIES

[the above person(s)]

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

for the property located at 5670 TREMONT AVE DAVENPORT, IA 52807.

[Signature]
Signature(s)*

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

12/17/24
Date

Notarization: _____

State of Illinois,

County of Rock Island,

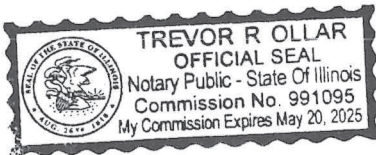
Sworn and subscribed before me

this 17th day of December, 2024.

[Signature]
Notary Public

My Commission Expires: 5/20/25

Driver's Licence
[identification type]

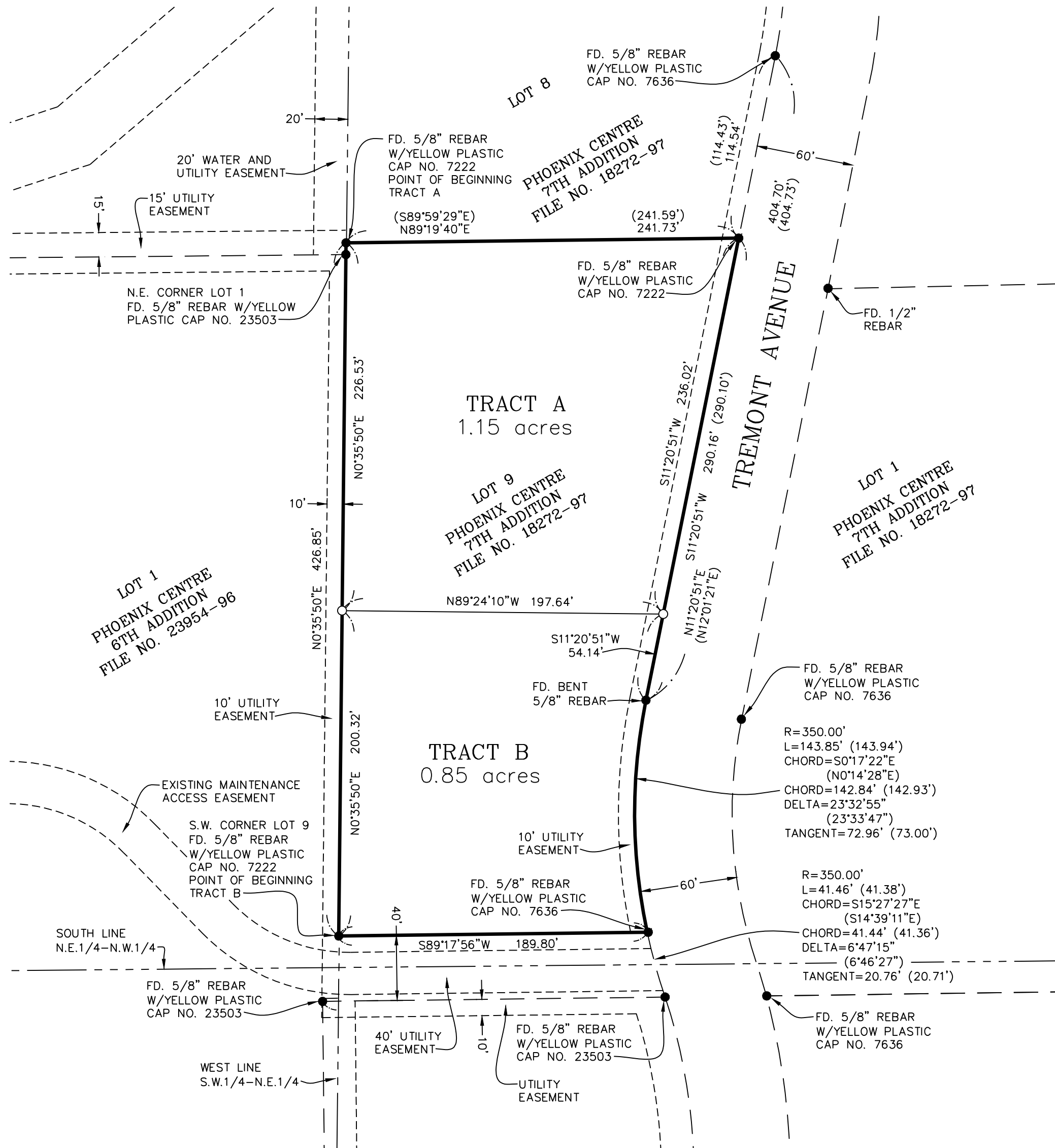


TRACT A AND TRACT B
PLAT OF SURVEY
PORTIONS OF LOT NINE (9) IN PHOENIX CENTRE 7TH ADDITION
DAVENPORT, SCOTT COUNTY, IOWA

INDEX LEGEND

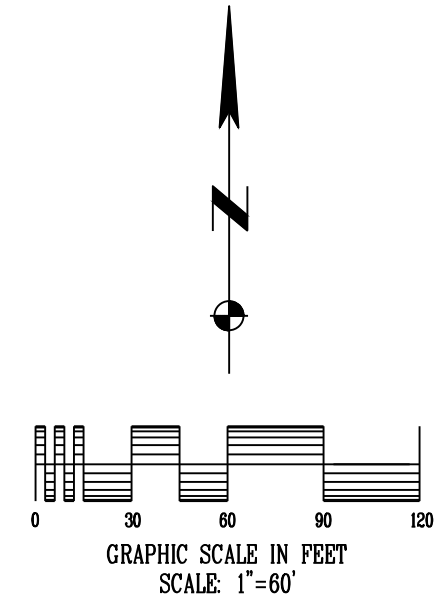
Location: LOT 9 OF PHOENIX CENTRE 7TH ADDITION
Requestor: APR DAVENPORT 2 LLC
Proprietors: DPS, INC.
Surveyor: GREGG E. SAMPSON, P.L.S.
Company/Return to: SUSAN FORINASH
HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
1-319-362-9548

SPACE RESERVED FOR RECORDING PURPOSES



SURVEY LEGEND

○ SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809
● FD. MONUMENT AS NOTED
() RECORDED AS
--- EASEMENT LINE
--- PLAT BOUNDARY
--- EXISTING LOT LINE
--- 1/4-1/4 SECTION LINE



LEGAL DESCRIPTION-TRACT A:

A PORTION OF LOT 9, PHOENIX CENTRE 7TH ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;

THENCE NORTH 89°19'40" EAST ON THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 241.73 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 AND THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE;

THENCE SOUTH 11°20'51" WEST ON THE EAST LINE OF SAID LOT 9 AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 236.02 FEET;

THENCE NORTH 89°24'10" WEST, 197.64 FEET TO THE WEST LINE OF SAID LOT 9;

THENCE NORTH 0°35'50" EAST ON SAID WEST LINE, 226.53 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 1.15 ACRES.

LEGAL DESCRIPTION-TRACT B:

A PORTION OF LOT NINE (9) OF PHOENIX CENTRE 7TH ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9;

THENCE NORTH 0°35'50" EAST ON THE WEST LINE OF SAID LOT 9, A DISTANCE OF 200.32 FEET;

THENCE SOUTH 89°24'10" EAST, 197.64 FEET TO THE EAST LINE OF SAID LOT 9 AND THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE;

THENCE SOUTH 11°20'51" WEST ON SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, 54.14 FEET TO THE BEGINNING OF A 350.00 FOOT RADIUS CURVE, CONCAVE EASTERLY AND HAVING A LONG CHORD OF 142.84 FEET BEARING SOUTH 0°17'22" EAST;

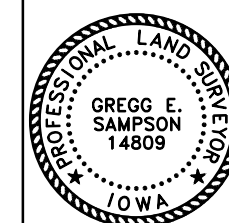
THENCE SOUTHERLY ON SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 143.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 89°17'56" WEST ON THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 189.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.85 ACRES.

NOTES:

- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS ARE BASED ON: NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
- DATE OF SURVEY FIELD WORK: 11/4/2024



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.

Signed: _____ Date: _____

GREGG E. SAMPSON, P.L.S. Iowa License No. 14809

My license renewal date is December 31, 2024

ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW:

Revision Description

Revision Number & Date

HALL & HALL ENGINEERS, INC.
Leaders in Land Development Since 1953

1860 BOYSON ROAD, HIAWATHA, IOWA 52233
PHONE: (319) 362-9548 FAX: (319) 362-7595
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
LAND SURVEYING & LAND DEVELOPMENT PLANNING
www.halleng.com

TRACT A AND TRACT B
PLAT OF SURVEY

PORTIONS OF LOT NINE (9) IN PHOENIX CENTRE 7TH
ADDITION, DAVENPORT, SCOTT COUNTY, IOWA

Sheet Title

Designed by:

DLK

Drawn by:

DLK

Checked by:

GES

Date:

11/13/2024

Field Book No:

OT 113, OT 114

Scale:

1"=60'

Sheet:

1 of 1

Project Number:

10563-6

CAD File: I:\Projects\10563-6 Davenport Phase 2 Multi-Family\DWG\Plats\10563-6 Lot 9 POS 302024.dwg Date Plotted: Nov 13, 2024 - 1:28pm Plotted By: DLK



CAD File: I:\projects\10500\10563-5-Davenport Phase 2 Multi-Family\DWG\POI\10563-6-BOI-ADD NE LOT.dwg Date Plotted: Tuesday, November 5, 2024 11:48:35 AM Plotted By: David A. Sellman

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REVISION 1	07/12/2024
REVISION 2	07/30/2024
REVISION 3	08/20/2024
REVISION 4	10/16/2024

The Jade on Tremont Apartments North-West of E. 53rd St & Tremont Ave Davenport, Iowa 52807

SITE LAYOUT PLAN

trb
ARCHITECTURE

440 regency pkwy, suite 138
omaha, nebraska 68114
phone: 402.973.1012
www.trbARCHITECTURE.com

PROJECT: 24005
DATE: 8/20/24



THE CITY OF
DAVENPORT
IOWA | USA

Vicinity Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District.
[Ward 8]



Subject Property

0 150 300 Feet



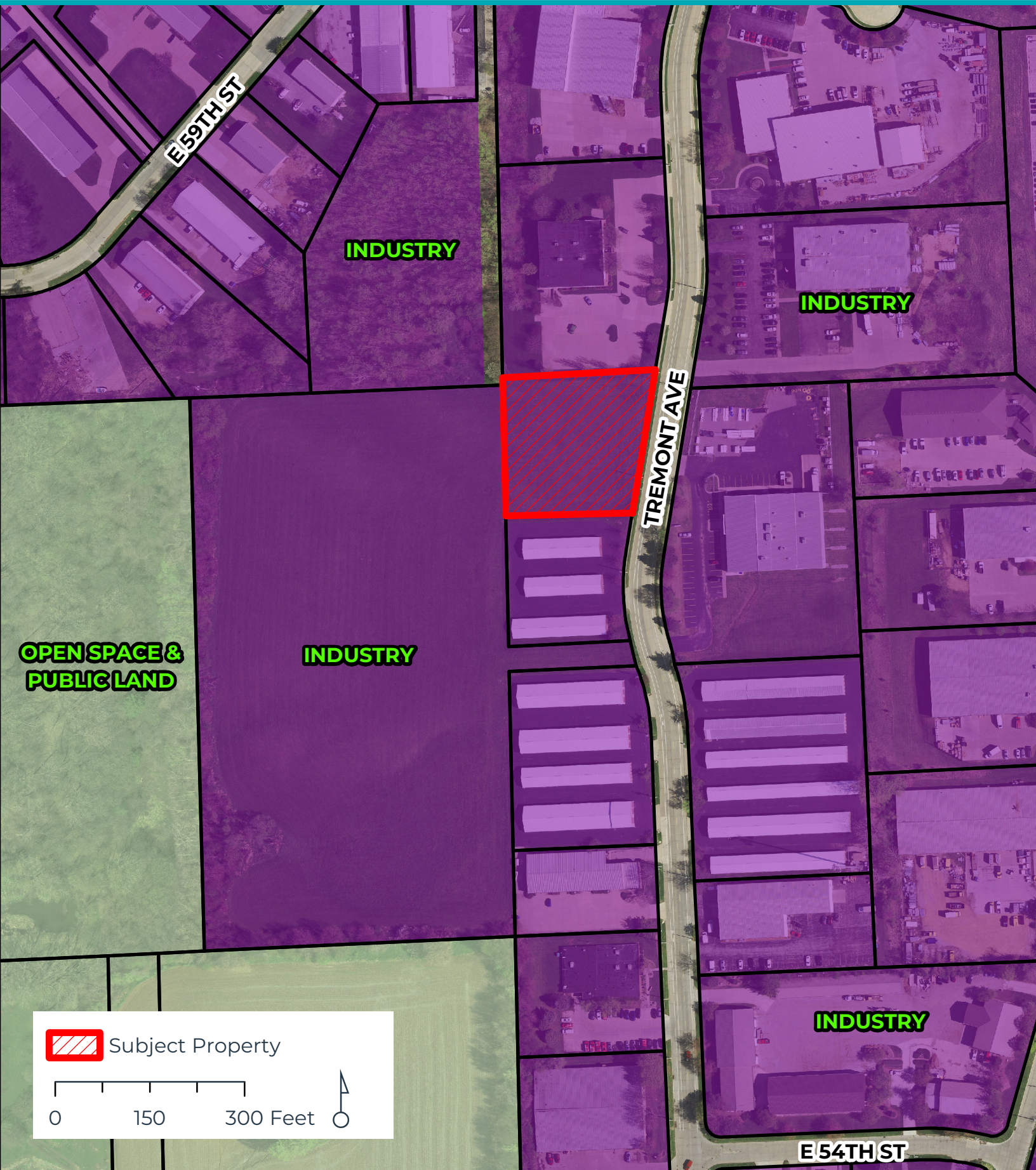
Zoning Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District.
[Ward 8]



Future Land Use Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]



ORDINANCE NO. **2023-483**

AN ORDINANCE FOR CASE REZ23-05 BEING THE REQUEST OF ANTHONY PROPERTIES TO REZONE THE 10.17 ACRES OF LOT 1 OF PHOENIX CENTRE 6TH ADDITION IN THE 5600 BLOCK OF TREMONT AVENUE (PARCEL X1203-01) FROM I-1 LIGHT INDUSTRIAL ZONING DISTRICT TO R-MF MULTIFAMILY RESIDENTIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "RMF Multi-Family Residential" District:

LOT 1 OF PHOENIX CENTRE 6TH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

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

Findings:

1. The proposed rezoning to R-MF Multi-Family Residential is inconsistent with the Comprehensive Plan and adopted land use policies.
2. The introduction of a residential use in an industrial area is not compatible with the zoning and land uses or character of nearby property.
3. The proposed amendment may have factors that could impact public health, safety, and welfare of the City.
4. Rezoning the property to R-MF does create nonconformities.

Section 3. At its October 3, 2023 meeting, the City Plan and Zoning Commission voted to forward Case REZ23-05 to the City Council with a recommendation for denial subject to the listed findings.

Section 4. At its November 21, 2023 meeting, the City Council voted to add conditions upon said rezoning, and at its December 6, 2023 Committee of the Whole Meeting, the Ordinance was reconsidered and the conditions were amended as follows:

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and east property lines. The buffer yard shall contain a six-foot fence and landscaping.
2. The developer shall obtain approval from all utilities to install signage within the designated utility easement.

3. The developer shall install signage near the driveway entrance to the development. The signage shall be a minimum of thirty-two square feet and illuminated.

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 October 25, 2023

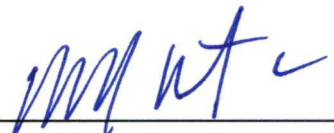
Second Consideration November 8, 2023

Approved November 21, 2023

Amended Ordinance approved December 13, 2023

Published in the *Quad-City Times* on December 21, 2023

Attest:


Mike Matson
Mayor




Brian Krup
Deputy City Clerk



PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject property located at 5670 Tremont Avenue

Committee of the Whole Public Hearing Meeting

Date: 2/19/2025

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 public hearing will be held for a Rezoning Request. The subject property is currently zoned I-1 Light Industrial District. The request is to rezone the property to R-MF Multi-Family Residential District. The purpose is to facilitate better access to The Jade on Tremont Apartments. The subject property will also include a new clubhouse serving the residential development. Attached is a site layout plan.

Request/Case Description:

Case REZ25-02: Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

At its February 4, 2025 meeting, the Plan and Zoning Commission recommended Case REZ25-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition:

Findings:

1. The zoning map amendment is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.
2. The zoning map amendment is generally compatible with the zoning and uses of the surrounding area. The request is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.
3. The zoning map amendment enhances the established neighborhood character.
4. The zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the map amendment removes previous concerns about access, visibility, and emergency response.
5. The zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.
6. The zoning map amendment will create nonconformities on adjacent properties. A condition for landscaping buffers mitigates the nonconformity.

Condition: Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and south property lines. The buffer yard shall contain a six-foot tall fence and landscaping.

What are the Next Steps?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, February 19, 2025 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.

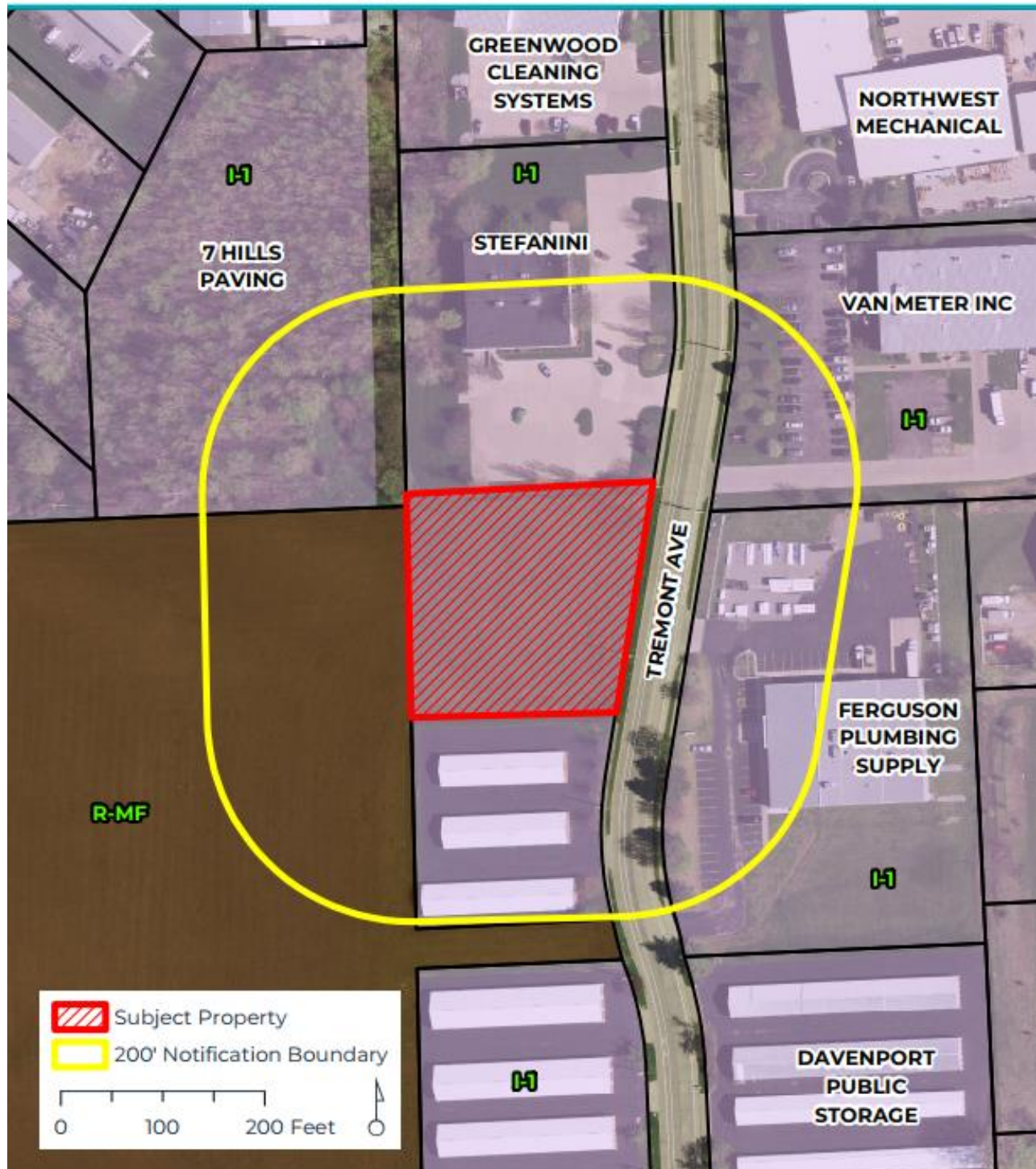
All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

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



Public Notice Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at 5670 Tremont Avenue

Plan & Zoning Commission Public Hearing Meeting

Date: 1/21/2025

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 and a public hearing will be held for a Rezoning Request. The subject property is currently zoned I-1 Light Industrial District. The request is to rezone the property to R-MF Multi-Family Residential District. The purpose is to facilitate better access to The Jade on Tremont Apartments. The subject property will also include a new clubhouse serving the residential development. Attached is a site layout plan.

Request/Case Description

Case REZ25-02: Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

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

The Plan and Zoning Commission will hold a formal public hearing at their meeting on January 21, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 4, 2025. 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 "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

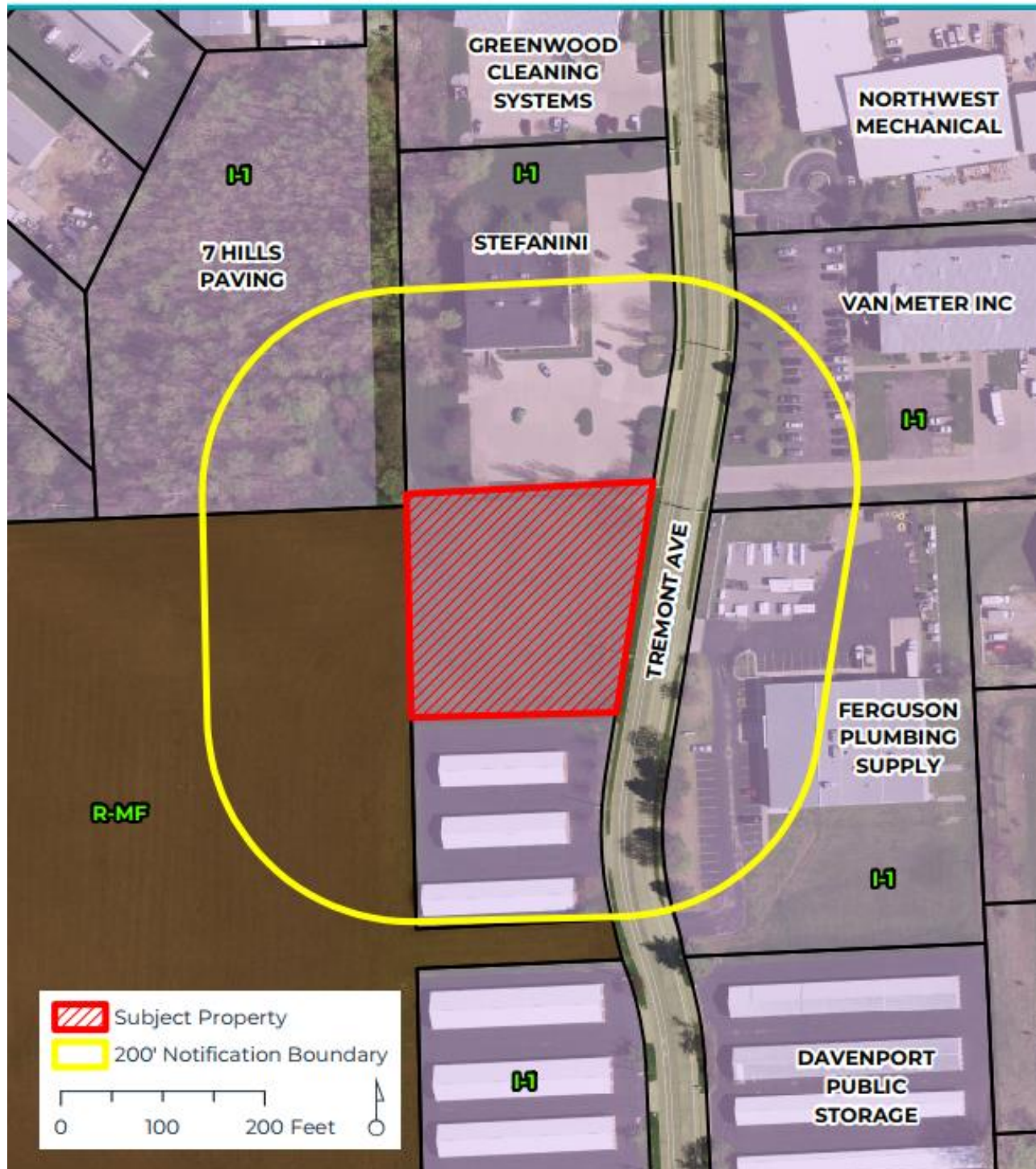
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: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



Public Notice Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]



Werderitch, Matt

From: Thad Denhartog <tdenhartog@melfosterco.com>
Sent: Wednesday, January 8, 2025 3:01 PM
To: Planning
Cc: Werderitch, Matt
Subject: [EXT] Case REZ25-02

ATTENTION: This is an external email.

Good afternoon,

I am the owner of the property located at 5770 Tremont Ave which is directly north of the subject site proposed to be rezoned to R-MF.

I would like to protest the rezoning of this site to R-MF.

This is an industrial park with covenants in place. The frontage along Tremont should remain I-1.

The initial project was approved with the access point as previously designated.

Thank you,

TRD

THAD DENHARTOG, SIOR | Mel Foster Commercial Real Estate Services L.L.C. | 5167 Utica Ridge Road | Davenport, Iowa 52807 | P: 563-823-5276 | F: 866-332-3007 | Mobile: 563-650-8676
Email: <mailto:tdenhartog@melfosterco.com> Visit: <http://www.melfostercommercial.com>
Designated Managing Broker & Principal
Licensed Broker in Iowa and Illinois



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City of Davenport

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

Action / Date
2/19/2025

Subject:

Resolution approving the 2025 Urban Revitalization Tax Exemption (URTE) projects. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

The objective of the Urban Revitalization Tax Exemption (URTE) Program is to encourage private investment by providing an exemption on the increase in property taxes resulting from improvements. The City has two Urban Revitalization areas: Central City and North.

The attached list provides the following information for each property: status of application; classification as residential, multi-residential, commercial or industrial; petitioner; property address; schedule of exemption selected; and the cost of improvements reported on the application. The exemption percentage is applied to the actual value of the improvements as determined by the City Assessor. The term of the exemption is either three or ten years. Once the exemption period expires, the property will rise to the full taxable valuation. This year's applications represent a total private investment of over \$210 million spread across 122 projects. The attached map shows the location of both completed and in-progress URTE applications. Also attached are the exemption schedules for both the Central City and North areas.

The URTE program continues to be one of the City's best economic development tools. This program directly helps the City's tax payers by lessening the burden of higher property taxes that often come with home or business improvements.

Attachments:

1. Resolution
2. 2025 URTE Project Map
3. Projects
4. URTE Project Schedules

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION approving the 2025 Urban Revitalization Tax Exemption (URTE) projects.

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

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

WHEREAS, the attached list of projects meet the requirements of the urban revitalization plan; and

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

WHEREAS, where applicable, commercial projects must agree to and execute a minimum assessment agreement that will be filed with Scott County to run concurrently with the chosen exemption schedule; and

WHEREAS, projects within the downtown area will be required to comply with the Downtown Davenport Streetscape Improvement Plan as administered by the City Engineer.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the 2025 Urban Revitalization Tax Exemption (URTE) projects are hereby approved.

Passed and approved this 26th day of February, 2025.

Approved:

Attest:

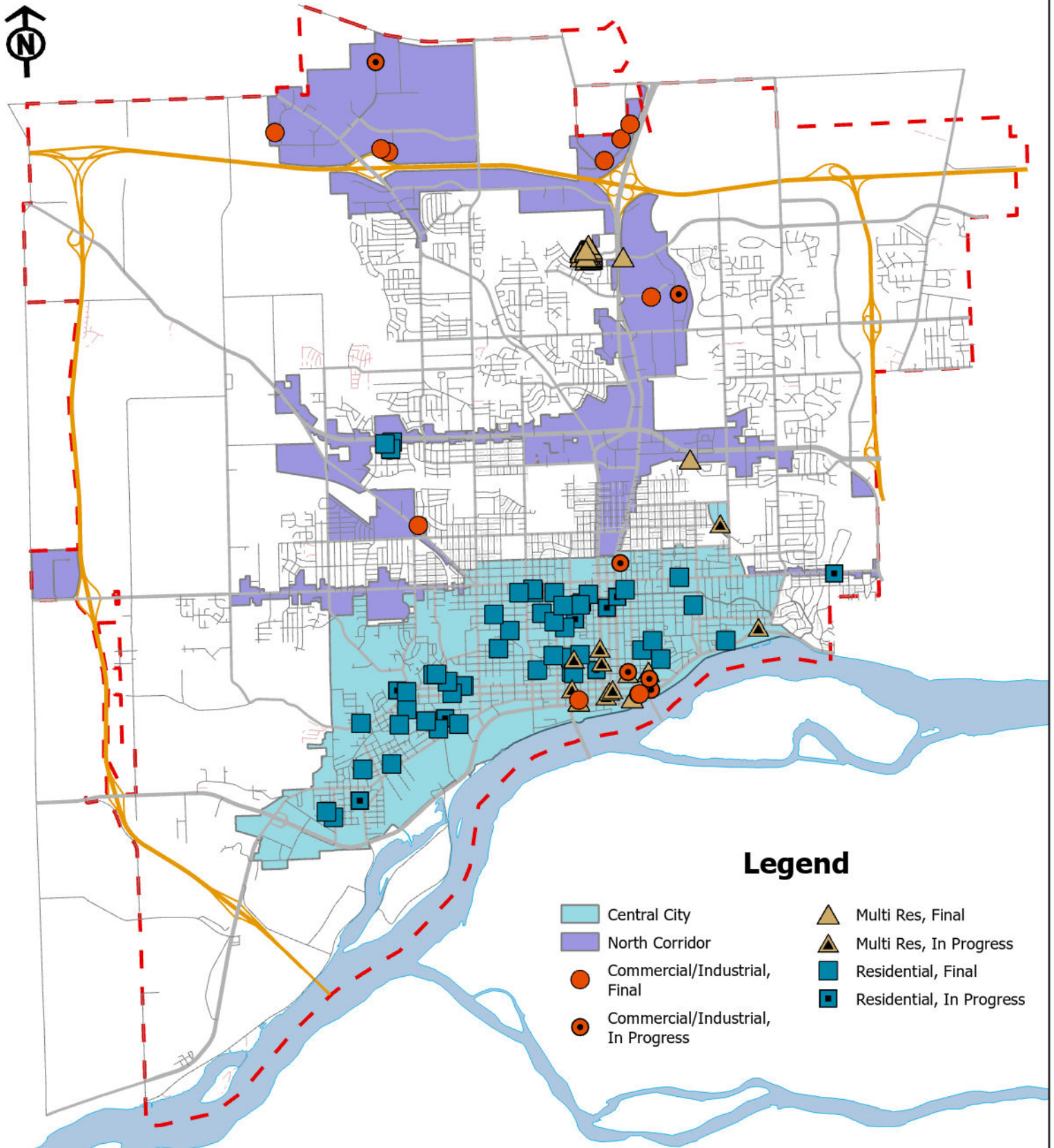
Mike Matson
Mayor

Brian Krup
Deputy City Clerk

URTE Project Locations 2025



THE CITY OF
DAVENPORT
IOWA | USA



2025 URTE Applications

Status	Type	Petitioner	Address	Schedule	Improvement Cost
Final	Commercial	AFS GRB 322 Real Estate Holdings	322 E 2nd St	C2	\$ 300,000
Final	Commercial	AFS GRB 322 Real Estate Holdings	332 E 2nd St	C2	\$ 400,000
Final	Commercial	BV Russell RFIP B3 Owner LLC	8440 N Zenith Ave	N1	\$ 17,554,941
Final	Commercial	Davenport 601 LLC, IH Bowstring Lofts LLC	601 W 2nd St	C1	\$ 236,392
Final	Commercial	I80 AIP, LLC	8360 Research Dr	N1	\$ 5,198,000
Final	Commercial	I80 AIP, LLC	8370 Research Dr	N1	\$ 4,426,760
Final	Commercial	IRCT Holdings LLC	110 Research Pkwy	N1	\$ 1,561,373
Final	Commercial	NaRhea & Jason Salzbrenner	2627 Hickory Grove Rd	N2	\$ 750,000
Final	Commercial	North Brady Storage Paul Boffel	8409 N Brady St	N1	\$ 2,504,737
Final	Commercial	Polar Block Holdings, LLC	250 Research Pkwy	N2	\$ 10,000,000
Final	Commercial	Ponds Real Estate Holdings, LC	643 E 59th St	N1	\$ 472,425
Final	Multi-Residential	Bucktown Lofts LLC	225 E 2nd St	C3	\$ 5,700,000
Final	Multi-Residential	Davenport 601 LLC, IH Bowstring Lofts LLC	601 W 2nd St	C3	\$ 4,401,705
Final	Multi-Residential	Iowa ACIG, LLC	305 Betsy Ross Pl	N2	\$ 98,450
Final	Multi-Residential	Iowa ACIG, LLC	305 Paul Revere Pl	N2	\$ 23,935
Final	Multi-Residential	Iowa ACIG, LLC	306 Betsy Ross Pl	N2	\$ 108,366
Final	Multi-Residential	Iowa ACIG, LLC	306 W 65th St	N2	\$ 46,853
Final	Multi-Residential	Iowa ACIG, LLC	311 Betsy Ross Pl	N2	\$ 21,290
Final	Multi-Residential	Iowa ACIG, LLC	311 Paul Revere Pl	N2	\$ 87,832
Final	Multi-Residential	Iowa ACIG, LLC	314 Betsy Ross Pl	N2	\$ 80,916
Final	Multi-Residential	Iowa ACIG, LLC	314 E 65th St	N2	\$ 44,624
Final	Multi-Residential	Iowa ACIG, LLC	322 Paul Revere Pl	N2	\$ 42,243
Final	Multi-Residential	Iowa ACIG, LLC	322 W 65th St	N2	\$ 70,551
Final	Multi-Residential	Iowa ACIG, LLC	401 Betsy Ross Pl	N2	\$ 46,395
Final	Multi-Residential	Iowa ACIG, LLC	401 Paul Revere Pl	N2	\$ 55,121
Final	Multi-Residential	Iowa ACIG, LLC	402 Betsey Ross Pl	N2	\$ 78,373
Final	Multi-Residential	Iowa ACIG, LLC	402 Paul Revere Pl	N2	\$ 83,272
Final	Multi-Residential	Iowa ACIG, LLC	409 Betsy Ross Pl	N2	\$ 16,158
Final	Multi-Residential	Iowa ACIG, LLC	410 Betsy Ross Pl	N2	\$ 24,076

Status	Type	Petitioner	Address	Schedule	Improvement Cost
Final	Multi-Residential	Iowa ACIG, LLC	410 Paul Revere Pl	N2	\$ 72,156
Final	Multi-Residential	Iowa ACIG, LLC	417 Paul Revere Pl	N2	\$ 88,551
Final	Multi-Residential	Iowa ACIG, LLC	418 Betsy Ross Pl	N2	\$ 31,056
Final	Multi-Residential	Iowa ACIG, LLC	6537 Harrison St	N2	\$ 43,268
Final	Multi-Residential	Iowa ACIG, LLC	6505 Harrison	N2	\$ 12,377
Final	Multi-Residential	Iowa ACIG, LLC	6515 Harrison St	N2	\$ 29,355
Final	Multi-Residential	Iowa ACIG, LLC	6521 Harrison St	N2	\$ 29,355
Final	Multi-Residential	Iowa ACIG, LLC	6529 Harrison St	N2	\$ 58,069
Final	Multi-Residential	Iowa ACIG, LLC	6534 Harrison St	N2	\$ 51,714
Final	Multi-Residential	Iowa ACIG, LLC	6543 Scott St	N2	\$ 78,189
Final	Multi-Residential	Iowa ACIG, LLC	6549 Harrison St	N2	\$ 19,240
Final	Multi-Residential	Iowa ACIG, LLC	6561 Harrison St	N2	\$ 29,297
Final	Multi-Residential	Iowa ACIG, LLC	6604 Harrison St	N2	\$ 51,937
Final	Multi-Residential	Iowa ACIG, LLC	314 Paul Revere Pl	N2	\$ 74,588
Final	Multi-Residential	Iowa ACIG, LLC	321 Betsy Ross Pl	N2	\$ 46,395
Final	Multi-Residential	Iowa ACIG, LLC	321 Paul Revere Pl	N2	\$ 104,632
Final	Multi-Residential	Iowa ACIG, LLC	322 Betsy Ross Pl	N2	\$ 78,373
Final	Multi-Residential	Lee & Julia Marbach	3545 Kimberly Downs Rd	N2	\$ 41,160
Final	Multi-Residential	TWG Davenport, LP	450 LeClaire St	C3	\$ 43,104,352
Final	Residential	Alicia Ross	2001 W 5th St	C3	\$ 24,160
Final	Residential	Amanda Hall & Shanna Hall	2378 Telegraph Rd	C3	\$ 24,766
Final	Residential	Anthony Johnson	914 Farnam St	C3	\$ 23,278
Final	Residential	Calvin Brownlow	2105 W 6th St	C3	\$ 80,000
Final	Residential	Cameron Costello	1029 W 14th St	C3	\$ 21,250
Final	Residential	Carissa Redmond & Timothy Brehm	3816 N Birchwood Ave	N2	\$ 397,000
Final	Residential	Chinetana Phounsavath	527 W 15th St	C3	\$ 248,000
Final	Residential	City of Davenport	1826 W 4th St	C3	\$ 318,000
Final	Residential	City of Davenport	1838 W 4th St	C3	\$ 342,000
Final	Residential	City of Davenport	228 S Hancock Ave	C3	\$ 315,000
Final	Residential	Craig Cottrell	1622 Warren St	C3	\$ 24,292
Final	Residential	Duane Timm	630 W 5th St	C3	\$ 65,090

Status	Type	Petitioner	Address	Schedule	Improvement Cost
Final	Residential	Hodalo Sondou	2123 W 6th St	C3	\$ 182,095
Final	Residential	Jan & Ashley Linnberg	924 E Locust St	C3	\$ 24,618
Final	Residential	John La Barge	210 E 17th St	C3	\$ 24,575
Final	Residential	Jordan Paxton	2811 Boies Ave	C3	\$ 23,665
Final	Residential	Joseph & Jaime Kroeger	1938 W 3rd St	C3	\$ 24,368
Final	Residential	Kenneth Burmester	3012 Telegraph Rd	C3	\$ 8,603
Final	Residential	Komlan Aziague & Adjo Egou	408 E 8th St	C3	\$ 185,095
Final	Residential	Latoya Pegues	735 W 15th St	C3	\$ 44,970
Final	Residential	Manuel Garcia	514 Gaines St	C3	\$ 50,000
Final	Residential	Marco Lopez & Juana L Lopez-Nava	1423 W 12th St	C3	\$ 24,255
Final	Residential	Mary Houston	729 Western Ave	C3	\$ 50,000
Final	Residential	Merle Suhl	3834 Sunnyside Ave	C3	\$ 21,006
Final	Residential	Mevi Adigo	625 E 7th St	C3	\$ 74,809
Final	Residential	Micaela Marquez	631 S Elsie Ave	C3	\$ 22,529
Final	Residential	Michael & Cheryl McGuire	1126 W 17th St	C3	\$ 19,840
Final	Residential	Paulette Topel	1542 W 14th St	C3	\$ 24,945
Final	Residential	Peng Mang & Hsar Wah	1121 Brown St	C3	\$ 225,441
Final	Residential	Prospect Park Partners LLC	204 Prospect Terr	C3	\$ 600,000
Final	Residential	Richard & Michelle Murdy	1121 W 17th St	C3	\$ 18,432
Final	Residential	Riverstone Rental Properties LLC	1117 W 6th St	C3	\$ 30,000
Final	Residential	Samuel Scott	2720 W 38th Place	N1	\$ 425,000
Final	Residential	Steve Varner	112 N Elmwood Ave	C3	\$ 24,725
Final	Residential	Terry C Farrell Jr.	1912 Rockingham Rd	C3	\$ 24,535
Final	Residential	Ti Thanh Phan & Anh Le	3716 Joyce Ln	N2	\$ 395,000
Final	Residential	Timothy & Jordan Ennis	2136 Dixwell St	C3	\$ 25,638
Final	Residential	Tina Letts	221 S Hazelwood Ave	C3	\$ 24,770
Final	Residential	Top Notch Real Estate LLC	1216 Warren St	C3	\$ 322,595
Final	Residential	Urban Rehab LLC	916 Washington St	C3	\$ 35,000
Final	Residential	Urban Rehab LLC	1128 E 14th St	C3	\$ 15,000
Final	Residential	Urban Rehab LLC	1336 W 17th St	C3	\$ 35,000
Final	Residential	Vicki Gamble	1316 S Fairmount St	C3	\$ 34,255

Status	Type	Petitioner	Address	Schedule	Improvement Cost
Final	Residential	Virgil & Alaie Tyson	420 W 16th St	C3	\$ 18,145
Final	Residential	Walter Hall	915 W 8th St	C3	\$ 25,040
Final	Residential	XaVeria Mayes	714 Gaines St	C3	\$ 50,000
In Progress	Commercial	206 Partners LLC	206 E 5th St	C1	\$ 2,000,000
In Progress	Commercial	227 LeClaire LLC	227 LeClaire St	C1	\$ 13,600,000
In Progress	Commercial	227 LeClaire LLC	227 LeClaire St	C1	\$ 6,000,000
In Progress	Commercial	ET Davenport , LLC	9403 Hillandale Rd	N1	\$ 23,000,000
In Progress	Commercial	Jeffrey Grabau	502 E 4th St	C2	\$ 100,000
In Progress	Commercial	The Outing Club	2109 Brady St	C1	\$ 3,000,000
In Progress	Commercial	Van Meter Inc	5775 Tremont Ave	N1	\$ 1,500,000
In Progress	Multi-Residential	206 Partners LLC	206 E 5th St	C3	\$ 2,000,000
In Progress	Multi-Residential	Annie Wittenmyer Family, LLC	2800 Eastern Ave	C3	\$ 20,000,000
In Progress	Multi-Residential	AOM, LLC	128 W 3rd St	C3	\$ 11,500,000
In Progress	Multi-Residential	Davenport Historic Properties	709 Gaines St	C3	\$ 175,000
In Progress	Multi-Residential	Davenport Historic Properties	711 Gaines St	C3	\$ 200,000
In Progress	Multi-Residential	Financial District Properties WF, LLC	203 W 3rd ST	C3	\$ 1,500,000
In Progress	Multi-Residential	Jamey Licandro	314 Gaines St	C3	\$ 1,500,000
In Progress	Multi-Residential	Mad Properties Cooperative	1029 Mound St	C3	\$ 1,850,000
In Progress	Multi-Residential	MP Investment, LLC	201 Harrison	C3	\$ 6,000,000
In Progress	Multi-Residential	Vera French Comm. Mental Health Center	820 Harrison St	C3	\$ 10,000,000
In Progress	Multi-Residential	Vision 2021 LLC	628 Harrison	C3	\$ 1,200,000
In Progress	Residential	Alex Bock	517 Ripley St	C3	\$ 148,525
In Progress	Residential	C&L Plaza	3712 Joyce Ln	N1	\$ 375,000
In Progress	Residential	Jennifer Grabau	2430 Telegraph Rd	C3	\$ 75,000
In Progress	Residential	John Ladson II	2925 E Locust St	N1	\$ 110,000
In Progress	Residential	M&C Creative Properties	1111 S Ohio Ave	C2	\$ 200,000
In Progress	Residential	Michele Prins	1416 N Main St	C3	\$ 50,000
In Progress	Residential	Rejuvenate Housing, Inc.	516 W 15th St	C3	\$ 336,046
In Progress	Residential	Rejuvenate Housing, Inc.	617 W 13th St	C3	\$ 306,707
In Progress	Residential	Susan Ramsett Kretz & Christopher Kretz	1527 Brady St	C3	\$ 280,000
In Progress	Residential	Urban Rehab LLC	2025 Claussen St	C3	\$ 30,000

URTE SCHEDULES

Exemption Schedule	Use	How much of improvement's value is exempted?
Central 1	Commercial & Industrial	1st yr- 80% 2nd yr- 70% 3rd yr- 60% 4th yr- 50% 5th & 6th yr- 40% 7th & 8th yr- 30% 9th & 10th yr- 20%
Central 2	Commercial & Industrial	100% for 3 years
Central 3	Residential & Multi Residential	100% for 10 years
North 1	Residential, Commercial, Multi Residential & Industrial	1st yr- 80% 2nd yr- 70% 3rd yr- 60% 4th yr- 50% 5th & 6th yr- 40% 7th & 8th yr- 30% 9th & 10th yr- 20%
North 2	Residential, Commercial, Multi Residential & Industrial	100% for 3 years

IMPORTANT CHANGE: Due to changes in State of Iowa code that govern the URTE program, residential and multi residential projects are no longer eligible to be exempted from school district taxes as part of the URTE program.

Currently the school district portion is approximately 36% of the total property tax levy.

Disclosure: Improvement value calculated for the current base year exemption is subject to future revaluations and equalization orders that will be taxable.

City of Davenport

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

Action / Date
2/19/2025

Subject:

Third Consideration: Ordinance amending Schedule II One-Way Streets of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by removing Cedar Street from 4th Street to 5th Street. [Ward 3]

Recommendation:

Adopt the Ordinance.

Background:

With the construction of the new Smart Middle School, converting Cedar Street between West 4th Street and West 5th Street from one-way to two-way traffic will improve traffic flow. The street is sufficiently wide enough to support two-way traffic while maintaining resident parking on the west side. Additionally, the Davenport Community School District will modify the traffic signal at the intersection of West 4th Street and Cedar Street to accommodate the new two-way traffic pattern.

Attachments:

1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE II ONE-WAY STREETS OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY REMOVING CEDAR STREET FROM 4TH STREET TO 5TH STREET.

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

Section 1. That Schedule II One-Way Streets of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa be and the same is hereby amended by removing the following:

Cedar Street from 4th Street to 5th 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 _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
2/19/2025

Subject:

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

Mac's Tavern, Daiquiri Factory, Kilkenny's, and Carriage Haus; St. Patrick's Day Celebration; approximately 2:00 p.m. (after the parade) Saturday, March 15, 2025 - 6:00 a.m. Sunday, March 16, 2025; **Closure:** West 3rd Street from Ripley Street to Harrison Street. [Ward 3]

The Office; St. Patrick's Day Celebration; 116 West 3rd Street; approximately 2:00 p.m. (after the parade) - 8:00 p.m. Saturday, March 15, 2025; **Closure:** northernmost parking lane and two travel lanes on West 3rd Street from Main Street to 116 West 3rd Street. [Ward 3]

Top-Notch Productions, Inc; Riverfront Pops 2025; LeClaire Park | 400 Beiderbecke Drive; 8:00 a.m. Wednesday, August 13, 2025 - 5:00 p.m. Sunday, August 17, 2025; **Closures:** Ripley and Harrison Streets south of River Drive. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

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

Attachments:

1. Resolution
2. 3rd Street St. Patrick's Day Map
3. The Office St. Patrick's Day Map
4. QCSO Riverfront Pops Closure Map

Resolution No. _____

Resolution offered by Alderman Jobgen.

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

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

*Mac's Tavern, Daiquiri Factory, Kilkenny's, and Carriage Haus; St. Patrick's Day Celebration; approximately 2:00 p.m. (after the parade) Saturday, March 15, 2025 - 6:00 a.m. Sunday, March 16, 2025; **Closure:** West 3rd Street from Ripley Street to Harrison Street. [Ward 3]*

*The Office; St. Patrick's Day Celebration; 116 West 3rd Street; approximately 2:00 p.m. (after the parade) - 8:00 p.m. Saturday, March 15, 2025; **Closure:** northernmost parking lane and two travel lanes on West 3rd Street from Main Street to 116 West 3rd Street. [Ward 3]*

*Top-Notch Productions, Inc; Riverfront Pops 2025; LeClaire Park | 400 Beiderbecke Drive; 8:00 a.m. Wednesday, August 13, 2025 - 5:00 p.m. Sunday, August 17, 2025; **Closures:** Ripley and Harrison Streets south of River Drive. [Ward 3]*

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 February, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

N Ripley St

Barricades

ATM

Mac's Tavern

Shazam Atm

Carriage Haus Davenport

Kahl Lofts

Kilkenny's Pub
Grill

302

304

→ W 3rd St →

→ W 3rd St →

→ W 3rd St →

SCORE

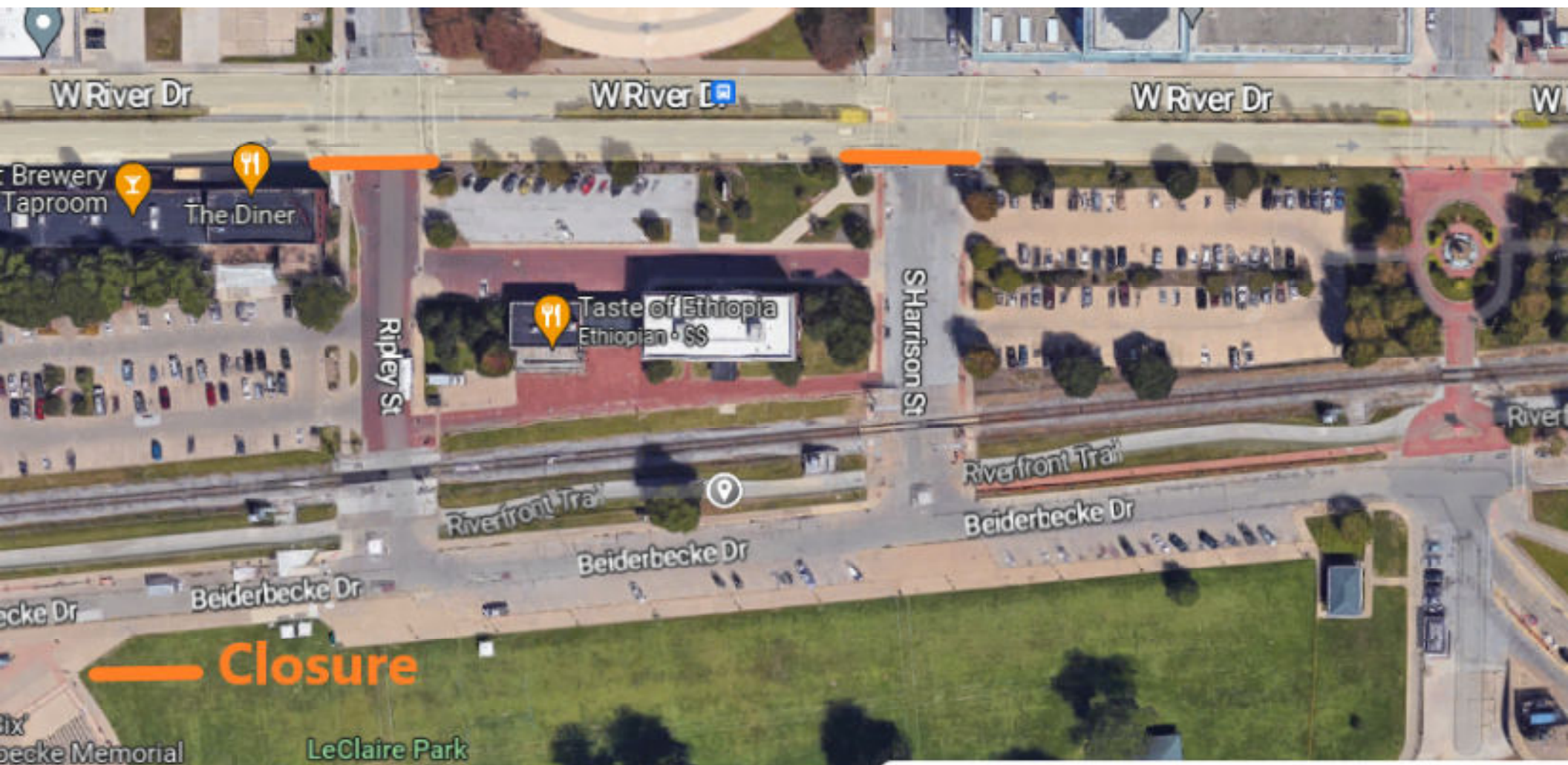
The Dorothea Apartments

321

Daiquiri Factory

323





City of Davenport

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

Action / Date
2/19/2025

Subject:

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

Kilkenny's; St. Patrick's Day Celebration; 300 West 3rd Street; 8:00 a.m. Saturday, March 15, 2025 - 12:00 a.m. Sunday, March 16, 2025; Outdoor music, over 50 dBA. [Ward 3]

Top-Notch Productions, Inc; Riverfront Pops 2025; LeClaire Park | 400 Beiderbecke Drive; 9:00 a.m. - approximately 10:00 p.m. Saturday, August 16, 2025; Outdoor music, over 50 dBA. [Ward 3]

Recommendation:

Pass the Motion.

Background:

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

Attachments:

None

City of Davenport

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

Action / Date
2/19/2025

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

La Catrina Bar & Grill (La Catrina Bar & Grill, Inc) - 3559 West Kimberly Road - Outdoor Area -
New License - License Type: Class C Liquor (On-Premises)

Hawkeye Sports Bar & Grill (Ortiz Holdings, LLC) – 4646 Cheyenne Avenue – Outdoor Area –
New License – License Type: Class C Liquor (On-Premises)

Ward 5

Ace Spades (Guru Nanak Food Mart, Inc) – 405 East Locust Street – New License – License
Type: Class C Liquor (On-Premises)

Save More (Guru Kirpa, LLC) – 405 East Locust Street – New License/Owners – License Type:
Class E Liquor (Carry-Out)

Ward 6

Chill Stop (Chill Stop QC II, Inc) – 3340 East Kimberly Road – New License – License Type:
Class E Liquor (Carry-Out) **200' notifications sent out 2/12/2025*

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

Ward 3

Devon's Complaint Dept (Triple Crown Whiskey Bar, LLC) - 304 East 3rd Street - Outdoor Area -
License Type: Class C Liquor (On-Premises)

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

Ward 6

Camp McClellan Cellars (Julie Keehn) - 2302 East 11th Street - License Type: Class B Beer/Wine
(Carry-Out)

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
2/19/2025

Subject:

Resolution accepting work completed under the 2023-2024 Sewer and Manhole Rehabilitation Program by Langman Construction of Rock Island, Illinois in the amount of \$3,930,121.05, CIP #30057. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

Work under this program consisted of repairs and CIPP lining of sanitary sewers as well as rehabilitation and reconstruction of existing manholes. A significant portion of this work was located within the Canadian Pacific-Kansas City Southern (CPKC) right-of-way. The continued rehabilitation of sanitary sewer pipes and manholes is necessary to comply with Davenport's Iowa Department of Natural Resources (IDNR) Administrative Consent Order.

Work has been satisfactorily completed by Langman Construction of Rock Island, Illinois with a final cost of \$3,930,121.05 budgeted in CIP #30057.

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 2023-2024 Sewer and Manhole Rehabilitation Program by Langman Construction of Rock Island, Illinois in the amount of \$3,930,121.05.

WHEREAS, work under this program consisted of repairs and CIPP lining of sanitary sewers as well as rehabilitation and reconstruction of existing manholes; and

WHEREAS, the continued rehabilitation of sanitary sewer pipes and manholes is necessary to comply with Davenport's Iowa Department of Natural Resources (IDNR) Administrative Consent Order; and

WHEREAS, work performed under the above-named program has been duly and fully complete by the contractor in accordance with the terms of the contract; and

WHEREAS, the final cost of the repairs performed under this contract is \$3,930,121.05.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the 2023-2024 Sewer and Manhole Rehabilitation Program by Langman Construction of Rock Island, Illinois in the amount of \$3,930,121.05 is hereby accepted.

Passed and approved this 26th day of February, 2025.

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
2/19/2025

Subject:

Resolution approving Change Order #3 in the amount of \$350,000 to McClure Engineering Co of Coralville, Iowa for the Duck Creek Sewer Interceptor Extension project, ARP #18. [Wards 1 & 2]

Recommendation:

Adopt the Resolution.

Background:

The current engineering agreement between the City of Davenport and McClure Engineering included one year of construction administration and inspection. The original scope was written in such a manner so that the City could evaluate McClure's performance before agreeing to additional services. During the first year of construction on the Duck Creek Sewer Interceptor Extension project, McClure Engineering has performed satisfactorily in both the administration of the construction contract, review of shop drawings, request for information from the contractor, review of quantity changes and pay application request as well as on-site inspection. Change order #3 provides the funding to expand construction administration and inspection services for the duration of the project. This work also includes as-built record drawings to be presented to the City following the completion of construction.

CONTRACT SUMMARY:

Original Contract Amount	\$1,203,450 (Approved)
Change Order #1	\$48,950 (Approved)
Change Order #2	\$134,500 (Approved)
Change Order #3	<u>\$350,000 (Pending)</u>
Total Amended Contract	\$1,736,900

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 #3 in the amount of \$350,000 to McClure Engineering Co of Coralville, Iowa for the Duck Creek Sewer Interceptor Extension project, ARP #18.

WHEREAS, the current engineering agreement between the City of Davenport and McClure Engineering included one year of construction administration and inspection, and the original scope was written in such a manner so that the City could evaluate McClure's performance before agreeing to additional services; and

WHEREAS, during the first year of construction on the Duck Creek Sewer Interceptor Extension project, McClure Engineering has performed admirably in both the administration of the construction contract, review of shop drawings, request for information from the contractor, review of quantity changes, and pay application request as well as on-site inspection; and

WHEREAS, Change Order #3 provides funding to expand construction administration and inspection services for the duration of the project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that Change Order #3 in the amount of \$350,000 to McClure Engineering Co of Coralville, Iowa for the Duck Creek Sewer Interceptor Extension project.

Passed and approved this 26th day of February, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
2/19/2025

Subject:

Resolution awarding a contract for the CY 2025 Contract Milling Program to Manatts, Inc – Eastern Iowa Division of Camanche, Iowa in the amount of \$231,524.50, CIP #35041. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on January 22, 2025 and sent to contractors. On February 11, 2025, the Purchasing Division opened and read five (5) responsive and responsible bids. See attached bid tab. Manatts, Inc – Eastern Iowa Division of Camanche, Iowa was the lowest responsive and responsible bidder.

This contract will provide roto-milling services for the City's in-house asphalt street resurfacing projects. Contracting for the surface removal work reduces base preparation time for a street by as much as 60%, reducing the overall cost of the resurfacing and potentially allowing more streets to be resurfaced in the course of a construction season.

Funding for this project is from CIP #35041 | Contract Milling 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 CY 2025 Contract Milling Program to Manatts, Inc – Eastern Iowa Division of Camanche, Iowa in the amount of \$231,524.50, CIP #35041.

WHEREAS, the City needs to contract for the CY 2025 Contract Milling Program; and

WHEREAS, Manatts, Inc – Eastern Iowa Division of Camanche, 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 CY 2025 Contract Milling Program is hereby awarded to Manatts, Inc – Eastern Iowa Division of Camanche, Iowa in the amount of \$231,524.50.

Passed and approved this 26th day of February, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: CY 2025 Contract Milling Program

BID NUMBER: 25-58

OPENING DATE: February 11, 2025

FUNDING: CIP 35041 | Contract Milling Program

RECOMMENDATION: Award the contract to Manatts, Inc. – Eastern Iowa Division of Camanche, IA in the amount of \$231,524.50.

<u>VENDOR NAME</u>	<u>PRICE</u>
Manatts, Inc. – Eastern Iowa Division of Camanche, IA	\$231,524.50
Langman Construction, Inc. of Rock Island, IL	\$247,384.13
Porter Brothers Construction of Rock Falls, IL	\$256,210.80
Brandt Construction Company of Milan, IL	\$277,207.75
Valley Construction Company of Rock Island, IL	\$300,347.50

Approved By

Approved By

Dept. Director

Date

Approved By

Budget/CIP

Date

Approved

Chief Financial Officer

Date

City of Davenport

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

Action / Date
2/19/2025

Subject:

Resolution awarding a contract for engineering services for the West Davenport Growth Area Plan project to McClure Engineering Co of Coralville, Iowa in the amount of \$197,800, CIP #60041. [Wards 1 & 2]

Recommendation:

Adopt the Resolution.

Background:

With recent infrastructure improvements from the Duck Creek Sanitary Sewer Extension, the availability of large tracts of land and ongoing demands for commercial and industrial development areas, a growth plan is needed for the area roughly bounded by Interstate 80 to the north, Wisconsin Avenue to the east, West Locust to the south, and Interstate 280 to the west. A growth plan and infrastructure framework will assist City officials with setting desirable land uses, acceptable development patterns, infrastructure planning, and budgeting for future capital (private or public) projects.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding a contract for engineering services for the West Davenport Growth Area Plan project to McClure Engineering Co of Coralville, Iowa in the amount of \$197,800, CIP #60041.

WHEREAS, the City is anticipating future commercial and industrial growth in the area served by the Duck Creek Sewer Extension project; and

WHEREAS, McClure Engineering Co of Coralville, Iowa will provide a growth plan and infrastructure framework to assist City officials for economic development planning purposes.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for engineering services for the West Davenport Growth Area Plan project is hereby awarded to McClure Engineering Co of Coralville, Iowa in the amount of \$197,800.

Passed and approved this 26th day of February, 2025.

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
2/19/2025

Subject:

Resolution awarding a contract for engineering services for the Police Station | Water Mitigation project to Shive-Hattery, Inc of Bettendorf, Iowa in the amount of \$116,000, CIP #23085. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

The Police Station is experiencing seepage into the interior of the building from rain and snow events. This primarily occurs within the area surrounding the green-roof courtyard located on the north side of the facility. The proposed project will remove and replace the vegetated roof with membrane roofing and will also include the replacement of nearby exterior wall panels, weather barriers, and sheathing throughout the project area. This engineering and architectural agreement will produce the necessary plans and specifications to secure a construction contract for the work mentioned above, it also includes assistance with construction administration and inspection.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding a contract for engineering services for the Police Station | Water Mitigation project to Shive-Hattery, Inc of Bettendorf, Iowa in the amount of \$116,000, CIP #23085.

WHEREAS, the City needs to perform maintenance and repair work to the Police Station to mitigate water from entering into the structure and causing further deterioration; and

WHEREAS, Shive-Hattery, Inc of Bettendorf, Iowa will provide the necessary technical expertise to produce biddable design and specifications for the maintenance and repair work.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for engineering services for the Police Station | Water Mitigation project is hereby awarded to Shive-Hattery, Inc of Bettendorf, Iowa in the amount of \$116,000.

Passed and approved this 26th day of February, 2025.

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
2/19/2025

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the FY 2026 State Patching Program, CIP #35045. [Wards 1, 2, 3, 6, & 7]

Recommendation:

Adopt the Resolution.

Background:

This program is an Iowa Department of Transportation (DOT) reimbursable program that is administered by the City to repair pavement on State routes. Construction is expected to begin late summer 2025. The program contains \$150,000 for FY 2026 which is anticipated to be 100% reimbursable. Funding for the FY 2026 State Patching Program is established within CIP #35045.

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 FY 2026 State Patching Program, CIP #35045.

WHEREAS, the City of Davenport has a maintenance agreement with the Iowa Department of Transportation (DOT) regarding State routes within city limits; and

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the FY 2026 State Patching Program; 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 FY 2026 State Patching Program.

Passed and approved this 26th day of February, 2025.

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
2/19/2025

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the West Lombard Court Reconstruction project, CIP #35062. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

This project will reconstruct West Lombard Court from North Blanchard Street to the cul-de-sac end. Proposed improvements include but are not limited to the furnishing of all labor, materials and equipment for the reconstruction of the existing concrete roadway; installing subdrains; resetting all existing sewer manholes to finish grade; replacing impacted driveway approaches; topsoil; sodding; and erosion control.

This project is funded in CIP #35062.

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 Lombard Court Reconstruction project, CIP #35062.

WHEREAS, plans, specifications, forms of contract and estimate of cost were filed with the City Clerk of Davenport, Iowa for the West Lombard Court Reconstruction 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 West Lombard Court Reconstruction project.

Passed and approved this 26th day of February, 2025.

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
2/19/2025

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Main Street (Palmer Drive to Locust Street) Resurfacing project, CIP #35061. [Wards 3 & 5]

Recommendation:

Adopt the Resolution.

Background:

This project will resurface Main Street from Palmer Drive north to Locust Street. Proposed improvements include but are not limited to the furnishing of all labor, materials and equipment for the resurfacing of the existing asphalt and concrete roadway; installation of ADA ramps and sidewalk; limited curb and gutter replacements; resetting all existing sewer manhole to finish grade; replacing impacted driveway approaches; topsoil; sodding; and erosion control.

This project is funded in CIP #35061.

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 Main Street (Palmer Drive to Locust Street) Resurfacing project, CIP #35061.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Main Street Resurfacing 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 Main Street (Palmer Drive to Locust Street) Resurfacing project.

Passed and approved this 26th day of February, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
2/19/2025

Subject:

Resolution accepting the sanitary sewer from 1515 East 39th Street to Eastern Avenue. [Ward 7]

Recommendation:

Adopt the Resolution.

Background:

At the time of its construction in October and November 1969, this sewer was both built to City standards and inspected by City staff. The sewer was televised in the fall of 2024 and found to be in good condition and constructed in general accordance with today's construction standards.

This sewer was considered for acceptance by the City to serve the Pine Hill Cemetery property. Construction related to the Goose Creek Trail Phase III project will cause Pine Hill Cemetery's existing septic system to fall out of compliance with Scott County's requirements for septic systems. Acceptance of this sewer as public infrastructure will allow both the elimination of the Pine Hill septic system and a connection of the Pine Hill plumbing system to this sanitary sewer.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION accepting the sanitary sewer from 1515 East 39th Street to Eastern Avenue.

WHEREAS, 3 sanitary sewer manholes (G-17-1, G-17-2 and G-17-3) and approximately 327 linear feet of 8" sanitary sewer connecting to existing sanitary manhole G-17 was constructed to City standards and inspected by City Staff at the time of its construction in 1969 by Don Rea Construction of rural Scott County; and

WHEREAS, the sewer has been recently inspected and found to be in good condition and in general conformance with today's construction standards.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that the sanitary sewer from 1515 East 39th Street to Eastern Avenue, which sanitary manholes and sanitary sewer was constructed by Don Rea Construction and recently inspected and found to be in general conformance with today's construction standards, is hereby formally accepted.

Passed and approved this 26th day of February, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
2/19/2025

Subject:

Resolution adopting the most recent published editions of the Iowa Statewide Urban Design Standards for Public Improvements, the Iowa Statewide Urban Standard Specifications for Public Improvements, and the City of Davenport Supplemental Specifications manuals. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

The City adopted the Iowa Statewide Urban Design Standards for Public Improvements and the Iowa Statewide Urban Design Standard Specifications for Public Improvements (SUDAS) in 2018. This Resolution approves the adoption of the current versions (2025) of the SUDAS Design Manual, and Standard Specifications as the requirements for designing and constructing public improvements within the City of Davenport. Public improvements include any work within current or proposed City rights-of-way, City-owned property, and any infrastructure owned and/or maintained by the City of Davenport.

The SUDAS materials are reviewed annually and updated or revised as appropriate. The Technical Committees for SUDAS include engineers, DOT and university personnel, contractors, material suppliers, and other subject matter experts from across the entire State of Iowa.

Then adoption of these standards will provide better uniformity of design and construction practices, update requirements based on Iowa laws and provide a method for the implementation of the latest techniques and materials used in public improvements in the State of Iowa. The standards are adopted by other major municipalities both locally and statewide.

The Davenport Supplemental Specifications includes addenda to the Statewide Design and Standards that are regionally specific for construction or tied to policy or jurisdictional requirements.

Attachments:

1. Resolution
2. 2024-2025 SS Change List
3. 2025 - Top 5 List
4. 2025 COD Design Manual
5. 2025 COD Supplemental Specifications

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION adopting the most recent published editions of the Iowa Statewide Urban Design Standards for Public Improvements, the Iowa Statewide Urban Standard Specifications for Public Improvements, and the City of Davenport Supplemental Specifications manuals.

WHEREAS, it is recommended by City of Davenport Public Works that the City adopt the Iowa Statewide Urban Design Standards for Public Improvements, the Iowa Statewide Urban Standard Specifications for Public Improvements, and the City of Davenport Supplemental Specifications manuals; and

WHEREAS, these design standards and construction specifications will be used to design and construct public improvements within the City; and

WHEREAS, public improvements include any work within current or proposed City right-of-way, City-owned property, and any infrastructure owned and/or maintained by the City of Davenport, Iowa; and

WHEREAS, Public Works will periodically review these standards and specifications and modify as needed under the direction of the City Engineer, Director of Engineering and Capital Projects, and the Public Works Director.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the most recent published editions of the Iowa Statewide Urban Design Standards for Public Improvements, the Iowa Statewide Urban Standard Specifications for Public Improvements, and the City of Davenport Supplemental Specifications manuals are hereby adopted.

Passed and approved this 26th day of February, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Summary of Changes to Davenport's Supplemental Specifications & Figures Effective ####, ##, 2025

Specifications

Division	Section	Summary of Change
4010	2.01	Prohibits size on size wyes
4040	1.07	Allow sump lines to be connected to appropriately sized roadway tile
4040	3.02	Requires sump lines to be connected to a sump line collector pipe
4910	New Specification	Allows pipe Bursting for trenchless replacement of sewer
6010	1.08	Clarifies the adjustments including boxouts
6010	3.01	Requires 0.1' drop across manholes
6010	2.08	Requires termination of a sewer at a manhole, only
6010	Notes	Clarifies requirement and responsibility for driveway castings
7010	2.02	Requires C3WR for patching streets under warranty
7020	1.08	Clarifies that fixture adjustment includes required boxout
7020	2.03	Changed deleted reference from 2.02 to 2.03
7021	1.07	Removes requirement to seal all "B" joints, sealing required only at face of curb
7030	1.07	Clarifies that streetscaping applies to a downtown area defined in 7035.
7030	3.04	Allows use of sawcut "C" joints in sidewalks
7035	1.01	Adds an Exhibit/map & city code of the downtown area requiring streetscaping
7035.D	2.03	Upsizing handhole sizes
7035.D	2.07, F	Renamed subsection and identifies sources of photo eyes
7035.D	2.07 & 2.08	Updated sales representative information
7035.D	3.03	New conduit shall be placed under sidewalk, not behind curb, when feasible
8010	2.01	Identifies acceptable hand holes
8010	2.02	Identifies acceptable video detection equipment
8010	2.05	Identifies required lamps to be Type III
8010	2.05	Identifies acceptable materials for housing
8020	1.08	Adds bid item for durable pavement markings
9020	1.08	Clarifies that payment for sod will be made only at acceptance of sod

Figures

DAV7035.102		Subbase thickness changed from 4" to 3" to match 7030
DAV7035.105		Subbase thickness changed from 4" to 3" to match 7030

DAV7035.106		Subbase thickness changed to 3" to match 7030; max curb height is 6"; max brick cross-slope is 6%; added note
DAV7035.107		Subbase thickness changed from 4" to 3" to match 7030
DAV7035.108		Subbase thickness changed from 4" to 3" to match 7030
DAV7035.109		Electric conduit & handhole moved; updated Note 7
DAV7035.117		Previous ramp with steps detail deleted & replaced with DAV9080.108S
DAV7035.117		New figure to guide sidewalk patching
DAV7035.118		New figure to guide signpost placement / mounting in brick section
DAV7040.106		Figure number changed to DAV7040.101A
DAV7040.107		Updated to be in compliance with DAV7040.101A (formerly DAV7040.106)
DAV9080.108S		New figure to guide ADA building access in ROW when ramp is needed
Design Manual		
Chapter	Section	Summary of Change
1D	4	Identifies preferred units for several common bid items
5C	1	Identifies design speed for designated salt routes
5C	2	Reiterates that preferred values are to be used for design of streets
12B	2	Identifies preferred flood reliability for trail (elevation) design



DAVENPORT

ENGINEERING & CAPITAL
PROJECTS

The construction season is fast approaching. Here's what you need to know as we head into the 2025 construction season.

The City of Davenport has updated its Supplemental Specifications and Supplemental Design Specifications. The documents will go before Council in February and should be approved by mid-to-late February.

As we focus on the upcoming year and specification changes, we do need to highlight a few areas of concern. Together, our role, is to design, construct, and deliver infrastructure improvements that meet the standards established by the City. As such, the citizens of Davenport expect us to be fiscally responsible stewards of our resources and environment. This expectation extends to all involved in the delivery of infrastructure projects and improvements.

2025 Highlighted Points of Concern | Inadequate Compliance and Required Improvement

1. Please be reminded watering of seed or sod is required as part of the SUDAS specifications. Whether included as a bid item, or not, watering at prescribed intervals and amounts is required for the successful establishment of either seed, or sod. Whether watered or not, and whether seeded or sodded, the City will accept (and pay for) established grass only.
2. When any 4" curb is called out in the plans, provide ONLY 4" sloped curb in conformance with DAV7010.102 4" Sloped Curb. 4" curb not in conformance with this detail will be rejected.
3. In general, butt joints do not require a separate sealing task. The exception to this is the curb line seal, where HMA (typically an overlay) meets the face of an existing curb. With the exception of the curb line seal, if a joint is cut, it requires a sealant. If a joint is not cut (i.e. butt joint), no sealant is required.
4. Please be aware that all Contractor vehicles and major equipment, excluding personal vehicles, must bear the name of the contractor in at least two locations. Rented major equipment must bear the name, address and telephone number of the rental company. Please see SUDAS 1080, 1.11 Contractor's Equipment Identification for further details.
5. For the mobilization bid item, we are providing the language already included in the specifications to call attention to the current requirement for including mobilization in a bid: The maximum amount of mobilization included in a bid may not exceed 10% of the total price bid, after excluding

the prices bid for mobilization and/or construction contingency. Bids including a mobilization value exceeding 10.00% will be deemed non-responsive.

To receive notice when updates to specifications are made and other important updates, signup to receive alerts at www.davenportiowa.com/ss.

Did you know that the Iowa Stormwater Education Partnership hosts several low-cost stormwater training courses throughout the year. Visit <https://iowastormwater.org/training/> for details.

Thank you for your time and attention as we begin the 2025 construction season.

City of Davenport

Engineering & Capital Projects

City of Davenport, IA

General Supplement to

2025 SUDAS

Design Manual



Please note that this General Supplement does NOT contain all references necessary for the design of capital infrastructure within the City of Davenport. Designers shall also refer to City Ordinances, manuals, processes and permitting requirements.

This General Supplement to the SUDAS Design Manual amends or supplements the Statewide Urban Design and Standards (SUDAS). All provisions which are not so amended or supplemented remain in full force and effect.

1. Chapter 1: General Provisions

1C – Submittal Procedures

All information collected by the designer and/or surveyor for City improvement projects shall become property of the City of Davenport and are subject to open records requests.

1D – Detailed Plans for Construction of Public Improvements

1D-1-A. Public Improvement Plan Sheet Requirements

4. Title Sheet:

- g. Signature line for jurisdictional authority shall be signed by either the City Engineer, or the Assistant City Engineer. This signature acknowledges only that the project design is consistent with the intended scope of the project and that the project has completed the review approval process.

1D – 1 – J. Additional Requirements

Final plans shall also include, and the improvements constructed, including:

- i. Regulatory street signs and street name blades, including tabulation
- ii. Pavement markings as determined by the City Engineer
- iii. ADA Ramps and landings
- iv. All sidewalk across out lots
- v. Streetlight locations
- vi. Traffic signals, as determined by the City Engineer

1D – 4 – A

Standard bid items shall be changed as follows:

Item No.	Item Description	Unit
9010-A	Conventional Seeding, Seeding Fertilizing and Mulching, _____(Type)	SY
9010-B	Hydraulic Seeding, Seeding Fertilizing and Mulching, _____(Type)	SY
9010-C	Pneumatic Seeding, Seeding Fertilizing and Mulching, _____(Type)	SY
9010-D	Watering *	Wk
9020-A	Sod	SY

* Note – Watering is administered per specification but paid for by the week. The quantity is each week of the establishment period (6 weeks for seed, 4 weeks for sod).

2. Chapter 2: Stormwater

No Supplements

3. Chapter 3: Sanitary Sewers

No Supplements

4. Chapter 4: Water Mains

No Supplements

5. Chapter 5: Roadway Design

5A – General

Refer to City Ordinance 16.24.040 for jurisdiction specific information related to pavement and associated right of way width requirements.

For new construction, 6" standard curb is required. For reconstruction, 6" standard curb is preferred.

5C – Geometric Design Criteria

Section 5C-1

3. Designated salt routes with speed limits of 35 mph, or less, shall be designed for the posted speed limit + 5 miles per hour.

Section 5C-2 Geometric Design Elements

- A. Designs should meet "preferred" values unless shown to be technically infeasible and values between the "preferred" and "acceptable" values are approved by the City Engineer.
- N. Parking Lane – DELETE N. 1. And ADD “Parking Lanes on Arterial Streets shall be considered in accordance with Table 5C-1.01 (Preferred Roadway Elements) and Table 5C-1.02 (Acceptable Roadway Elements). Parking Lanes along Arterial roadways will be considered on a project-by-project basis, and may require a design exception be submitted for approval.”

5G – PCC Pavement Joints

Section 5G-2 Types of Joints

Longitudinal third point jointing is not acceptable to the City of Davenport.

5F – Pavement Thickness Design

Section 5F-1 Pavement Thickness Design

Pavement thickness will be determined for each Collector and Arterial pavement design assuming a California Bearing Ratio (CBR) of 3, a design period of 50-years and all other design variables as recommended in SUDAS 5F-1, Section B. Should the resulting pavement section be less than the thicknesses below, confirm final section thicknesses with City staff:

	Portland Cement Concrete (PCC)		Hot Mix Asphalt (HMA)	
	Pavement Thickness	Subbase Thickness	Pavement Thickness	Subbase Thickness
Major Arterial (Design)	10"	6"	13.5"	10"
Minor Arterial (Design)	9"	6"	13.5"	6"
Major Collector (Design)	10"	6"	13.5"	10"
Minor Collector (Design)	8"	6"	13.5"	6"
Local Road [Residential] (Required)	7"	6"	8.5"	8"
Local Road [Commercial / Industrial] (Required)	9"	6"	13.5"	6"
Alley (Required)	7"	6"	8.5"	8"
Trail (Required)	6"	6"	7.5"	6"

5L – Access Management

Apply Right Turn Radius criteria found in Table 5L-4.01 to alley entrances.

5M – Complete Streets

D. Traffic Calming – Added preferred Speed Hump detail drawing [DAVDesign 5M-D-101.031324.](#)

5N – Traffic Impact Studies

A warrant analysis is required for all new developments generating less than 100 trips per day during the peak hour and 500 trips per day in total. A Traffic impact Study is required for all new developments generating more than either 100 trips per day peak hour or 500 trips per day total.

6. Chapter 6: Geotechnical

No Supplements

7. Chapter 7: Erosion and Sediment Control

7E – Design Information for Erosion and Sediment Control Measures

Section 7E-24 Permanent Seeding

Permanent seeding is acceptable for projects constructed primarily outside of the ROW (i.e. Parks, Trails, etc.). For projects constructed primarily within the ROW, sod shall be specified and the appropriate bid item(s) included in the construction plan set. Sodded areas within the ROW shall include grading limits and other relatively minor disturbed areas associated with the project. Include 10% contingency to area to be sodded, as well as topsoil area required, and describe basis of quantity in bid item/ERI note.

When Sod is specified, also include Watering, EA, 4 (one for each week of the acceptance period) and a note indicating that the Contractor is required to “notify the Construction Project Manager 24-hours in advance of the watering so that the watering can be verified for payment. Contractor risks non-payment for unverified watering.”

8. Chapter 8: Parking Lots

No Supplements

9. Chapter 9: Utilities

No Supplements

10. Chapter 10: Street Tree Criteria

10A – General Information

Section 10A-1 General Information

Consult with City Arborist prior to final selection of species.

11. Chapter 11: Street Lighting

11A – General Information

Section 11A-1 – General Information

Review design and construction related requirements in City of Davenport Supplemental Specification 7035.

12. Chapter 12: Sidewalks and Bicycle Facilities

12A – Sidewalks

Section 12A-1 - General Sidewalk Requirements

Review design and construction related requirements in City of Davenport Supplemental Specification 7035.

Section 12B-2 Bicycle Facilities

C. Shared Use Path Design Elements

8. Design Speed and Alignments - Designs near waterways shall ensure the elevation of the trail exceeds that of the 2-year flood event.

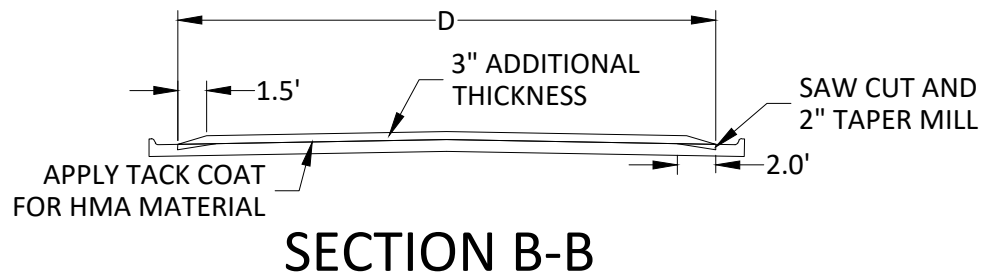
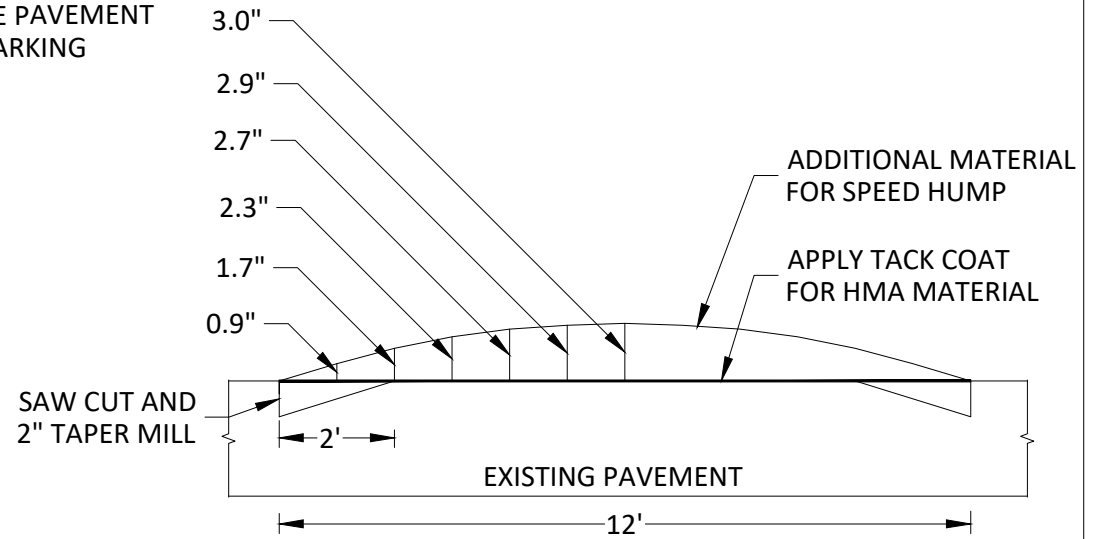
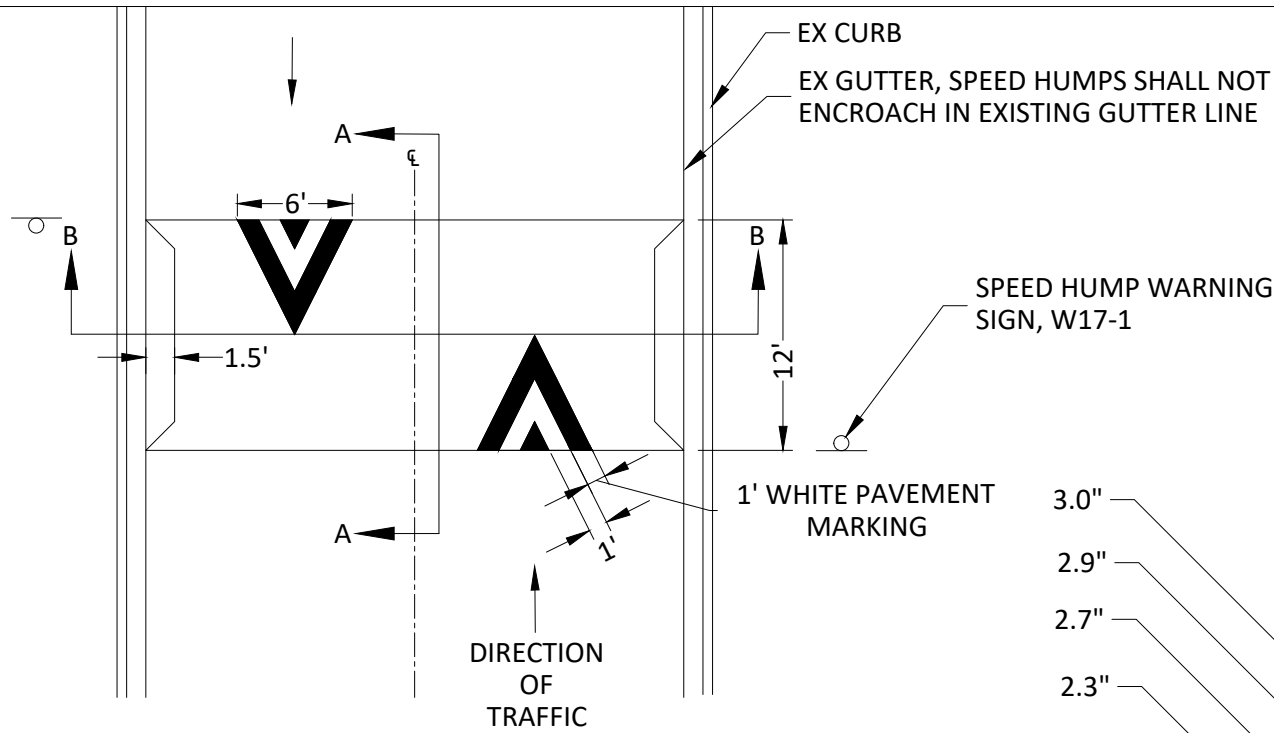
13. Chapter 13: Traffic Control

13 – Miscellaneous

- A. Sign Replacement Guidelines – Replace all regulatory signs (i.e. Governed by MUTCD – Stop, Yield, Speed, Snow, Parking, etc) and Street Name Blades. Replace all posts that are not perforated square tube.

14. Chapter 14: Trenchless Construction

No Supplements



	CITY OF DAVENPORT, IA ENGINEERING DIVISION		DATE ISSUED	
	1200 E. 46th St. (563) 326-7729		Davenport, IA 52807 FAX (563) 327-5182	
	REVISIONS:		1	01-01-2024
			5M-D-101	
		SHEET 1 of 1		
PREFERRED DETAIL				
SPEED HUMP				



This intentionally left blank.

Approvals, certifications, and acknowledgements will be located as follows once received.

- Brian Schadt, City Engineer, Certification
- Iowa DNR Approval/Certification | Sanitary Sewers
- Iowa DNR Approval/Certification | Water Distribution

City of Davenport, Iowa Supplemental Specifications to 2025 Iowa SUDAS



Updated: Date of Council Approval 2025

All drawings are located at the end of this document.
Drawings will be linked in appropriate sections
following Council approval.

City of Davenport, IA | Supplemental Specifications to Iowa SUDAS

As adopted by City Council resolution ~~2025-XXX~~, the City of Davenport has adopted the most recently published editions of SUDAS and City Supplemental Specifications as the standards for design and construction of public improvements within the City’s Public Right-of-Way as defined in [Chapter 12.20](#) of Davenport City Code. Public improvements include any work within current or proposed City right-of-way, City-owned property, and any infrastructure owned and/or maintained by the City of Davenport.

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DIVISION 1 – GENERAL CONDITIONS AND COVENANTS

Section 1020 – Proposal Requirements and Conditions

1.02 Contents of the Proposal Forms

A. DELETE and REPLACE with the following:

Each prospective bidder will be furnished with a link to the Jurisdiction's bidding website containing the contract documents including the location and description of the proposed work, the approximate quantities of work to be performed for which bid prices are requested and the completion provisions. The contract documents will contain any special provisions that shall apply to the work to be performed.

1.05 Interpretation of the Contract Documents

DELETE and REPLACE with the following:

If any prospective bidder is in doubt as to the true meaning of any parts of the contract documents, the bidder may request an interpretation from the Engineer, through the Purchasing Division. Any interpretation of the contract documents will be made only by an addendum delivered through the Jurisdiction's bidding website to each prospective bidder who received, or in the future requests, contract documents from the Jurisdiction.

1.06 Addendum

DELETE and REPLACE with the following:

Each bidder will receive a notice of addendum for any changes in the contract documents made prior to the time established for the receipt of bids. The notice will be delivered in the manner chosen by the Jurisdiction to the email address provided by the bidder with an acknowledgement of receipt required. Acknowledgement of the receipt of the addendum will be as provided on the Jurisdiction's bidding website.

1.09 Preparation of the Proposal

A. DELETE and REPLACE with the following:

Proposal: Follow Davenport Purchasing Policy and Procedure as provided.

- B. DELETE.**
- C. DELETE.**
- D. DELETE.**

1.11 Irregular and Nonresponsive Proposals

A. DELETE and REPLACE with the following:

Proposals will be considered irregular and may be rejected for any of the following reasons:

1. If submitted in any way other than through the Jurisdiction's bidding website;
2. If the bidder submits an obviously unbalanced bid. An unbalanced bid shall be defined as a bid containing lump sum prices or unit bid prices that do not reflect reasonable actual costs plus a reasonable proportionate share of the bidder's anticipated profit, overhead costs, and other indirect costs to complete that item;

3. If the proposal does not contain a unit price for each pay item listed, except in the case of authorized alternate pay items; or
 4. If the bidder submits more than one proposal for the same work under the same of different names.
- B. Proposals will be considered nonresponsive and shall be rejected for any of the following reasons:
4. DELETE.

1.12 Submission of the Proposal, Identity of Bidder and Bid Security

- A. DELETE and REPLACE with the following:
Follow Davenport Purchasing Policy and Procedure as provided and the instructions on the Jurisdiction's bidding website for submittal of the proposal.

1.13 Withdrawal or Revision of the Proposal Prior to Opening of Proposals

DELETE and REPLACE with the following:
Follow Davenport Purchasing Policy and Procedure as provided for withdrawal or revision of the proposal prior to opening of the proposals.

1.14 Opening of Proposals

DELETE and REPLACE with the following:
Follow Davenport Purchasing Policy and Procedure as provided for opening of proposals.

Section 1040 – Scope of Work

1.06 Increase or Decrease of Work

- D. Contractor is responsible for notifying the Engineer of increased work that will accumulate additional cost. If cost is not agreed upon in advance of the work being completed, no additional payment will be made. Extra work that is to be paid for on a force account basis shall comply with Iowa DOT Specifications Section 1109.03, B.

1.07 Change Orders

ADD the following:

- C. The Contractor shall not proceed with additional work until the Contractor and the Jurisdiction have executed a change order. All documentation needed for finalizing the change order, including final quantities, will be given to the Jurisdiction no later than 30 days after the change order work has been completed. Failure to do so will result in the Contractor's forfeiture of payment.

1.09 Changed Site Conditions

B. Compensation:

ADD the following:

- 3. No work that will require additional compensation will be completed prior to executing a change order covering that work.

Section 1050 – Control of Work

1.07 Examination of Materials and Work

ADD the following:

- C. If any portion of the work is covered prior to the Engineer or its agents having an opportunity to inspect it, the Contractor, if required, shall remove or uncover portions of the work for observation. The cost of uncovering and restoring the Work in this case will be at the Contractor's expense.

Section 1070 – Legal Relations and Responsibility to the Public

PART 2 – RESPONSIBILITIES TO THE PUBLIC

2.06 Traffic Control

A. ADD the following:

3. The Contractor shall be responsible to notify affected jurisdiction(s), property owners, businesses, and residents of any road closure or lane reduction as detailed in the contract documents.
4. If Jurisdiction deems that more traffic control devices are necessary, the Contractor shall provide at no additional cost.
5. Remove barricades and signage that is no longer needed within 24 hours.

ADD the following:

C. Restricting Parking:

1. The Contractor is responsible for furnishing, installing, maintaining and removing any necessary temporary “No Parking” signage. The following are minimum requirements for the signage and the Engineer may add additional:
 - a. Minimum 12 X 18 sign, red on white, with specific start/stop dates/times.
 - b. Signs to have the tow symbol visible.
 - c. Signs attached to either a 48" grabber with reflective stripes or bolted to the top panel of a type 1 barricade (weighted for wind) so that the sign sticks up above the top panel.
 - d. Grabber cone, or similar, are to be placed approximately 20 feet apart along the curb line from end to end.
 - e. Place signs no less than 24 hours ahead of the no parking start time.
 - f. After complete setup, take time/date stamped video or pictures of the entire setup for verification/documentation.
 - g. Check the setup at least once every 24 hours.
2. If towing is needed, the Contractor will contact the Jurisdiction.

2.07 Protection of Aboveground and Underground Facilities

ADD the following:

- E. In an attempt to locate underground facilities through potholing, it is the Contractor's responsibility to properly backfill the area.**
1. If potholing within pavement, backfill the core hole with gradation No. 11 aggregate to the bottom of the existing pavement and fill the remaining void to the top of pavement with a concrete mix or HMA mix, matching surrounding pavement and approved by the Engineer. Size of replacement patch by approval of the Engineer.
 2. If potholing outside pavement, backfill with native soil and compact according to Section 3010 – Trench Excavation and Backfill. Seed and maintain until permanent growth is fully established.

3. If potholing within sidewalks or pedestrian ramps, remove the affected panels and replace with class C concrete or class M, if approved by the Engineer.

PART 3 – BONDS AND INSURANCE

3.02 Insurance Requirements

- C. Except for workers compensation insurance, the Contractor shall purchase and maintain such insurance as will protect the Contractor and the Jurisdiction as set forth below, which may arise out of or result from the Contractor's operations under the contract, whether such operations be by the Contractor, its subcontractors or consultants, suppliers, third parties, or the agents, officers, or employees of any of them. In addition, the Contractor shall purchase and maintain workers compensation insurance to cover its employees.
 1. DELETE and REPLACE with the following:
Refer to contract documents for insurance requirements.
 2. DELETE and REPLACE with the following:
Refer to contract documents for insurance requirements.
 3. DELETE and REPLACE with the following:
Refer to contract documents for insurance requirements.
 5. DELETE and REPLACE with the following:
Refer to contract documents for insurance requirements.

Section 1080 – Prosecution and Progress

1.01 Subletting or Assignment of Contract

C. Subcontracts:

ADD the following:

3. If the Contractor removes a subcontractor for any reason, the Jurisdiction is not responsible for additional costs or schedule changes resulting from replacing the subcontractor.

Section 1090 – Measurement and Payment

1.08 Acceptance and Final Payment

ADD the following:

- E. Submit a set of As-built plans, which will include any changes from the construction plans.
- F. Acceptance of subdivisions or applicable private development shall be per Davenport City Code.

DIVISION 2 – EARTHWORK

Section 2010 – Earthwork, Subgrade and Subbase

PART 1 – GENERAL

1.08 Measurement and Payment

D. Topsoil:

1. On-site Topsoil

a. Measurement:

DELETE and REPLACE with the following:

Measurement will be in cubic yards of topsoil stripped, salvaged and spread, and will be computed on the basis of a uniform finished thickness of 4" within the Right of Way. Thickness outside of the Right of Way shall be as required by the Davenport Stormwater Manual, or as specified in the plan drawings.

E. Class 10, Class 12 or Class 13 Excavation:

3. Includes, but not limited to:

e. DELETE and REPLACE with the following:

The Jurisdiction is responsible for compaction testing, unless otherwise specified in the contract documents. The Contractor will be responsible for payments associated with all retesting from failure of initial tests.

J. Subbase:

3. Includes:

ADD the following statement:

When Excavation is needed for the placement of subbase, the cost of excavation shall be incidental to the bid price for subbase.

PART 2 – PRODUCTS

2.01 Topsoil

DELETE and REPLACE with the following:

Comply with the Davenport Stormwater Manual for on-site, compost-amended and off-site top soil product specifications. Visual approval by the Engineer is required.

If testing is necessary, the Contractor will be responsible for payment. Follow Davenport Stormwater Manual.

2.03 Suitable Embankment Materials

Add the following:

F. Or approved by the Engineer.

2.04 Foundation Materials

B. Granular Stabilization Materials:

ADD the following:

1. ADD the following: Scott County Macadam is also allowable. Other gradations allowable with approval of the Engineer.
 3. REMOVE the following: Any use of crushed concrete must be approved by the Engineer.
 3. ADD the following: Use of recycled PCC for subgrade stabilization is acceptable. Recycled PCC shall not be allowed in place of subbase material.
- D. Subbase:
- ADD the following statement:
- Any use of crushed concrete, recycled pavement or RAP must be approved by the Engineer.
1. Special Backfill
 - a. DELETE and REPLACE with the following:
Comply with Iowa DOT Specifications Section 4132. The quality requirements of Iowa DOT Materials I.M. 210 for recycled pavements are enforced.

PART 3 – EXECUTION

3.02 Topsoil

A. Onsite Topsoil:

1. Stripping and Salvaging
 - b. DELETE and REPLACE with the following:
Remove an adequate amount of topsoil from existing on-site topsoil to allow finish grading with a finished grade of salvaged or amended topsoil, with a uniform finished thickness of 4" within the Right of Way. Thickness outside of the Right of Way shall be as required by the Davenport Stormwater Manual, or as specified in the construction documents. The topsoil may be moved directly to an area where it is to be used, or may be stockpiled for future use.
2. Spreading and Finish Grading:
 - a. DELETE and REPLACE with the following:
Place topsoil at least 4" deep within the Right of Way (as specified or by Davenport Storm Water Manual outside of the ROW); smooth and finish grade according to the contract documents.

3.04 Embankment Construction

ADD the following:

Embankments not to be built on frozen earth.

3.06 Subgrade Preparation

B. Subgrade Stability:

1. DELETE and REPLACE with the following:
Perform proof rolling with a truck loaded to the maximum single legal axle gross weight of 20,000 pounds or the maximum tandem axle gross weight of 34,000 pounds. Verify axle and truck weights by tickets from a certified scale.
2. DELETE and REPLACE with the following:
Operate trucks at less than 10 mph. Make multiple passes for every lane. The

subgrade will be considered to be unstable if, under the operation of the loaded truck, the surface shows yielding (soil wave in front of the loaded tires) or rutting of more than 1 inch, measured from the top to the bottom of the rut at the outside edges.

3.09 Field Quality Control

B. Moisture Content and Density

2. DELETE and REPLACE with the following:
Compact cohesive soils to no less than 95% of maximum Standard Proctor Density: and cohesionless soils in accordance with Iowa DOT Specification 2115.03 B.4.

END OF DIVISION

DIVISION 3 – TRENCH AND TRENCHLESS CONSTRUCTION

Section 3010 – Trench Excavation and Backfill

PART 2 – PRODUCTS

ADD the following:

Sand and manufactured sand may only be used if approved by the Engineer.

2.01 Materials Excavated from a Trench

A. Standard Trench Excavation.

1. ADD the following: Suitable backfill material under, and within, five (5) feet of pavement shall be Class II material only, with < 50% passing the Number 4 screen and < 12% passing the Number 200 screen. If no bid item for replacement of unsuitable backfill materials has been included in the plan documents, this shall be considered incidental to the installation of the bid item for the pipe being installed.

PART 3 – EXCAVATION

3.01 Trench Excavation

- B. DELETE and REPLACE with the following:
Remove topsoil and stockpile.

3.05 Pipe Bedding and Backfill

E. Final Trench Backfill

5. DELETE and REPLACE with the following:
In areas to remain unpaved, terminate backfill material and place topsoil to final grade at a depth in accordance with the Davenport Stormwater Manual.

END OF DIVISION

DIVISION 4 – SEWERS and DRAINS

Section 4010 – Sanitary Sewers

PART 1 – GENERAL

1.07 Special Requirements

DELETE and REPLACE with the following:

Sawcut, stamp or otherwise permanently mark, a 4 inch x 4 inch upside down “T” into the adjacent curb to mark the lateral location, and spray paint the sawcut area green.

PART 2 – PRODUCTS

2.01 Sanitary Sewer Service Stubs

ADD the following:

Size on Size fittings shall not be installed on any gravity mains.

I. Double Walled Polypropylene Pipe 12 inch to 30 inch:

ADD the following:

4. By approval of the Engineer only.

J. Double Walled Polypropylene Pipe 30 inch to 36 inch:

ADD the following:

4. By approval of the Engineer only.

2.03 Sanitary Sewer Force Mains

F. Tracer Wire Station:

2. ADD the following:

Color specified is green.

PART 3 – EXECUTION

3.06 Sanitary Sewer Service Stubs:

C. ADD the following:

5. DELETE AND REPLACE with the following:

For undeveloped properties, place watertight stopper, cap or plug in end of sanitary sewer service. Mark the end of the service stub with a 2x4 painted green, extending 2 feet above the surface. Location of sanitary sewer service stubs will be verified using GPS and provided to Jurisdiction.

3.08 Sanitary Sewer Abandonment

ADD the following:

All sanitary services abandoned at the sewer main.

A. Plug:

ADD the following:

3. In addition, insert a twist plug when abandoning services. If a wye is unavailable, install a saddle wye, and then insert the plug into the saddle wye.

3.10 Sanitary Sewer Cleanout

ADD the following:

Unless approved by the Engineer, cleanouts are not allowed on sanitary sewer mains.

Figure 4010.203 only applicable to sanitary sewer services.

SECTION 4020 – Storm Sewers

PART 2 – PRODUCTS

2.01 Storm Sewers

- A. Reinforced Concrete Pipe (RCP):
 - 3. DELETE and REPLACE with the following: Use joints complying with ASTM C 443.
- B. Reinforced Concrete Arch Pipe (RCAP):
 - 3. DELETE and REPLACE with the following: Use joints complying with ASTM C 443.
- C. Reinforced Concrete Elliptical Pipe (RCEP):
 - 3. DELETE and REPLACE with the following: Use joints complying with ASTM C 443.
- D. Reinforced Concrete Low Head Pressure Pipe:
 - 3. DELETE and REPLACE with the following: Use joints complying with ASTM C 361.

PART 3 – EXECUTION

3.02 Pipe Installation

- A. General
 - 3. DELETE and REPLACE with the following:
Place pipe with lifting holes at the top of the pipe and fill lift hole with non-shrink grout and manufactured plugs.

SECTION 4040 – SUBDRAINS AND FOOTING DRAIN COLLECTORS

PART 1 – GENERAL

1.07 Special Requirements

DELETE and REPLACE with the following:

- A. Sump pump/footing drain collection system shall be installed with all new subdivision and as required by the City Engineer. If requested, design calculations shall be submitted for review.
- B. Install a post and provide GPS information to the Jurisdiction of the location of sump pump drains and footing drain service stubs. Sawcut, stamp or otherwise permanently mark, a 4 inch x 4 inch triangle “Δ” into the adjacent curb to mark the footing drain location, and spray paint the sawcut area green.
- C. Sump lines may be connected to appropriately sized subdrain lines with the permission of the City Engineer. An excavation permit is required prior to starting this work. Downspouts shall not be connected to the subdrain line. The City shall be responsible for maintenance of the subdrain line, the property owner shall be responsible for the maintenance of the sump connector line. Appropriately spaced and identified cleanouts are required.

3.01 Subdrains

- A. Subdrains shall be Type 1, Case C with the center of tile located at either 0’-6” or 3’-6” from back of curb. Type 1 cases A or B, or Type 2 cases D or E are acceptable with the approval of the Engineer.

3.02 Footing Drain Collectors

ADD the following:

- E. Sump pump discharge lines and footing drains shall be connected to a Footing Drain collector pipe, only. Neither sump pump discharge lines nor footing drains shall discharge to the ground surface.

SECTION 4050 – PIPE REHABILITATION

PART 1 – GENERAL

1.07 Special Requirements

B. DELETE and REPLACE with the following:

Unless otherwise specified, the Contractor will coordinate the use of fire hydrants with Iowa American Water Company (IAWC). Portable water meters with proper backflow prevention devices are required for use of water from all fire hydrants. IAWC will supply the RPZ backflow preventer and the meter to the Contractor. The Contractor must also notify both the City of Davenport's Fire Department and IAWC as to the location of meters. The use of fire hydrants is restricted to authorized personnel only. IAWC must be present and given twenty-four (24) hours' notice when meters are to be moved. Per IAWC, the Contractor may be responsible to install a protective locked box over the fire hydrant, RPZ valve and meter being used at all times during the course of the program. The Contractor shall be responsible for all coordination, deposits, permits and associated fees, rental charges and charges for the volume of water used.

SECTION 4060 – CLEANING, INSPECTION AND TESTING OF SEWERS

PART 1 – GENERAL

1.07 Special Requirements

DELETE and REPLACE with the following:

Comply with National Association of Sewer Service Companies (NASSCO) requirements for all televising of storm and sanitary sewers and services.

ADD the following:

SECTION 4910 – PIPE BURSTING

PART 1 – GENERAL

1.01 Section Includes

- A. Sanitary sewer replacement by pipe bursting
- B. Reconnection of existing services
- C. Testing

1.02 Description of Work

- A. Replacement of sanitary sewer main by pipe bursting.
- B. Replacement of sanitary sewer services by pipe bursting.

1.03 Submittals

Comply with Division 1 – General Provisions and Covenants of SUDAS Specifications as well as the following:

- A. Detailed construction procedures including layout plans and sequence of construction.
- B. Locations, sizes and construction methods for service reconnection pits.
- C. Methods of construction, reconnection and restoration of existing service laterals.
- D. Descriptions of methods for modifying existing manholes.
- E. Detailed procedures for installation and bedding of new pipe in launching and receiving pits.
- F. Sewer bypass plans including methods and equipment.

1.04 Substitutions

- A. Comply with Division 1 – General Provisions and Covenants of SUDAS Specifications.

1.05 Delivery, Storage and Handling

- A. Comply with Division 1 – General Provisions and Covenants of SUDAS Specifications.

1.06 Scheduling and Conflicts

- A. Comply with Division 1 – General Provisions and Covenants of SUDAS Specifications.

1.07 Special Requirements

- A. Operators of pipe bursting equipment shall be trained and certified by the equipment manufacturer for the system operation.
- B. Operators of the pipe fusion equipment shall be trained and certified by the equipment manufacturer for the fusion methods and equipment operation.

1.08 Measurement and Payment

- A. Pipe Bursting:
 - 1. Measurement: Each type and size of pipe installed by pipe bursting will be

- measured in linear feet from
center of manhole to center of manhole or along length installed between pits.
 - 2. Payment: Payment will be made at the unit price per linear foot for each type and size of pipe.
 - 3. Includes: Unit price includes, but is not limited to, pre-bursting inspections, pit excavations, dewatering, bypass pumping, furnishing bedding material, placing bedding and backfill material, pit restoration, and testing.
- B. Service Reconnection:
- 1. Measurement: Each completed reconnection per size of service pipe will be counted.
 - 2. Payment: Payment will be made at the unit price for each reconnection.
 - 3. Includes: Unit price includes, but is not limited to, removal of existing pipe, trench excavation and backfill, couplers, fitting, and pipe necessary for reconnection.

PART 2 – PRODUCTS

2.01 Sanitary Sewer:

- A. High Density Polyethylene Pipe (HDPE):
- 1. Comply with ASTM F714 based on outside diameter or AWWA C906, ASTM D1248 and ASTM D3350.
 - 2. Minimum wall thickness: DR 17.
 - 3. Homogenous throughout entire pipe,

2.02 Service Connector:

- A. Existing Service Lateral:
- 1. Flexible connector conforming to ASTM C425.
- B. New Service Lateral:
- 1. Compression- fit type with nominal inside diameter of existing service.
 - 2. Inserta-Tee® or approved equal.

2.03 Joint Lubricants:

Must be compatible with pipe material. Follow manufacturer recommendations for application.

PART 3 – EXECUTION

3.01 Preparation:

- A. Clean and televise the host pipe and perform internal inspections. Provide a copy of the video and summary report to the Engineer.
- B. Identify, locate, excavate, and disconnect laterals from host sewer main as referenced in the contract documents.
- C. Provide access pits as required to facilitate pipe bursting insertion process. Locate pits where interference to vehicular traffic and inconvenience to public is minimized. Use sewer lateral connection locations, changes in sewer line and grade, and sags as

access pit locations, and
provide access to sewer from both directions. Prevent damage to adjacent areas during bursting process.

D. Locate and protect existing utilities.

3.02 Pipe Installation:

A. General:

1. Do not exceed approved submittal insertion rate or force at any time.
2. Use approved lubricant to ease installation friction. Match lubricants to soil and insertion conditions.
3. Ascertain elevations of upstream and downstream manhole inverts or at main to be burst at insertion pits and intermediate points if excavated, to assure line and grade of new pipe is maintained.
4. Provide by-pass pumping.

B. Pipe Jointing:

1. Assemble and joint pipe on site using the butt-fusion method to provide a leak-proof joint. Threaded or solvent-cement joints and connections are not permitted. Comply with manufacturer's recommendations for all equipment and procedures. Perform fusion with personnel certified as fusion technicians by a manufacturer of HDPE pipe and/or fusing equipment.
2. Use proper temperature and pressure to assure the butt-fused joint is in true alignment and has uniform rollback beads. Remove irregular internal bead projections that are not uniform. Allow adequate cooling time before removal of pressure. The fused joint to be watertight and have tensile strength equal to that of the pipe. All joints are subject to acceptance by the Engineer prior to insertion.

C. Relaxation Period:

1. Allow inserted HDPE pipes to rest for a period as recommended by the manufacturer but no less than 4 hours before cutting and trimming replacement pipe, reconnecting services, or connections to manholes.
2. After relaxation period, cut, trim, and seal replacement pipe 3 inches inside upstream and downstream manholes if appropriate. Reconnect existing pipe at manhole or insertion pit with approved flexible coupling method.

D. Restoration:

1. Prior to backfilling access pits, ensure new pipe is properly supported and on the required grade. Stone or other approved material shall be used under the new pipe as support to avoid sagging after backfill and compaction.
2. Restore all pits, excavations, and associated surface areas to original condition or as specified in the contract documents.

3.03 Testing

- A. Perform low pressure air testing prior reconnection of services. Test according to Section 4060. 3.04B. Sanitary Sewer Exfiltration Testing of SUDAS Specifications.
- B. Perform video inspection upon completion of all connections. Provide a copy of the video inspection to the Engineer.
- C. Provide necessary repairs or replacements of all detected defects at Contractor's

expense.

END OF SECTION

END OF DIVISION

DIVISION 5 – WATER MAINS AND APPURTENANCES

Section 5010 – Pipe and Fittings

PART 1 – GENERAL

1.07 Special Requirements

DELETE and REPLACE with the following:

The Iowa American Water Standard Specifications for Water Main Construction, Current Edition, supersedes SUDAS Section 5010.

Sawcut, stamp or otherwise permanently mark, a 4-inch x 4-inch arrow mark, “↑”, into the adjacent curb to mark service stub locations and spray paint the sawcut area blue.

PART 2 – PRODUCTS

2.07 Water Service Pipe and Appurtenances

B. Materials

3. DELETE this item. PVC service pipe is unacceptable to the City of Davenport.
5. DELETE this item. Polyethylene service pipe is unacceptable to the City of Davenport.

Section 5020 – Valves, Fire Hydrants and Appurtenances

PART 1 – GENERAL

1.07 Special Requirements

DELETE and REPLACE with the following:

The Iowa American Water Standard Specifications for Water Main Construction, Current Edition, supersedes SUDAS Section 5020.

Sawcut, stamp or otherwise permanently mark, a 4 inch x 4 inch “X” into the adjacent curb to mark valve locations and spray paint the sawcut area blue.

1.08 Measurement and Payment

F. Valve Box Adjustment, Minor:

ADD the following: Required boxouts of valve boxes or similar pavement penetrations in HMA paving are included with this item.

Section 5030 – Testing and Disinfection

PART 1 – GENERAL

1.07 Special Requirements

DELETE and REPLACE with the following:

The *Iowa American Water Standard Specifications for Water Main Construction, Current Edition*, supersedes SUDAS Section 5030.

END OF DIVISION

DIVISION 6 – STRUCTURES FOR SANITARY AND STORM SEWERS

Section 6010 – Structures for Sanitary and Storm Sewers

PART 1 – GENERAL

1.07 Special Requirements

ADD the following:

- C. Place a permanent saw cut in concrete curbs adjacent to all manholes located beyond the back of curb. Sawcut, stamp or otherwise permanently mark, a 4 inch x 4 inch square into the curb to mark the manhole location, and spray paint it green.

1.08 Measurement and Payment

ADD the following:

Fixture adjustment (valves, intakes, manholes, etc.) includes required boxouts for fixtures.

A. Manhole

3. DELETE and REPLACE with the following:

Unit price includes, but is not limited to, excavation, furnishing bedding material, placing bedding and backfill material, compaction, base, structural concrete, reinforcing steel, precast units (if used), inverts, pipe connections, infiltration barriers (sanitary and storm manholes), castings, and adjusting rings.

E. Manhole or Intake Adjustment, Minor:

1. Manhole Adjustment, Minor

c. DELETE and REPLACE with the following:

Includes: Unit price includes, but is not limited to, removing existing casting and existing adjustment rings, furnishing and installing adjustment rings, furnishing and installing new castings and furnishing and installing new infiltration barrier (sanitary and storm manholes).

2. Intake Adjustment, Minor

c. DELETE and REPLACE with the following:

Includes: Unit price includes, but is not limited to, removing existing casting and existing adjustment rings, furnishing and installing adjustment rings, furnishing and reinstalling existing castings.

F. Manhole or Intake Adjustment, Minor:

1. Manhole Adjustment, Major

c. DELETE and REPLACE with the following:

Includes: Unit price includes, but is not limited to, removal of existing casting, adjustment rings, top sections and risers; excavation; concrete and reinforcing steel or precast sections; furnishing and installing new casting; furnishing and installing new infiltration barrier (sanitary and storm manholes); placing backfill material; and compaction.

2. Intake Adjustment, Major:

c. DELETE and REPLACE with the following:

Includes: Unit price includes, but is not limited to, removal of existing casting, adjustment rings, top

sections and risers; excavation; concrete and reinforcing steel or precast sections; reinstalling existing casting; placing backfill material; and compaction.

PART 2 – PRODUCTS

2.05 Precast Riser Joints

B. Joint Sealant:

2. Storm Sewers: DELETE and REPLACE with the following:

All joint sealants used on sanitary sewer manholes must be used on storm sewer manholes.

2.08 Pipe Connections

Add the following:

- E. Sanitary sewer pipes shall be connected to sanitary sewer structures, only. No sanitary sewer stubs shall be allowed.

2.09 Manhole or Intake Adjustment Rings (Grade Rings)

A. ADD the following:

1. ADD the following:

- a. Sealant: Butyl material meeting ASTM C 990.
 - i. Proper butyl sealant for metal to concrete surfaces used on final ring.

2.10 Castings (Ring, Cover, Grate, and Extensions)

C. Casting Types:

1. Manholes:

ADD the following:

Use of Figure 6010.601 Type B and Type D by approval of the Engineer. Use of Figure 6010.602 Type F by approval of the Engineer.

2. Intakes:

b. DELETE and REPLACE with the following:

Storm sewer casting to include environmental symbols and/or messages such as "DUMP NO WASTE, DRAINS TO RIVER." If not on casting, stamp into boxout if allowed by the Engineer.

2.13 Steps

A. DELETE and REPLACE with the following:

Install steps in all manholes and intakes unless otherwise specified.

PART 3 – EXECUTION

3.01 General Requirements for Installation of Manholes and Intakes

E. Pipes:

- 4. Sanitary Sewer Manholes on Existing Pipe: ADD the following:

- a. Provide pipe joint, non-shearing coupling or other approved flexible coupling within 2 feet of structure wall to allow for differential settlement between the existing sewer and the new structure.
- F. Joint Sealant:
 - 1. Sanitary Sewer Manholes:
 - c. ADD: Both a & b MUST be used when constructing Sanitary Sewer Manholes
Add the following:
 - 2. Storm Sewer Manholes:
 - c. ADD: Butiminous jointing material or butyl sealant wrap to exterior of all storm manhole joints.
- G. Fillet:
Add the following:
 - 5. Elevation difference between incoming sewers and outfall sewer shall be 0.1'.
- I. Adjustment Rings:
 - 1. DELETE and REPLACE with the following
Bed each concrete ring in butyl sealant material.
 - 3. DELETE and REPLACE with the following:
 - b. Maximum: 8 inches for new intakes; 12 inches for new manholes; 16 inches for existing manholes.
- J. Casting:
ADD the following:
 - 4. Seal the back of the intake by placing ready mix concrete over the rear flange of the casting frame to prevent infiltration of water between the frame and the intake box. Care shall be taken not to restrict the movement of the curb box (if applicable) in doing so.
- K. Infiltration Barrier:
DELETE
Install on sanitary sewer manholes.
ADD the following.
Install on sanitary and storm sewer manholes. Use only external chimney seal unless approved by the Engineer.

3.02 Additional Requirements for Cast-in-Place Concrete Structures

- B. Reinforcing Steel:
 - 1. ADD the following:
Use epoxy coated reinforcement.

3.04 Adjustment of Existing Manhole or Intake

- B. Minor Adjustment (Adding or Removing Adjustment Rings):
 - 2. Modify adjustment ring stack height by one of the following methods:
 - a. DELETE and REPLACE with the following:
Add adjustment rings as necessary to adjust existing manhole or intake to finished pavement grade or finished topsoil grade, to a maximum ring stack as stated in 6010. Bed each concrete ring with butyl sealant material. Bed each polyethylene ring with manufacturer's approved product.

3. ADD the following:
Any existing casting not specified to be reused will become property of the Jurisdiction.
 5. ADD the following:
If existing manhole does not have an infiltration barrier, install a new external infiltration barrier to the structure.
- C. Major Adjustment (Adding, Removing or Modifying Riser or Cone Section):
4. ADD the following:
Any existing casting not specified to be reused will become property of the Jurisdiction.
 6. ADD the following:
If existing manhole does not have an infiltration barrier, install a new external infiltration barrier to the structure.

FIGURES:

Use of Figures 6010.304-6010.305 allowed only by approval of the Engineer.

REPLACE Figure 6010.307 with Figure DAV6010.307.022323

Use of Figures 6010.404-6010.405 allowed only by approval of the Engineer.

REPLACE Figure 6010.514 with Figure DAV6010.514.022323

Notes:

- Manholes less than 60" inside diameter not allowed unless approved by City Engineer.
- Manhole base thickness shall be 1" for every 24" of manhole height with a minimum thickness of 6".
- With approval by the Engineer, 28.5" adjusting rings may be used with sanitary and storm structures.
- If replacing open throat inlets (6010.507, 6010.508, 6010.509, 6010.510, 6010.541, 6010.542, 6010.545) and boxout does not match existing pavement joints, expansion (Type E Joint) is required along street edge of boxout. This Type E joint is included with the installation of the inlet.
- 6010.603 Type Q Casting is required at driveways if a portion of the inlet falls within the driveway. The property owner is responsible for the cost to change the casting from Type R to Type Q if the change results from the property owner's decision to locate the drive where the inlet already exists.

Section 6030 – Cleaning, Inspection and Testing of Structures

PART 1 – GENERAL

1.07 Special Requirements

ADD the following:

- A. Vacuum and or Exfiltration Testing (3.04 A-C) required only at the direction of the Engineer.

END OF DIVISION

DIVISION 7 – STREETS AND RELATED WORK

Section 7010 – Portland Cement Concrete Pavement

PART 1 – GENERAL

1.08 Measurement and Payment

M. Fixture Adjustment:

Comply with corresponding utility requirements for adjusting other appurtenances.

PART 2 – PRODUCTS

2.02 Concrete Mixes

A. Mix Design:

ADD the Following:

3. For all new roads and patches on streets under warranty, higher durability mixes (C-SUD or CV-SUD) shall be used when placed with a slipform paver, unless otherwise specified. When not placed with a slipform paver, C-W3R shall be used unless otherwise specified. C-SUD or CV-SUD mixes shall have a minimum fly ash addition rate of 15%.

PART 3 – EXECUTION

3.02 Pavement Construction

C. Surface Fixture Adjustment:

1. ADD the following:

Comply with corresponding utility requirements for adjusting other appurtenances.

G. Integral Curbs:

6. ADD the following:

- d. Back plaster any areas without proper consolidation.

K. Construction of Joints:

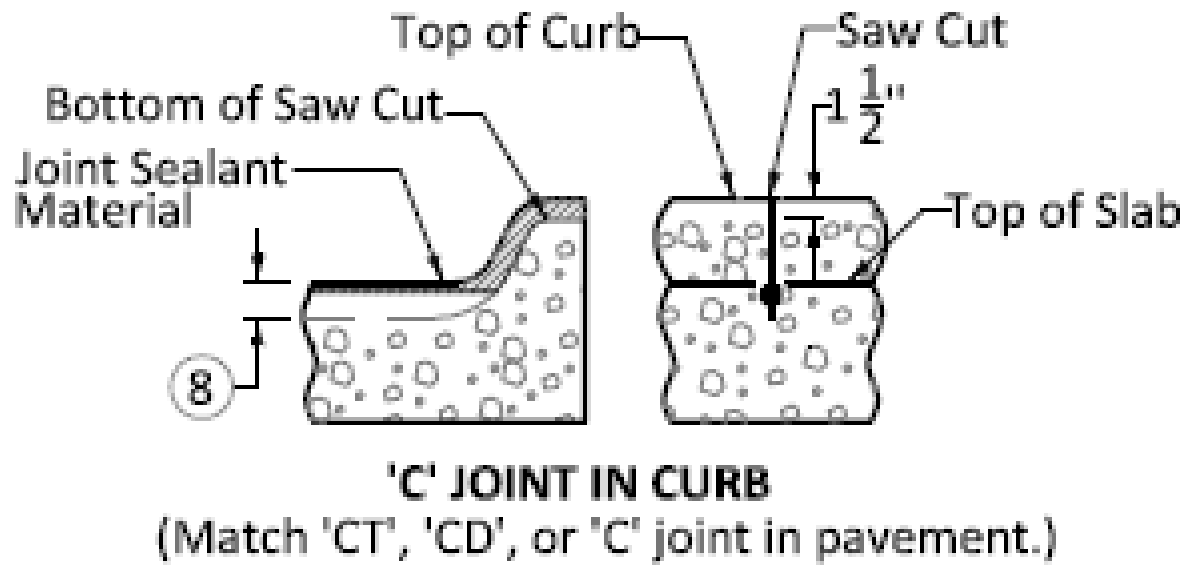
2. General:

ADD the following:

- k. Saw cut through the curb.

FIGURES

Note on Figure 7010.101-sheet 2 of 8 on 'C' Joint, continue joint sealant material to top of curb as shown on next page.



REPLACE Figure 7010.102 with Figure DAV7010.102.

Section 7011 – Portland Cement Concrete Overlays

PART 1 – GENERAL

1.08 Measurement and Payment

G. Fixture Adjustment:

Comply with corresponding utility requirements for adjusting other appurtenances.

PART 2 – PRODUCTS

2.01 Materials

D. Coarse Aggregate for Concrete:

1. DELETE and REPLACE with the following:

Crushed stone particles with Class 3 durability complying with Iowa DOT Section 4115 and Materials I.M. 409, Source Approvals for Aggregates.

Section 7020 – Hot Mix Asphalt Pavement

PART 1 - GENERAL

1.07 Special Requirements

1. Any joint formed between newly placed HMA against PCC shall be sealed. This includes, but is not limited to, joints at the face of curb, face of curb flag, boxouts or patches. Joint sealing shall be in accordance with 7040, 1.08, D (Crack and Joint Sealing, Hot Pour) although sawing and/or routing are not required. This sealing is incidental to the final HMA course placed.

1.08 Measurement and Payment

- J. Fixture Adjustment:
ADD the following:
Comply with corresponding utility requirements for adjusting other appurtenances.

PART 2 – PRODUCTS

2.03 Recycled Asphalt Materials

- B. DELETE this item. The use of recycled asphalt shingles is NOT approved by the Jurisdiction.

PART 3 – EXECUTION

3.01 HMA Pavement

- A. Preparation of Pavement Foundation:
ADD the following:
Saw cut PCC curb, flag and all other headers to provide a clean vertical face.
Apply a tack coat before each HMA lift and on the vertical face of all headers.
- F. Fixtures in the Pavement Surface:
 3. ADD the following:
For smaller fixtures, boxout with a 2 foot by 2 foot concrete panel, similar to Figure 7010.103, with 20 inch, epoxy-coated #4 bars.

FIGURES

REPLACE Figure 7020.201 with Figure DAV7020.201.022323

Section 7021 – Hot Mix Asphalt Overlays

PART 1 - GENERAL

1.07 Special Requirements

1. HMA placed against the face of curb shall be sealed. In general, this is the only butt joint (joint type "B") that requires sealing. This sealing is incidental to the final HMA course placed.

Section 7030 – Sidewalks, Shared Use Paths and Driveways

PART 1 – GENERAL

1.07 Special Requirements

ADD the following:

Additional requirements may apply if the jobsite is located in the designated downtown district. Refer to Supplemental Specification 7035.

PART 2 – PRODUCTS

2.01 Portland Cement Concrete

A. DELETE and REPLACE with the following:

Use only Class C concrete with materials complying with Section 7010. Use coarse aggregate of Class 2 durability or better.

2.07 Detectable Warnings

DELETE and REPLACE with the following:

Use manufactured, wet-set, detectable warning panels with a non-slip surface and raised truncated domes. Surface Mount or Retro-Fit panels will not be allowed unless specified.

Comply with the Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way (also known as PROWAG) for contrast and dimension requirements.

Acceptable color is Safety Red – Federal Standard #31350, or approved equal.

PART 3 – EXECUTION

3.02 SUBGRADE PREPARATION

ADD the following:

C. Subbase: For all Sidewalks, Shared Use Paths and Driveways, place and compact a minimum 3" of subbase material which complies with Iowa DOT Gradation 11 unless otherwise specified in the contract documents or approved by City Engineer.

3.04 PCC Sidewalks, Shared Use Paths and Driveways

4. Isolation Joints:

a. ADD the following:

Install an 'E' joint every 50' along length of sidewalk and/or at property lines.

3.07 Slope and Smoothness Testing

A. Slope for Sidewalks, Curb Ramps, Turning Spaces, and Shared Use Paths:

1. Change the following in IM363– "The Pedestrian Facility Slopes from the plan sheets shall then be submitted to the Contracting Authority prior to payment for the work." to "The Pedestrian Facility Slopes form and plan sheets shall then be submitted to the Contracting Authority prior to payment for the work performed on

ramps, turning spaces and landings.”

3.10 Cleaning

ADD the following:

D. Clean concrete and curing compound from detectable warning surfaces.

FIGURES

REPLACE Figure 7030.101 and Figure DAV7030.101.022323 with Figure DAV7030.101.031324

ADD Figure 7030.101R.031324

DELETE Figure 7030.102 – Concrete Driveway, Type B – Not allowed unless approved by City Engineer.

ADD MI-220 Iowa DOT Standard Road Plan

REPLACE Figure 7030.201 with Figure DAV7030.201

DELETE Figure 7030.202 – Curb Details for Class A Sidewalk

REPLACE Figure 7030.205 with Figure DAV7030.205.031324

ADD SECTION

Section 7035.A – Streetscape Improvements: Concrete Unit Pavers

Note: Work under this section shall comply with Division 7, Section 7030 in addition to the following:

PART 1 – GENERAL

1.01 Summary

- A. This Section is applicable to the downtown commercial district, as defined in Exhibit A. Both Zone A and Zone B of Exhibit A require streetscape treatments in this Section. This area is also defined as Commercial District C-D in City Code 17.05.050.

[Exhibit A - Link](#)

- B. Section includes the following:

- 1. PCC Pavement Base
- 2. Concrete Pavers
- 3. Joint Sand
- 4. Setting Bed Sand

1.02 Description of Work

- A. The work in this section shall consist of constructing a Portland cement concrete base, a sand setting bed, and installation of concrete unit pavers to create a system that shall accommodate pedestrian and vehicular traffic.
- B. If repairs become necessary for pavements constructed under the specifications that follow, those repairs shall be in accordance with these same specifications.

1.03 References

- A. ASTM International, latest edition:
 - 1. C 33, Standard Specification for Concrete Aggregates.
 - 2. C 67, Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile, Section 8, Freezing and Thawing.
 - 3. C 136, Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates.
 - 4. C 140, Standard Test Methods for Sampling and Testing Concrete Masonry Units and Related Units.
 - 5. C 144 Standard Specifications for Aggregate for Masonry Mortar.
 - 6. D 448, Standard Classification for Sizes of Aggregate for Road and Bridge Construction.
 - 7. C 936, Standard Specification for Solid Concrete Interlocking Paving Units.
 - 8. C 979, Standard Specification for Pigments for Integrally Colored Concrete.
 - 9. D 698 Test Methods for Moisture Density Relations of Soil and Soil Aggregate Mixtures Using a 5.5 lb (24.4 N) Rammer and 12 in. (305 mm) drop.

10. D 1557 Test Methods for Moisture Density Relations of Soil and Soil Aggregate Mixtures Using a 10 lb (44.5 N) Rammer and 18 in. (457 mm) drop.
11. C1645 Standard Test Method for Freeze-thaw and De-icing Salt Durability of Solid Concrete Interlocking Paving Units
12. D 1883, Test Method for California Bearing Ratio of Laboratory-Compacted Soils.
13. D 2940 Graded Aggregate Material for Bases or Subbases for Highways or Airports.
14. D 4254, Standard Test Methods for Minimum Index Density and Unit Weight of Soils and Calculation of Relative Density.

1.04 Submittals

Comply with Division 1 - General Provisions and Covenants, as well as the following:

A. Concrete Pavers

1. Samples for verification: Three representative full-size samples of each paver type, thickness, color and finish that indicate the range of color variation and texture expected upon project completion.
2. Accepted samples become the standard of acceptance for the product produced.
3. Test results from an independent testing laboratory for compliance of concrete pavers with ASTM C 936.
4. Manufacturer's catalog product data, installation instructions, and material safety data sheets for the safe handling of the specified materials and products.

B. Joint and Setting Bed Sand

1. Provide three representative one pound samples in containers of Joint Sand materials for City Engineer's approval.
2. Provide three representative one pound samples in containers of Setting Bed Sand materials for City Engineer's approval.
3. Test results from an independent testing laboratory for sieve analysis per ASTM C 136 conforming to the grading requirements of ASTM C 144.

C. Polymeric Joint Sand

1. Test results from an independent testing laboratory for sieve analysis per ASTM C 136 conforming to the grading requirements of ASTM C 144.
2. Samples for Initial Selection: Provide three representative samples in containers of Setting Bed Sand material, cured and dried, for color selection.
3. Samples for Verification: Provide three one-pound samples in containers of Polymeric Joint Sand.

1.05 Quality Assurance

A. Paving Installation Contractor:

1. The Contractor performing the installation work shall have documented experience in the installation of exterior brick pavers.
2. Utilize an installer having successfully completed concrete paver installation similar in design, material, and extent indicated on this project.
3. A minimum of 10,000 square feet of completed work is required.

4. Job references from a minimum of three projects similar in size and complexity. Provide Owner/Client/General Contractor names, postal address, phone, fax, and email address.
- B. Utilize a Manufacturer having at least ten years of experience manufacturing concrete pavers on projects of similar nature or project size.
- C. Source Limitations:
 1. Obtain Concrete Pavers from one source location with the resources to provide products of consistent quality in appearance and physical properties.
 2. Obtain Joint and Setting Bed Sands from one source with the resources to provide materials and products of consistent quality in appearance and physical properties.
 3. Obtain Polymeric Joint Sand from one source with the resources to provide materials and products of consistent quality in appearance and physical properties.
- D. Mockups:
 1. Install a 4 ft x 4 ft paver area per each paving pattern.
 2. Use this area to determine surcharge of the Setting Bed Sand layer, joint sizes, lines, laying pattern(s) and levelness. This area will serve as the standard by which the workmanship will be judged.
 3. Subject to acceptance by owner, mock-up may be retained as part of finished work.
 4. If mock-up is not retained, remove and dispose legally.

1.06 Delivery, Storage and Handling

- A. In accordance with Conditions of the Contract and Division 1 Product Requirement Section.
- B. Deliver Concrete Pavers in manufacturer's original, unopened and undamaged container packaging with identification labels intact.
 1. Coordinate delivery and paving schedule to minimize interference with normal use of streets and sidewalks adjacent to paver installation.
 2. Deliver Concrete Pavers to the site in steel banded, plastic banded or plastic wrapped packaging capable of transfer by forklift or clamp lift.
 3. Deliver Concrete Pavers to the site in steel banded, plastic banded or plastic wrapped packaging capable of transfer by forklift or clamp lift.
- C. Store and protect materials free from mud, dirt and other foreign materials.
- D. Prevent Joint and Setting Bed Sand from exposure to rainfall or removal by wind with secure, waterproof covering.
- E. Store Polymeric Joint Sand on elevated platforms, under a cover and/or in a dry location.

1.07 Project/Site Conditions

- A. Environmental Requirements
 1. Install Concrete Pavers only on unfrozen and dry Setting Bed Sand.
 2. Install Concrete Pavers only on unfrozen and dry Base or Subbase Aggregate materials.
 3. Install Base or Subbase Aggregates only over unfrozen subgrade.
 4. Install Setting Bed Sand or Concrete Pavers only when there is no heavy rain or snowfall.

- B. Weather Limitations for Polymeric Jointing Sand:
 - 1. Install Polymeric Joint Sand only when ambient temperature is above 40°F (5°C), under dry conditions with no rain forecast for 24 hours and when surface of pavement is completely dry.

1.08 Special Requirements

This Section is applicable to redevelopment inside the Downtown Self-Supported Municipal Improvement District (SSMID) that is one-half block or greater, or as may be required by the applicable Urban Revitalization Tax Exemption (URTE) agreement, or as otherwise determined by the City Engineer. The downtown SSMID is roughly bounded by Brown St and Federal St from east to west, and the Mississippi River and 6th St from north to south. The specifications herein are meant to be applied in conjunction with The Downtown Davenport Streetscape Improvement Plan ("Plan") (<https://www.davenportiowa.com/common/pages/DisplayFile.aspx?itemId=16863749>), which has been adopted by the City of Davenport. See the Plan for further details and requirements for sidewalks constructed within the downtown area. Work outside the downtown SSMID may also refer to portions of this Section for guidance or as directed by the City Engineer.

1.09 Measurement and Payment

- A. Brick Paver Sidewalk with Pavement Base:
 - 1. Measurement: Measurement will be in square yards for the area of brick/paver sidewalk placed on a pavement base. The area of pavement base will not be measured separately.
 - 2. Payment: Payment will be at the unit price per square yard for the area of brick/paver sidewalk unless specified otherwise in the Contract Documents.
 - 3. Includes: Unit price includes, but is not limited to, subgrade preparation, pavement base, setting bed, setting the bricks/pavers, installing weep holes and associated materials, and sand/cement joint filler.
- B. Granular Surfacing under Pavement Base
 - 1. Measurement: Measurement will be in square yards, as specified in the contract documents, for the quantity thickness of granular surfacing placed.
 - 2. Payment: Payment will be at the unit price per square yard, as specified.
 - 3. Includes: Unit price includes, but is not limited to, excavation and preparation of subgrade.

PART 2 – PRODUCTS

2.01 PCC Base

- A. Thickness: 4"
- B. Compressive Strength: 4,000 PSI
- C. The base shall be constructed as a monolith with the adjacent sidewalk.

2.02 Concrete Unit Pavers

- A. Basis-of-Design Product:
 - 1. Manufacturer: Unilock, 301 E. Sullivan Rd., Aurora, IL 60505, T 630-892-9191
 - a. Model: Holland Premier
 - b. Colors (variegated pattern per detail): Charleston and Heritage Brown
 - c. Material: Concrete
 - d. Finish: Smooth (Premier) – this is a face mix finish
 - e. Edge: Chamfer
 - f. Size: Manufacture the sizes indicated with a maximum tolerance of plus or minus 1/16 inch, all directions
 - i. 4" x 8" x 2-1/4" Note: Imperial dimensions are nominal equivalents to the metric dimensions.
 - 2. Or approved equal.
- B. Provide pavers meeting the minimum material and physical properties set forth in ASTM C 936, Standard Specification for Interlocking Concrete Paving Units. Efflorescence is not a cause for rejection.
 - 1. Average compressive strength 8000 psi (55MPa) with no individual unit under 7,200 psi (50 MPa).
 - 2. Average adsorption of 5% with no unit greater than 7% when tested according to ASTM C 140.
 - 3. Resistance to 50 freeze-thaw cycles, when tested according to ASTM C1645, with no breakage greater than 1.0% loss in dry weight of any individual unit. Conduct this test method not more than 12 months prior to delivery of units.
- C. Accept only pigments in concrete pavers conforming to ASTM C 979.
Note: ACI Report No. 212.3R provides guidance on the use of pigments.
- D. Maximum allowable breakage of product is 5%.

2.03 Natural Joint Sand

- B. Provide natural Joint Sand as follows:
 - 1. Washed, clean, non-plastic, free from deleterious or foreign matter, symmetrically shaped, natural or manufactured from crushed rock.
 - 2. Do not use limestone screenings, stone dust, or sand for the Joint Sand material that does not conform to the grading requirements of ASTM C 33.
 - 3. Utilize sands that are as hard as practically available where concrete pavers are subject to vehicular traffic.
 - 4. Gradation as shown in Table 1 on next page.

TABLE 1 – JOINT SAND GRADIATION REQUIREMENTS

ASTM C 144		
Sieve Size	Natural Sand Percent Passing	Manufactured Sand Percent Passing
No. 4 (4.75 mm)	100	100
No. 8 (2.36 mm)	95 to 100	95 to 100
No. 16 (1.18 mm)	70 to 100	70 to 100
No. 30 (0.600 mm)	40 to 75	40 to 75
No. 50 (0.150 mm)	10 to 30	20 to 40
No. 100 (0.150 mm)	2 to 15	10 to 25
No. 200 (0.075 mm)	0 to 1	0 to 10

2.04 Polymeric Joint Sand

A. Provide Polymeric Joint Sand as manufactured by:

Polymeric Joint Sand as manufactured by:				
Vendor	Website	Product Name	Product Type	Color
Alliance	www.alliancegator.com	Gator Maxx 2	Dry mix, contains polymeric binding agent, activated with water	As directed by the City Engineer.
Technical RG+	https://techniseal.com/pro_en_us/	RG+	Dry mix, contains polymeric binding agent, activated with water	As directed by the City Engineer.
Polysweep	www.sek.us.com	Polysweep	Dry mix, contains polymeric binding agent, activated with water.	As directed by the City Engineer.
Or	Approved equivalent			

B. Provide Polymeric Joint Sand meeting the minimum material and physical properties as follows:

1. Compression Strength: proven resistance to compression of 550 PSI after drying for 7 days under controlled conditions (73°F (23°) at 50% humidity).
 - a. Test sand sample shape: cylinder (2" (5cm) dia. X 4" (10 cm) high).
2. Gradation as shown in Table 1.

2.05 Sand Setting Bed

A. Provide Setting Bed Sand as follows:

1. Washed, clean, non-plastic, free from deleterious or foreign matter, symmetrically shaped, natural or manufactured from crushed rock.
2. Do not use limestone screenings, stone dust, or sand material that does not conform to the grading requirements of ASTM C 33.

3. Do not use mason sand or sand conforming to ASTM C 144.
2. Utilize sands that are as hard as practically available where concrete pavers are subject to vehicular traffic.
3. Conform to the grading requirements of ASTM C 33 with modifications as shown in Table 2 below:

TABLE 2 – GRADATION REQUIREMENTS FOR SETTING BED SAND

ASTM C 33	
Sieve Size	Percent Passing
3/8 in (9.5 mm)	100
No. 4 (4.75 mm)	95 to 100
No. 8 (2.36 mm)	85 to 100
No. 16 (1.18 mm)	50 to 85
No. 30 (0.600 mm)	25 to 60
No. 50 (0.300 mm)	10 to 30
No. 100 (0.150 mm)	2 to 10
No. 200 (0.075)	0 to 1

Note: Coarser sand than that specified in Table 1 above may be used for joint sand including C 33 material as shown in Table 2. Use material where the largest sieve size easily enters the smallest joints. For example, if the smallest paver joints are 2 mm wide, use sand 2 mm and smaller in particle size. If C 33 sand is used for joint sand, extra effort may be required in sweeping material and compacting the pavers in order to completely fill the joints.

2.06 Geotextile

- A. Provide Geotextile material conforming to the following performance characteristics, measured per the test methods referenced:
 1. 4 oz., nonwoven needle punched geotextile composed of 100% polypropylene staple fibers that are inert to biological degradation and resists naturally encountered chemicals, alkalis, and acids.
 2. Grab Tensile Strength: ASTM D 4632: 115 lbs.
 3. Grab Tensile Elongation: ASTM D 4632: 50%
 4. Trapezoidal Tear: ASTM D4533: 50 lbs.
 5. Puncture: ASTM D4833: 65 lbs.
 6. Apparent Opening Size: ASTM D 4751: 0.212 mm, 70 U.S. Sieve
 7. Permittivity: ASTM D 4491: 2.0 sec ⁻¹
 8. Flow Rate: ASTM D 4491: 140 gal/min/s.f.
- B. As supplied by:
 1. Carthage Mills – FX-40HS
 2. U.S. Fabrics – US 115NW
 3. Mirafi – 140N
 4. Or approved equal.

2.07 Edge Restraints

- A. Concrete Edge Restraint as indicated.
- B. Plastic and Metal Edge Restraints:
 - 1. Pave Tech
 - a. Material Type: Plastic
 - b. Model No.: Pave Edge Rigid, Pave Edge Flexible, Pave Edge Industrial.
 - 2. Snap Edge
 - a. Material Type: Plastic
 - b. Model No.: One Piece Edging, 96 inches
 - 3. Permaloc
 - a. Material Type: Aluminum
 - 4. Or approved equal

PART 3 – EXECUTION

3.01 Examination

- A. Examine areas indicated to receive paving for compliance with requirements for installation tolerances and other conditions affecting performance for the following before placing the Concrete Pavers.
 - 1. Verify that Geotextiles, if applicable, have been placed according to drawings and specifications.
 - 2. Verify the Concrete Underlayment has cured.
 - 3. Verify the Concrete Underlayment thickness, strengths, surface tolerances and elevations conform to specified requirements.
 - 4. Provide written density test results for soil subgrade, Concrete Underlayment P.S.I. testing to the Owner, General Contractor and paver installation subcontractor.
 - 5. Verify location, type, and elevations of edge restraints, concrete curbing, concrete collars around utility structures, and drainage inlets.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.
 - 1. Beginning of Bedding Sand and Concrete Paver installation signifies acceptance of Base and edge restraints.

3.02 Preparation

- A. Verify the Concrete Underlayment is clean and dry, certified by General Contractor as meeting material, installation and grade specifications.
- B. Stockpile Setting Bed Sand and Joint Sand such that they are free from standing water, uniformly graded, free of any organic material or sediment, debris, and ready for placement.
- C. Verify that base and Geotextile is ready to support sand, edge restraints, and, pavers and imposed loads.
- D. Keep area where pavement is to be constructed free from sediment during entire job. Remove and replace all Geotextile, Joint Sand and Setting Bed Sand materials contaminated with sediment with clean materials.
- E. Edge Restraint Preparation: (if not using a concrete edge restraint)
 - 1. Install edge restraints per the drawings.

2. Mount directly to finished base. Do not install on bedding sand.
3. Extend the minimum distance from the outside edge of the Concrete Underlayment to the spikes equal to the thickness of the slab.

3.03 Installation

A. PCC Base

1. Construct the concrete base to comply with PCC sidewalk construction specifications to comply with Section 7030.

B. Setting Bed Sand

1. Provide and spread Setting Bed Sand evenly over the Concrete Underlayment and screed to a nominal thickness of 3/4 in. (25 mm).
 - a. Protect screeded Setting Bed Sand from being disturbed by either pedestrian or vehicular traffic.
 - b. Screed only the area which can be covered by pavers in one day.
 - c. Do not use Setting Bed Sand material to fill depressions greater in the base surface.
2. Keep moisture content constant and density loose and constant until Concrete Pavers are set and compacted.
3. Screed the Setting Bed Sand using either an approved mechanical spreader (e.g.: an asphalt paver) or by the use of screed rails and boards.
4. Carefully maintain spread Setting Bed Sand in a loose condition, and protected against incidental compaction, both prior to and following screeding. Loosen any incidentally compacted sand or screeded sand left overnight before further paving units are placed.
5. Fully protect screed Setting Bed Sand against incidental compaction, including compaction by rain. Remove any screeded Setting Bed Sand that is incidentally compacted prior to laying of the paving units. Do not permit either pedestrian or vehicular traffic on the screeded Setting Bed Sand.
6. Inspect the Setting Bed Sand course prior to commencing the placement of the Concrete Pavers. Acceptance of the Setting Bed Sand occurs with the initiation of Concrete Paver placement.

C. Concrete Pavers

1. Replace Concrete Pavers with chips, cracks, voids, discolorations, and other defects that might be visible in finished work.
2. Mix Concrete Pavers from a minimum of three (3) bundles simultaneously drawing the paver vertically rather than horizontally, as they are placed, to produce uniform blend of colors and textures. (Color variation occurs with all concrete products. This phenomenon is influenced by a variety of factors, e.g. moisture content, curing conditions, different aggregates and, most commonly, from different production runs. By installing from a minimum of three (3) bundles simultaneously, variation in color is dispersed and blended throughout the project).
3. Exercise care in handling face mix concrete pavers to prevent surfaces from contacting backs or edges of other units.

4. Provide Concrete Pavers using laying pattern as indicated. Adjust laying pattern at pavement edges such that cutting of edge pavers is minimized. Cut all pavers exposed to vehicular tires no smaller than one-third of a whole paver.
 5. Use string lines or chalk lines on Setting Bed Sand to hold all pattern lines true.
 6. Set surface elevation of pavers 1/8 in. (3 mm) above adjacent drainage inlets, concrete collars or channels.
 7. Place units hand tight against spacer bars. Adjust horizontal placement of laid pavers to align straight.
 - a. When installation is performed with mechanical equipment, use only unit pavers with spacer bars on sides of each unit.
 8. Provide space between paver units of 1/16 in. (1 mm) wide to achieve straight bond lines.
 9. Prevent joint (bond) lines from shifting more than $\pm 1/2$ in. (± 13 mm) over 50 ft. (15 m) from string lines.
 10. Fill gaps between units or at edges of the paved area that exceed 3/8 inch (10 mm) with pieces cut to fit from full-size unit pavers.
 11. Prevent all traffic on installed Concrete Pavers until Joint Sand has been vibrated into joints. Keep skid steer and forklift equipment off newly laid Concrete Pavers.
 12. Vibrate Concrete Pavers into leveling course with a low-amplitude plate vibrator capable of a to 5000-lbf (22-kN) compaction force at 80 to 90 Hz. Perform at least three passes across paving with vibrator. Vibrate under the following conditions:
 - a. After edge pavers are installed and there is a completed surface or before surface is exposed to rain.
 - b. Compact installed Concrete Pavers to within 6 feet (2 meters) of the laying face before ending each day's work. Cover Concrete Pavers that have not been compacted and leveling course on which pavers have not been placed, with non-staining plastic sheets to prevent Setting Bed Sand from becoming disturbed.
 13. Protect face mix Concrete Paver surface from scuffing during compaction by utilizing a urethane pad.
 14. Remove any cracked or structurally damaged Concrete Pavers and replace with new units prior to installing Joint Sand material.
- D. Joint Sand
1. Provide, spread and sweep dry Joint Sand into joints immediately after vibrating pavers into Setting Bed Sand course until full. Vibrate pavers and add Joint Sand material until joints are completely filled, then remove excess material. This will require at least 4 passes with a plate compactor.
 2. Leave all work to within 3 ft. (1 m) of the laying face fully compacted with sand filled joints at the completion of each day.
 3. Remove excess Joint Sand broom clean from surface when installation is complete.
 4. Polymeric Joint Sand
 - a. Install Polymeric Joint Sand per manufacturers recommended instructions.
- E. Weep Holes

1. Install 2 inch diameter, 12 inch long, PVC pipe even with the top of the setting bed at the locations of one per 100 SF of paver surface area.
2. Fill pipe with 3/4 inch clean rock and cover weep hole with engineering fabric.
3. Install minimum of 12 inch deep and 12 inch wide reservoir of clean 3/4 inch rock around the pipe below the PCC sidewalk base or extend the rock reservoir to the pavement subdrain.

3.04 Field Quality Control

- A. Verify final elevations for conformance to the drawings after sweeping the surface clean.
 1. Prevent final Concrete Paver finished grade elevations from deviating more than $\pm 3/8$ in. (± 10 mm) under a 10 ft (3 m) straightedge or indicated slope, for finished surface of paving.
- B. Lippage: No greater than 1/32 in. (0.8 mm) difference in height between Concrete Pavers and adjacent paved surfaces.

3.05 Repairing, Cleaning, and Sealing

- A. Remove and replace unit pavers that are loose, chipped, broken, stained, or otherwise damaged or that do not match adjoining units. Provide new units to match adjoining units and install in same manner as original units, with same joint treatment and with no evidence of replacement.
- B. Cleaning: Remove excess dirt, debris, stains, grit, etc. from exposed paver surfaces; wash and scrub clean.
 1. Clean Concrete Pavers in accordance with the manufacturer's written recommendations.
- C. Seal as indicated.
 1. Apply Sealer for Permeable Concrete Pavers in accordance with the sealer and paver manufacturer's written recommendations.

3.06 Protection

- A. Protect completed work from damage due to subsequent construction activity on the site.
- B. Protect newly laid bricks/pavers at all times using panels of plywood. Panels can be advanced as work progresses; however, keep the plywood protection in areas that will be subjected to movement of materials, workers, and equipment. Take precautions in order to avoid depressions and protect brick/paver alignment until cured and ready for pedestrian or vehicle traffic.

FIGURES

Refer to drawings.

Add Section

Section 7035.B – Streetscape Improvements: Site Furnishings

Part 1 – General

1.01 Related Documents

- A. Drawings and General Provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.02 Summary

- A. Section Includes:
 - 1. Benches
 - 2. Litter Receptacles
 - 3. Bicycle Racks
 - 4. Decorative Planters

1.03 Submittals

- A. Product Data: Include physical characteristics such as shape, dimensions and finish for each product.
- B. Shop Drawings: Provide installation details for each product.
- C. Samples for Verification: For the following products, show the color of the powder coat finish.
 - 1. Benches
 - 2. Litter Receptacles
 - 3. Bicycle Racks
 - 4. Decorative Planters
- D. Maintenance Data: For each product.
 - 1. Provide recommended methods for repairing damage and abrasions to the powder coat finish.

1.04 Deliver, Storage and Handling

- A. Store products in original undamaged packaging in a dry location until ready for installation.
- B. Handle powder coated products with care to prevent any damage to the finish.

1.05 Warranty

- A. All manufactured products, are warrantied against defect in materials and/or workmanship and in accordance with our published specifications.
 - 1. Limited twenty-year warranty against structural failure of all steel bench frames or complete steel bench assemblies, table frames, litter receptacle frames, steel planters and all cast iron and aluminum bench supports.
 - 2. Limited three-year warranty on structural failure of all bike racks.

3. Limited one-year warranty on any item not specifically discussed above.

1.06 Special Requirements

This Section is optional to redevelopment inside the Downtown Self-Supported Municipal Improvement District (SSMID) that is one-half block or greater, or as may be required by the applicable Urban Revitalization Tax Exemption (URTE) agreement, or as otherwise determined by the City Engineer. The downtown SSMID is roughly bounded by Brown St and Federal St from east to west, and the Mississippi River and 6th St from north to south. The specifications herein are meant to be applied in conjunction with The Downtown Davenport Streetscape Improvement Plan ("Plan") (<https://www.davenportiowa.com/common/pages/DisplayFile.aspx?itemId=16863749>), which has been adopted by the City of Davenport. See the Plan for further details and requirements for site furnishings. Benches installed throughout the City of Davenport, or other site furnishings outside the downtown SSMID may also refer to portions of this Section for guidance or as directed by the City Engineer.

PART 2 – PRODUCTS

2.01 Benches

- A. Provide benches as manufactured by:
 1. DuMor, Inc., 138 Industrial Circle, Mifflintown, PA 17059, Phone: 1-800-598-4018, Email: sales@dumor.com, Website: www.dumor.com
 - a. Model:
 - i. 58 Series or
 - ii. 92 Series (as Backless option)
 - b. Size:
 - i. 8 foot (Overall: 98 1/4" long x 27 9/16" deep x 31 11/16" high)
 - ii. 6 foot (Overall: 98 1/4" long x 27 9/16" deep x 31 11/16" high)
 - c. Materials:
 - i. Supports: ASTM A48 Class 30 cast iron
 2. Substitutions: No substitutions permitted.
- B. Materials:
 1. Supports:
 - a. End Supports shall be ASTM A48 Class 30 cast iron.
 2. Seat Assembly:
 - a. Seat straps shall be manufactured from 1/4" x 1 1/2" ASTM A36 carbon steel flat bar.
 - b. Support pipes shall be manufactured from 2" (2 3/8" OD) ASTM A513 schedule 40 steel tubing.
 - c. Pipe brace shall be manufactured from 3/4" (1 1/16" OD) ASTM A500 schedule 40 steel tubing.
 3. Intermediate Armrests:
 - a. Intermediate armrests shall be manufactured from ASTM A48 Class 30 cast iron.
 4. Anchoring:

- a. Stainless steel expansion anchors (1/2" x 3 3/4") provided.
- C. Dimensions:
 - 1. 6 foot bench
 - a. Overall: 74 1/4" long x 27 9/16" deep x 31 11/16" high.
 - 2. 8 foot bench:
- D. Finish:
 - 1. Powder Coating
 - a. All parts are processed through an 8-stage iron phosphorous wash system.
 - b. Parts are coated with a zinc-rich epoxy primer to an AVERAGE of 4-5 mils.
 - c. Parts are then finished with a top coat of TGIC-polyester powder to an AVERAGE of 4-5 mils.
 - d. Powder is cured at the powder manufacturer's specifications using combination of infrared and convection heat for approximately 20 minutes.
 - e. Finished parts shall comply with the following American Standard Test Method (ASTM) for coating and coating method: ASTM-D-523, ASTM-D-3363, ASTM-D-1737, ASTM-D-3359, ASTM-D-2794, ASTM-B-117 and ASTM-D-3451.
- E. Color: Matte black or as directed by the City Engineer.
- F. Mounting:
 - 1. Surface Mount

2.02 Litter Receptacles

- A. Provide trash receptacles as manufactured by:
 - 1. Landscape Forms, Inc., 7800 E. Michigan Ave. Kalamazoo, MI 49048, Contact: Stacy Ernst, Phone: 800-521-2546
 - 2. Outdoor Recreation Products, 12323 S. 230th Circle, Gretna, NE 68028, Phone: 800-747-5437, E-mail: terrim@outdoorrec.net, Website: www.outdoorrecreationproducts.com
 - 3. Global Industrial, Harbor Park Dr., Port Washington, NY 11050, Phone: 800-607-8520, Website: www.globalindustrial.com
 - 4. Or approved equal.
- B. Basis-of-Design Product
 - 1. DuMor, Inc., 138 Industrial Circle, Mifflintown, PA 17059, Phone: 800-598-4018, Email: sales@dumor.com, Website: www.dumor.com
 - 2. Model: 87 Series
 - 3. Size: Receptacle Body 22 Gallon
 - 4. Cover:
 - a. Hinged cover.
 - b. Bonnet Top.
 - 2. Liner:
 - a. Liner shall be HDPE with 22 gallon capacity.
 - 3. Anchoring:
 - a. Stainless steel expansion anchors (1/2" x 3 3/4") provided.
 - b. Dimensions: Overall: 28" diameter x 32 7/8" high
 - 4. Finish: Powder Coating

- a. All parts are processed through an 8-stage iron phosphorous wash system.
 - b. Parts are coated with a zinc-rich epoxy primer to an AVERAGE of 4-5 mils.
 - c. Parts are then finished with a top coat of TGIC-polyester powder to an AVERAGE of 4-5 mils.
 - d. Powder is cured at the powder manufacturer's specifications using combination of infrared and convection heat for approximately 20 minutes.
 - e. Finished parts shall comply with the following American Standard Test Method (ASTM) for coating and coating method: ASTM-D-523, ASTM-D-3363, ASTM-D-1737, ASTM-D-3359, ASTM-D-2794, ASTM-B-117 and ASTM-D-3451.
5. Color: Black

2.03 Bicycle Racks

A. Provide bicycle racks manufactured by and basis of design.

1. Landscape Forms, Inc., 7800 E. Michigan Ave., Kalamazoo, MI 49048, Contact: Stacy Ernst, Phone: 1-800-521-2546, Email: stacy@landscapeforms.com , Website: www.landscapeforms.com					
Model	"Ring" Bicycle Rack				
Size	Depth: 1 ½"	Height: 27 ¼"	Width: 24 ¾"	Mounting: Embedded	Capacity: Two Bikes
Materials	a. Stainless steel, Type 304 ASTM A554: Outside diameter: 1.5", wall thickness: 0.120"-0.112" b. Carbon steel, ASTM A513: Outside diameter: 1.5", wall thickness: 0.120"				
Finish - Primer	Rust inhibitor				
Finish - Topcoat	Thermosetting TGIC polyester powder coat. UV, chip, and flake resistant.				
Color	Black				
2. Madrax, 1080 Uniek Drive, Waunakee, WI 53597, Phone: 1-800-448-7931, Email: sales@madrax.com , Website: www.madrax.com					
Model	Opal Bicycle Rack				
Size	Depth: 1 5/8"	Height: 27 ¼"	Width: 24 7/8"	Mounting: Embedded	Capacity: Two Bikes
Materials	Carbon steel, ASTM A513 Electric Resistance-Welded Carbon and Alloy Steel Mechanical tubing.				
Finish - Primer	Hot Dipped Galvanized				
Finish - Topcoat	TGIC powder coat applied to 3.5 to 4.5 mils.				
Color	Black				

3. Huntco Site Furnishings, P.O. Box 10385, Portland, OR 97296-0385, Phone: 1-800-547-5909, Email: sales@huntco.com , Website: www.huntco.com					
Model	Luna				
Size	Depth: 1 5/8"	Height: 30"	Width: 28"	Mounting: Embedded	Capacity: Two Bikes
Materials	Carbon steel, ASTM A513 Electric Resistance-Welded Carbon and Alloy Steel Mechanical tubing.				
Finish - Primer	Hot Dipped Galvanized				
Finish - Topcoat	TGIC powder coating				
Color	Black				

2.04 Decorate Planters

A. Provide decorative planters as manufactured by:

1. Archpot, 508 W. Bateman Circle, Corona, CA 92880, Contact: Steph Hall Phone: 714-895-3359, Email: steph@archpot.com , Website: www.archpot.com			
Model	Fresco Round Planter		
Size	Outside Diameter: 36"	Height: 30"	Base Diameter: 33.5"
Materials	Glass Fiber Reinforced Concrete		
Finish	Standard		
Color	Storm Grey. Alternative Finish Perma Spec Option (to match City of Davenport Branding Palette): Cobalt Blue, Deep Amber.		
2. PMC Petersen Manufacturing Co. Inc., 2471 Highway 30, Denison, IA 51442, Phone: 1-800-832-7383, Website: www.petersenmfg.com			
Model	Aurora Series Round		
Size	Outside Diameter: 36"	Height: 30"	Base Diameter: N/A
Materials	Glass Fiber Reinforced Concrete		
Finish	Light Sandblast		
Color	Dove Gray		
3. Kay Park Recreation, 1301 Pine St., Janesville, IA 50647, Phone: 1-866-407-5971, Email: sales@kaypark.com , Website: www.kaypark.com			
Model	Aspen Round		
Size	Outside Diameter: 36"	Height: 30"	Base Diameter: N/A
Materials	Glass Fiber Reinforced Concrete		
Finish	Light Sandblast		
Color	Dove Gray		

- B. Substitutions: The specified products establish minimum requirements that substitutions must meet to be considered acceptable. To obtain acceptance of unspecified products, submit written requests at least 7 days before the Bid Date.

PART 3 – EXECUTION

3.01 Examination

- A. Examine areas to receive furnishings.
- B. Notify Engineer of conditions that would adversely affect installation or subsequent use.
- C. Do not begin installation until unacceptable conditions are corrected.

3.02 Installation

- A. Handle and install site furnishings according to manufacturer's recommendations and installation instructions at locations as indicated on the Drawings.
- B. Install level
- C. Anchor securely in place.

3.03 Adjusting

- A. Finish Damage: Repair minor damages to finish in accordance with manufacturer's instructions and as approved by Engineer
- B. Component Damage: Remove and replace damaged components that cannot be successfully repaired as determined by Engineer.

3.04 Cleaning

- A. Clean furnishing promptly after installation in accordance with manufacturer's instructions.
- B. Do not use harsh cleaning materials or methods that could damage finish.

3.05 Protection

- A. Protect installed furnishings to ensure that, except for normal weathering, furnishings will be without damage or deterioration at time of Substantial Completion.

FIGURES

Refer to drawings.

Add Section

Section 7035.C – Streetscape Improvements: Plants, Planting & Transplanting

Part 1 – General

1.01 Related Documents

- A. Work under this section shall comply with Division 9, Section 9030 in addition to the following:
- B. In the event of a discrepancy between the plant schedule and plan drawing in the Contract Documents, the plan drawing shall govern.

1.02 Summary

- A. Section Includes:
 - 1. Street Trees
 - 2. Ground Vegetation
 - 3. Backfill Material
 - 4. Planting Soil
 - 5. Peat and Compost
 - 6. Mulch
 - 7. Staking Material

1.03 Certificates of Occupancy

- A. Landscaping shall be fully installed prior to the issuance of a Certificate of Occupancy.
- B. If seasonal conditions preclude the complete installation, a temporary Certificate of Occupancy may be issued as follows:
 - 1. For temporary Certificates of Occupancy issued between October 1 and April 30, all remaining landscape required shall be installed by the following June 1.
 - 2. For temporary certificates of occupancy issued between May 1 and September 30, all remaining landscape shall be installed by the following October 30 of the same calendar year.

PART 2 – PRODUCTS

2.01 Street Trees

- A. General
 - 1. Plant material shall be legibly labeled as to name and size and shall be true to name as specified. During establishment period, if a plant exhibits characteristics indicating they are not true to name, the plant material will be replaced at no cost to the City.
- B. Quality

1. Free of visible signs of disease, infestation, or physical defect at the time of planting.
 2. Appropriate for site conditions, including:
 - a. Sun and wind exposure
 - b. Air quality
 - c. Salt exposure
 - d. Expected soil moisture content
 - e. Slope
- C. Species
1. A list of permitted tree types is available from the Department of Public Works Forestry Division.
 2. Exceptions subject to the approval of the City Engineer or Arborist.
 3. Planted trees shall be a diverse combination of permitted species, where possible.
- D. Size: Meeting the following minimum criteria at installation.
1. Caliper: 2.0" Minimum
 - a. Measurement: Diameter at Breast Height (DBH) unless specified otherwise.
 2. Height: 8' Minimum
 - a. Measurement: Root flare to the tip of foliage unless specified otherwise.

2.02 Ground Vegetation

- A. General
1. Plant material shall be legibly labeled as to name and size and shall be true to name as specified.
 2. During establishment period, if a plant exhibits characteristics indicating they are not true to name, the plant material will be replaced at no cost to the City.
 3. All unpaved areas of Streetscape frontage including planter areas and tree pits shall be covered by one of the following:
 - a. Shrubs
 - b. Ornamental Grasses
 - c. Ground Cover
 - d. Annuals
 - e. Perennials
- B. Quality
1. Free of visible signs of disease, infestation, or physical defect at the time of planting.
 2. Appropriate for site conditions including:
 - a. Sun and wind exposure
 - b. Air quality
 - c. Salt exposure
 - d. Expected soil moisture content.
 - e. Slope
 3. Native or naturalized to the appropriate USDA plant region.
- C. Species
1. Subject to approval by the City Engineer.
- D. Size: Meeting the following minimum criteria at installation.

1. Deciduous Shrubs:
 - a. 3-gallon container, or
 - b. 15-18 inch ball and burlap.
2. Evergreen Shrubs
 - a. 3-gallon container, or
 - b. 15-18 inch ball and burlap.
3. Ornamental Grasses:
 - a. gallon container.
4. Groundcover:
 - a. 1 gallon container and
 - b. 3 inches high by 12 inches wide.
- E. Coverage:
 1. 60% of planting bed at maturity.
 2. Annual plantings to be maintained seasonally, replanting as necessary.

2.03 Backfill Material

- A. Planting Soil.
 1. Suitability
 - a. Soil excavated from the planting pits shall generally be deemed as acceptable backfill unless designated by the City Engineer as unsuitable.
 2. Backfill material shall be mixed with one (1) part peat to five (5) parts soil.
 3. Compost may be substituted for peat requirement.
 4. Quantity and Quality
 - a. If soil quantity and/or quality is inadequate, the Contractor shall supply planting soil which shall be clean, fertile, friable with 4% to 25% organic matter.
 - b. Imported topsoil shall require prior approval by the City Engineer.
 - c. Mechanically ground or pulverized soil is not acceptable.
- B. Peat
 1. Consist of a clean, black, partially decomposed vegetable matter of natural occurrence
 2. Shredded or granulated.
- C. Compost:
 1. "Earth Cycle Compost" as processed by the City of Davenport Compost Facility, 2707 Railroad Street, Davenport, IA 52802, (563) 328-7225.

2.04 Mulch

- A. Type
 1. Ground or shredded
 - a. Cypress
 - b. Cedar
 - c. Hardwood
 2. Approved by the City Engineer
- B. Installation
 1. Installed by the end of each work day for all plant material installed during that day.

2.05 Weed Preventer

- A. Pre-Emergent Weed Control
 - 1. Dacthal (or approved equal)
 - 2. Apply prior to mulch installation

2.06 Soil Separator

- A. Type
 - 1. Synthetic, non-woven, water permeable geotextile.

PART 3 – EXECUTION

3.01 Tree Pit Excavation

- A. Layout plant material locations as shown on the plan(s).
 - 1. Relocate incorrectly placed plants at no expense to the Owner.
- B. Excavate tree pit to provide at least six (6) inches of planting soil backfill around and beneath the root system,
- C. Where conditions prevent digging a tree pit as required, obtain approval from the City Engineer to modify location and/or dimensions.
- D. Planting soil for backfilling shall be kept separate from excavated subsoil material.

3.02 Groundcover Installation

- A. Immediately prior to installation, cultivate groundcover areas to a depth of six (6) inches and grade, smooth, and uniform.
- B. Plant groundcover to within one (1) foot of tree trunks or shrubs planted in the area.
 - 1. Root crown at or slightly above the bed finish grade.
- C. After groundcover planting and prior to mulching, spread weed preventer over planting bed soil surface per manufacturer's instructions.
- D. Install mulch to a depth of three (3) inches over the entire groundcover bed.

FIGURES

Refer to drawings.

Add Section

Section 7035.D – Streetscape Improvements: Electrical System and Ornamental Lighting

Note: Work under this section shall comply with Division 7, Section 7030 in addition to the following:

Part 1 – General

1.01 Summary

A. Section includes the following:

1. Conduit
2. Hand Hole
3. Electrical Wiring
4. Control Station
5. Lamps and LEDs
6. Ornamental Light Fixtures
7. Poles
8. Foundations

1.02 Description of Work

- A. Provide labor, materials and equipment necessary and incidental to the installation of electrical system and ornamental lighting.
- B. Workmanship and materials shall meet or exceed the applicable national, state and local codes and standards including the National Electrical Code (NEC), the National Electrical Safety Code and applicable City of Davenport supplemental specifications.
- C. Materials shall be new, complete with manufacturer's warranty. Electrical materials shall be Underwriter's Laboratory listed if a standard has been established for the type of material.

1.03 Permits

- A. Permits for the work under this section and arrangements for required inspections shall be the sole responsibility of the Contractor. This may include an electrical permit, excavation permit, and any necessary concrete permit (bond).

1.04 Submittals

- A. Product Data: Include physical characteristics such as shape, dimensions and finish for each product.
- B. Shop Drawings: Provide installation details for each product specified.

1.05 Substitutions

- A. If intended for roadway lighting, no substitutions are permitted.

1.06 Delivery, Storage and Handling

- A. Comply with Division 1 - General Provisions and Covenants.

1.07 Scheduling Conflicts

- A. Comply with Division 1 - General Provisions and Covenants.

1.08 Special Requirements

This Section is applicable to redevelopment inside the Downtown Self-Supported Municipal Improvement District (SSMID) that is one-half block or greater, or as may be required by the applicable Urban Revitalization Tax Exemption (URTE) agreement, or as otherwise determined by the City Engineer. The downtown SSMID is roughly bounded by Brown St and Federal St from east to west, and the Mississippi River and 6th St from north to south. The specifications herein are meant to be applied in conjunction with The Downtown Davenport Streetscape Improvement Plan ("Plan") (<https://www.davenportiowa.com/common/pages/DisplayFile.aspx?itemId=16863749>), which has been adopted by the City of Davenport. See the Plan for further details and requirements for right-of-way ornamental lighting constructed within the downtown area. Ornamental roadway lighting and electrical handholes throughout the City of Davenport shall also refer to this Section.

1.09 Measurement and Payment

- A. Measurement: Each complete functioning fixture will be counted.
- B. Payment: Payment will be at the unit price for each installed complete fixture.
- C. Includes: Unit price includes, but is not limited to, removal of existing electrical services and associated items as required, furnishing and installation of conduit, hand holes, electrical wiring, control stations, light fixtures, poles, photocell control systems, and foundations required to provide a fully operational lighting system.

PART 2 – PRODUCTS

2.01 Conduit

- A. Conduit less than 2" diameter shall not be used for this work.
- B. All conduit shall be Schedule 40 PVC behind the curb. Any conduit under the roadway or under paving bearing vehicle traffic shall be Schedule 80 PVC. High Density Polyethylene (HDPE) may be substituted in some applications (Directional Boring). The duct shall be black in color with red stripe for power use. Orange duct shall be used for low voltage, communications, or fiber installation. SDR 13.5 minimum for all installations.
- C. Conduit for the underground raceway system shall be 2" diameter, schedule 40, polyvinyl chloride (PVC) or HDPE polyethylene cable duct.
- D. Schedule 80 shall be required when conduit runs are under drives, drive approaches or areas subject to vehicle loads.
- E. A #8-THWN trace wire with an orange jacket shall be used in underground conduit runs. Connect to form a continuous run.

- F. Threaded type connections and couplings shall be used with ridged and intermediate conduit. Whenever “ridged metallic conduit” is required, intermediate metal conduit shall be understood to be equivalent. Where connections are made to vibrating equipment, flexible steel conduit with appropriate fittings shall be used.

2.03 Hand Hole

A. Provide handholes as manufactured by:

1. Manufacturer: Oldcastle Infrastructure Phone: 888-950-8826, Fax: 844-204-9700, Website: www.oldcastleinfrastructure.com	Model	Duralite
	Material	Polyolefin Blend
	Wall	Straight Wall
	Collar	Some locations in turf may require an 8” concrete collar around the box to meet traffic ratings. These boxes are not to be used in roadways. They are not Heavy Duty rated for vehicle traffic.
	Performance	Tier 15
	Cover	Duralite Flush Solid to match
	Fasteners	Bolt down Hex Head Coil Thread Bolt
	Lid	“Electric” Lid Logo
	Size	1212-12 - Length: 12”, Width: 12”, Height: 12” 1324-12 - Length: 12”, Width: 24”, Height: 12” 1730-24 - Length: 17”, Width: 30”, Height: 24”
2. Manufacturer: Hubbell Power Systems, Phone: 573-682-5521, Website: www.hubbell.com	Model	Quazite
	Material	Polymer Concrete
	Wall	Straight Wall
	Collar	Some locations in turf may require an 8” concrete collar around the box to meet traffic ratings. These boxes are not to be used in roadways. They are not Heavy Duty rated for vehicle traffic.
	Performance	Tier 15
	Cover	Quazite Flush Solid to match
	Fasteners	2-Bolt down Hex Head Thread Bolt with
	Lid	“Electric” Lid Logo
	Size	B14101512A - Length: 15”, Width: 10”, Height: 12” B14111812A - Length: 24”, Width: 13”, Height: 12” PG1730BA24 - Length: 30”, Width: 17”, Height: 24”
3. Or approved equal.		

2.04 Electrical Wiring

- A. Wiring insulation shall be type THWN or XHHW thermoplastic. Conductors shall be insulated for 600 volts unless otherwise shown.
- B. Conductors throughout the work shall be copper wire sized per the NEC for electrical current loads as designed. Conductors #8-AWG and larger shall be standard with no conductor smaller than #12-AWG to be used unless specifically noted.
- C. Feeders within the light poles to the individual luminaires shall be #10 standard THHN wire.

2.05 Control Station

- A. Lighting shall be gang operated by a Square D, Class 8903, Night-Master Lighting Contactor control station sized and fused have circuit breakers for the quantity of lighting circuits to be installed.
- B. A separate breaker powering a dedicated photo-electric control circuit with a Hand-Off-Auto test switch is required.
- C. Voltage for the Lighting controller shall be provided at 240/120 volts. Lights shall be powered at 240 volts.
- D. This circuit is required to be fed with 2 hot conductors (black, red), 1 neutral conductor (white), and one ground wire (green).
- E. Additional circuits may be required at Owner's discretion (for locations that support events. Receptacle circuit shall have a dedicated neutral wire.

2.06 Lamps and LEDs

- A. All new fixtures shall be LED basis of design .4000K light engines, drivers, etc. are to have a 5-year warranty minimum.
- B. Fixtures shall have DLC rating to meet Mid America Energy rebate requirements.
- C. LED assemblies shall meet IES LM-80 and IES LM- 79 testing requirements.

2.07 Ornamental Light Fixtures

- A. Basis of Design Product:
 - 1. Manufacturer: Holophane, 3825 Columbus Rd., Granville, OH 43023, Contact: Jared Sloss, Phone: 515-249-7719, Email: jared.sloss@acuitybrands.com, Website: holophane.acuitybrands.com.
 - 2. Model: Granville GVD3 LED
 - 3. Substitutions: No substitutions permitted when ornamental fixture is serving as roadway lighting. Non-roadway lighting ornamental lighting fixtures may differ per approved plan or submittal.
- B. Product Requirements:
 - 1. Lumiere: Holophane Granville Classic Utility LED Series GVD3
 - 2. LED Performance Package: P30 8,400 nominal lumens
 - 3. LED Color Temperature: 40K 4000K CCT
 - 4. Voltage: MVOLT Auto Sensing 120-277V 50/60HZ
 - 5. Housing Style: MS Modern Style Swing Open Design
 - 6. Housing Color: BK Black
 - 7. Optics: GL5 Glass, Type V

8. Trim: None
 9. Finial: None
 10. Trim & Finial Color: None
- C. Mechanical Specifications:
1. Luminaire Housing Shall:
 - a. Be heavy grade A360 cast aluminum (aluminum with <1% copper).
 - b. IP55 rated housing, provides enclosure for the electrical module.
 - c. Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D.pole tenon.
 - d. Provide four uniquely designed stainless steel spring clips, enclosed in a clear polyvinyl chloride sleeve and adjusted by 1/4-20 hex-head bolts that securely cradle the prismatic acrylic refractor. The same 1/4-20 bolts also support the decorative rib and banding assembly.
 2. The Finish Shall:
 - a. Utilize a polyester power coat paint to ensure maximum durability
 - b. Meet 5,000-hour salt spray
 - c. Offer Tiger Drylac finishes that are applied by a Tiger Drylac certified facility.
- D. Electrical Specifications:
1. The driver shall meet the following requirements:
 - a. UL 1598, 40C, Wet Location Safety Rated
 - b. A factory programmable electronic driver with 0-10V dimming control leads.
 - c. LEDs shall have a minimum of 70 CRI and available in 4000K, CCT
 - d. The electrical system shall be designed to meet ANSI/IEEE C62.41.2 and shall offer a 10kV/5kA surge protection, fail off, as standard with an upgradable 20kV/10kA surge protection, fail off with indicator light, option.
 - e. Lumen output can be customized prior to manufacturing by way of FPDxx Options.
 - f. The electrical components are mounted on an aluminum plate that is removable with minimum use of tools.
- E. Optical Specifications:
1. The optical system shall meet the following requirements:
 - a. IP66 rated and consist of a precisely molded thermal resistant borosilicate glass refractor and top reflector mounted within the decorative glass optic.
 - b. The upper portion of this system shall incorporate a series of reflecting prisms that redirects over 50% of the upward light into the controlling refractor while allowing a soft uplight component to define the traditional acorn shape.
 - c. The top reflector shall redirect over 50% of the upward light into the controlling refractor while allowing a soft up-light component to define the traditional acorn shape of the luminaire.
 - d. The lower refractor shall use precisely molded prisms to maximize the pole spacing while maintaining uniform illuminance.
 - e. The lower portion uses precisely molded refracting prisms to control the distribution of light to maximize utilization, uniformity and luminajre spacing
 - f. Optical assembly shall be IES Type 3 distribution and will minimize backlight, while illuminating sidewalks.
 - g. Lunar Optics shielding available for asymmetric and symmetric distributions.

F. Photo Eye Control

1. The control options shall include, but not limited to, the following:
 - a. Button-style photo control kits specified to match voltage requirements and colored to match housing finish.

1. Manufacturer: Intermatic Phone: (815) 675-7000 Website: https://www.intermatic.com/Catalog/us/Products/Photocontrols/Fixed-Mount-Electronic-Photocontrols/EK4036S	Name:	NIGHTFOX Button Electronic Photocontrol, 120-277 V
	Model:	EK4036S
2. Manufacturer: Lithonia Authorized Supplier: Graybar Phone: (855)-347-2839 Website: https://www.graybar.com/lithonia-dtlreg-dbe-series-photocontrol-120-240-277v-60hz-1000va-7-8-in-l/p/25815999	Name:	Lithonia, DTL®, DBE Series, PhotoControl, 120/240/277V, 60Hz, 1000VA, 7.8 in. L
	MFR:	DBE124 1.5 TUL U
	SKU:	SKU: 25815999
3. Or approved equal.		

G. Certification and Standards:

1. Luminaire shall be UL or CSA listed.
2. Suitable for operation in an ambient temperature up to 40°C / 105°F per UL or CSA certification.
3. Fixture shall be DLC Listed. Minimum Power Factor of 90% at full load. LED Driver THD shall be less than 20% at full load per ANSI C82.77.2002.

H. Warranty: Minimum 5-year limited.

I. Optical Assembly: Shall meet the minimum material and physical properties as follows:

1. Held in place by four uniquely designed stainless steel spring clips enclosed in a clear polyvinyl chloride sleeve.
2. Three optical shields shall be field installable
3. Acrylic and Polycarbonate is not acceptable.

J. Luminaire Housing: shall meet the minimum material and physical properties as follows:

1. A decorative cast aluminum luminaire housing shall cradle the optical assembly and provide an enclosure for the plug-in electrical module. A three station terminal block will accept #14 through #2 wires and is prewired to one half of the plug assembly that connects to the removable electric module. A slipfitter will accept a 3-inch high by 2-7/8 Inch to 3-1/8 Inch O.D. pipe tenon.
2. A decorative cast aluminum housing door shall contain the electronic components and is held in place by a hinge and latch. The housing door has a hinge and latch mounted to it to allow for tool-less luminaire entry.

K. Total Watts Consumed shall be 61 watts or less, producing a minimum of 138 lumens/watt.

- L. Color Rendering Index (CRI): 70 minimum.
- M. Correlated Color Temperature (CCT): 4000K Nominal
 - 1. Chromacity Requirements:
 - a. Luminaire Standard Color: White
 - 2. Colors shall conform to the following color regions based on the 1931 CIE chromacity diagram:

NOMINAL CORRELATED COLOR TEMPERATURE

Manufacturer-Rated Nominal	Allowable LM-79 Chromacity Values	
	Measured CCT (K)	Measured Duv
4000	3710 to 4260	-0.005 to 0.007

- N. BUG Rating: shall be B=3, U=5, G=2 or better
- O. Lumen maintenance @ 100,000 Hrs. of operation shall be 0.89 or greater.
- P. Driver and LEDs: 100,000 Hrs. life expectancy minimum.
- Q. Lighting Performance:
 - 1. Lighting design shall provide 1FC, Ave., Maintained. 1.8 FC Max, 0.5 FC Min., Max to Min ration shall not exceed 3.6:1, Ave. to Min. ration shall not exceed 2.0:1.
 - 2. Performance based on 68' wide roadway and sidewalk. 50' on center, staggered spacing on 12' pole. LLF=.90. LM80/TM21 shall be defined as L75 at 100,000 hours of operation @25C.

2.08 Poles

- A. Basis of Design Product:
 - 1. Manufacturer: Holophane, 3825 Columbus Rd., Granville, OH 43023, Contact: Jared Sloss, Phone: 515-249-7719, Email: jared.sloss@acuitybrands.com, Website: holophane.acuitybrands.com.
 - 2. Model: Burlington
 - 3. Substitutions: No substitutions permitted when ornamental pole is serving as roadway lighting. Non-roadway ornamental lighting poles may differ per approved plan or submittal.
- B. Product Requirements:
 - 1. Post: Holophane Burlington (BL)
 - 2. Material: Aluminum (A)
 - 3. Height: 12' (12)
 - 4. Shaft Style: 4" Diameter, Smooth, .25 Wall (S4J)
 - 5. Base: 11" Octagonal (TMP-86)
 - 6. Tenon: 3" O.D. x 3" LG.(PO7)
 - 7. Mounting: Anchor bolts, Galvanized Steel (ABG)
 - 8. Finish: Black (BK)
 - 9. Options: Epoxy Primer Coat with Durable polyester powder black finish coat.
- C. Description: The lighting post shall be all aluminum, one-piece construction, with a classic tapered and fluted base design.
- D. Materials:

1. The base and fluted tapered cast shaft shall be heavy wall, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95.
 2. The straight shafts shall be extruded from aluminum, ASTM 6061 alloy, heat treated to a T6 temper. The tapered shaft shall be extruded from aluminum, ASTM 6063 alloy, spun to a tapered shape, then heat treated to a T6 temper.
 3. All hardware shall be tamper-resistant stainless steel. Anchor bolts to be completely hot dip galvanized.
- E. Construction:
1. The shaft shall be double welded to the base casting and shipped as one piece for maximum structural integrity.
 2. The shaft shall be welded inside the base casting at the top of the access door, and externally where the shaft exits the base.
 3. All welding shall be per ANSI/AWS
- F. Dimensions:
1. The post shall be 12'- 0" in height with a 11" octagonal base.
 2. The shaft diameter shall be 4".
 3. At the top of the post, an integral tenon with a transitional donut shall be provided for luminaire mounting.
- G. Installation:
1. The post shall be provided with four, hot dip galvanized L-type anchor bolts.
 2. A door shall be provided in the base for anchorage and wiring access.
 3. A grounding screw shall be provided inside the base opposite the door.

2.09 Foundations

- A. Light foundations shall be 3500 PSI Portland cement concrete
1. Diameter or Width: 24" or as indicated on the plan set.
 2. Depth: 48" below finished grade minimum.
 3. Rebar Cage
- B. A 5/8 inch diameter by 10-foot long, copper ground rod shall be installed through the centerline of the foundation with a 3 inches of projection required at the top.
- C. Use manufacturer provided template furnished with the poles to set anchor bolts.
- D. Foundation shall be centered on the midpoint of the brick banding or as indicated in the plan set. Off centered foundations are not acceptable.
- E. Pole shall be centered on concrete base.

PART 3 - EXECUTION

3.01 Removals

- A. Remove electrical services and associated items as required and as shown on the plan (s). Protect adjacent areas before, during and following removal operations. Leave area clean and ready for further construction activities.
- B. Abandoned conduit shall be removed to and capped behind or below the finished surface or structure. Existing equipment not reused or retained by the Owner shall be removed from the site by the Contractor. If encountered abandoned vaults or voids shall be brought to the attention to the City of Davenport.

3.02 Foundations

- A. The 24-inch diameter by 48' deep concrete foundations for the lights shall be located as indicated on the plan (s) shall be poured in place. Precast foundations are not allowed.
- B. A 5/8-inch diameter by 10-foot long, copper ground rod shall be installed through the centerline of the foundation with three (3) inches of projection required at the top.
- C. Reinforcing, anchor bolts and conduit shall be secured in place.

3.03 Underground Raceway

- A. All foundations shall be connected via a continuous underground raceway system.
- B. Trenching for the conduit runs shall be made in a direct line between adjacent foundations and service boxes. The back of curb setback shall be maintained as established by the foundation placement.
 - 1. Conduit shall be buried to a minimum depth of eighteen (18) inches.
 - 2. The trench shall be free of rock or other material which could be damage conduit.
 - 3. Backfill material shall consist of clean native material placed and mechanically compacted in a minimum of two lifts.
 - 4. Pushing or boring shall be used beneath improved areas, drives, walks and streets.
- C. If sidewalk is removed for construction, or at the discretion of City staff, a raceway system for power to lighting and a separate 2" raceway for technology shall be installed.
 - 1. Raceways shall be placed:
 - A. When 1/2 block of wiring is being replaced or otherwise feasible: in the middle of the sidewalk panel that abuts the brick section, approximately 6.0 feet from the back of the curb.
 - B. When shorter segments of wiring is being replaced or otherwise A. is not feasible: between 5 - 12 inches behind the curb.
 - 2. Each system shall have a separate 13 x 24 Duralite box located at each end of the block and one located near the middle of the block.
 - 3. A pull string shall be left in all empty raceways.

3.04 Service Boxes

- A. Hand hole service/pull boxes are required at any 90 degree direction change in the conduit run, midway on any run exceeding 200 feet between foundations and on each side of any street, alley or approach crossing.
- B. Service boxes shall be install flush with surrounding grades and shall be provided with a minimum three (3) foot deep coarse aggregate French drain. All lids of the service boxes shall be marked with either "Electric" or "Low Voltage."
- C. A 12" x 12" service box shall be placed at the base of each light pole. Connections shall be made inside this box in lieu of inside of the pole base.

3.05 Operation

- A. LED fixtures shall be provided for operation at 120 to 277 volt

- B. Each feed wire within the pole shall be fused with a BUSS IDEAL 65-U type fuse holder and a KTK type fuse.

3.06 Grounding

- A. A grounding conductor shall be run with the current carrying conductors.
 - 1. Conduit shall not be used as the sole grounding means.
 - 2. The pole shall be bonded to this conductor as well as the ground rod.
- B. A 5/8 inch diameter by 10-foot long, copper ground rod shall be installed through the centerline of the foundation with three (3) inches of projection required at the top

FIGURES

Refer to drawings.

7040 – Pavement Rehabilitation

PART 1 – GENERAL

1.07 Special Requirements

1. Any joint formed between newly placed HMA against PCC shall be sealed. This includes, but is not limited to, joints at the face of curb, face of curb flag, boxouts or patches. Joint sealing shall be in accordance with 7040, 1.08, D (Crack and Joint Sealing, Hot Pour) although sawing and/or routing are not required. The cost of this sealing is incidental to the bid item used for placing the final lift of HMA.

1.08 Measurement and Payment

G. Milling

3. Includes:

ADD the following:

Include edge sections that cannot be reached by the milling machine.

PART 3 – EXECUTION

3.01 General

B. DELETE.

C. ADD the following:

Partial width full depth patches by approval of the Engineer.

D. ADD the following:

Unless otherwise directed by the Engineer.

ADD the following:

- F. After milling has taken place, the Engineer or his representative shall determine if full depth patching or other repairs to the existing pavement are required. If patching or repairs are not required, surface course shall be placed on a street within five (5) working days of milling. If a street does require full depth patching or repairs, procedures to correct the problem(s) shall commence within three (3) working days after milling. Once repairs have started, the Contractor shall continuously work on repairs until completion. If work ceases on repairs for any reason other than the weather, the Contractor shall be charged double working days on the program until the repairs are complete. If patching or repairs are the controlling item, the surface course shall be placed within five (5) working days of the completion of any repairs. The construction of sidewalks/ handicap ramps, boxouts shall begin within five (5) working days after street resurfacing and completed in a timely manner. No traffic shall be allowed on milled surface unless specifically allowed in the Traffic Control Plan. If the above noted procedures are not followed, liquidated damages of \$500/ day shall be charged to the Contractor for each working day a street is not in compliance.”
- H. Pavement type for all Full Depth Patches must be approved by City Engineer.
- I. Temporary PCC partial depth patching may be allowed between November 1 and April

30th with approval by the City Engineer. Temporary patches shall be a minimum thickness of 4" Standard Patch. Contractor to maintain and correct deficiencies in the patch(es) within 24-hours of being notified, or the work will be performed and the costs incurred by the Contractor. Partial Depth patches shall be removed and replaced within 30-days of notification by the City Engineer, or the work will be performed and the costs incurred by the Contractor.

3.02 Full Depth Patching

A. Pavement Removal:

ADD the following:

3. If patching is due to trench work, remove at least 1 foot from edge of trench to edge of pavement.

C. Placing PCC Patches:

4. Placing, Consolidating and Finishing the Concrete:

h. ADD the following:

Broom or drag finish if adjacent pavement texture is non-existent.

3.05 Milling

ADD the following:

- I. Thoroughly clean milled surface to allow the Engineer to properly mark out patching areas.
- J. Saw cut milled edges to provide a clean vertical face along curb line and headers.

Figures

REPLACE Figure 7040.103 with Figure DAV7040.103.031324

REPLACE Figure 22-12-16 DAV7040-106 with Figure DAV7040.106.031324

ADD the following

Section 7100 – Brick Streets

PART 1 – GENERAL

1.01 Section Includes

- A. Subgrade Preparation
- B. Placement of Aggregate
- C. Placement of Bedding Course
- D. Placement of Bricks
- E. Quality Control
- F. Protection of the Pavement

1.02 Description of Work

Rehabilitate and patch existing brick pavement. All brick streets identified as historic by the list maintained by the City Engineer shall be paved or patched only with historic bricks.

1.03 Submittals

Comply with Division 1 – General provisions and Covenants.

1.04 Substitutions

Comply with Division 1 – General provisions and Covenants.

1.05 Delivery, Storage and Handling

Comply with Division 1 – General provisions and Covenants.

1.06 Scheduling and Conflicts

Comply with Division 1 – General provisions and Covenants.

1.07 Special Requirements

Comply with Section 7040, PCC Full Depth Patching, as applicable.

1.08 Measurement and Payment

- A. Class 10, Class 12 or Class 13 Excavation: Comply with Section 2010, 1.08, E.
- B. Below Grade Excavation (Core Out): Comply with Section 2010, 1.08, F.
- C. Subbase: Comply with Section 2010, 1.08, I.
- D. Brick Paving, Removal:
 - 1. Measurement: Measurement will be in square yards for the area of brick pavement removed. The area of manholes, intakes or other fixtures in the pavement will not be deducted from the measured area.
 - 2. Payment: Payment will be made at the unit price per square yard of removed bricks.
 - 3. Includes: Unit price includes, but is not limited to, removing, hauling and disposal

of unneeded materials, such as HMA or PCC patches, cleaning salvaged bricks from both project site and Jurisdiction's stockpile, transporting bricks to the Jurisdiction's stockpile and protecting bricks from theft or damage.

E. Brick Paving, Placement:

1. Measurement: Measurement will be in square yards for the area of brick pavement replaced. The area of manholes, intakes or other fixtures in the pavement will not be deducted from the measured area.
2. Payment: Payment will be made at the unit price per square yard of placed salvaged brick.
3. Includes: Unit price includes, but is not limited to, cleaning bricks from stockpile, transporting cleaned bricks from stockpile, placing cleaned bricks from either the Jurisdiction's stockpile or on-site stockpile, compaction, furnishing and installation of the sand surface and furnishing and installing sand-cement fill work.

PART 2 – PRODUCTS

2.01 Brick

- A. Clay or concrete brick
- B. Salvaged
- C. Historical

2.02 Sand

- A. Natural, clean, free draining and well-graded, with the following gradation:

Sieve	Percent Passing
No. 4	100
No. 100	5

2.03 Aggregate

- A. Unless otherwise specified in the contract documents, use a mixture of coarse and fine aggregate complying with Iowa DOT Section 4120, Gradation No. 11 in the Aggregate Gradation Table.

PART 3 – EXECUTION

3.01 General

- A. Conduct all operations to minimize inconvenience to traffic. Confine operations to one traffic lane, unless the road is to be closed to traffic. Minor encroachment into the adjacent lane, will be acceptable with the use of a flagger according to MUTCD.
- B. Construct brick patches to the dimensions specified in the contract documents or as marked by the Engineer in the field.
- C. Remove and dispose of materials not designated for salvage.

- D. Restore the area outside the pavement by placing and compacting backfill material, placing topsoil, and sodding or seeding as specified in the contract documents.
- E. If patch area is located on a Historic Brick Street, use only historic/salvaged bricks.

3.02 Pavement Removal

- A. Remove all layers of existing pavement materials within the patch area.
- B. Carefully remove and store the existing brick pavers. Bricks broken by the contractor due to carelessness or lost due to theft will be replaced at the contractor's expense.
- C. If a sound PCC subbase is encountered, remove according to Section 7040. Unless otherwise specified in the contract documents, this item will be paid for as extra work.
- D. Protect pavement from heavy construction traffic, including trucks, skid steers, loaders, and all tracked vehicles. Replace any additional areas damaged by the contractor at no expense to the Jurisdiction.

3.03 Restoring Subgrade or Subbase

- A. Where fill materials are required, compact materials to 95% of maximum Modified Proctor Density.
- B. Excavate 8 inches below the bottom of the sand layer. Place and compact new subbase material as required to bring the subbase to the bottom of the sand layer of the surrounding pavement. Correct unauthorized over-excavation at no additional cost to the Jurisdiction.
- C. Compact the exposed subgrade or subbase with a plate-type compactor to 95% Standard Proctor Density.
- D. When unstable material or excessive moisture is encountered, the Engineer may order removal and replacement of the unstable material.
 - 1. Remove existing unstable subgrade or subbase, or both, to the depth directed by the Engineer.
 - 2. Place and compact new subbase material as required to bring the subbase to the bottom of the sand layer of the surrounding pavement.
 - 3. If surrounding subbase is PCC, replace as directed by the Engineer.

3.04 Placing Brick Patches

- A. Fill and lightly re-grade any areas damaged by erosion, ponding or traffic compaction prior to placing the bricks.
- B. Place a 1 inch layer of sand evenly over the subbase material and screed to the proper grade. Do not compact, walk on, or otherwise disturb the sand after it has been screeded, and before the bricks are placed.
- C. Install the bricks $\frac{1}{4}$ - $\frac{1}{2}$ inch above finish grade. Place them closely together, without any tilt.
- D. Match the existing pattern and cut brick as required for edge fitting.
- E. Where gaps are less than 1-5/8 inch, fill with 3 parts sand, 1 part cement (dry) mixture.
- F. Vibrate with a minimum of three passes with a small plate vibrator with a minimum of 3,500 pounds centrifugal compaction force.

- G. Broom a 3-to-1 sand/cement mixture over the surface and vibrate the area with two additional passes.
- H. Remove excess mixture.

3.05 Quality Control

- A. Ensure no greater than 1/8-inch difference in height between adjacent pavers.
Remove and relay any brick out of compliance.
- B. Maintain surface elevation within ¼ - ½ inch above adjacent drainage inlets, gutters and other appurtenances.

3.06 Curb and Gutter Removal

Follow Section 7040 for curb and gutter removal.

END OF DIVISION

DIVISION 8 – TRAFFIC CONTROL

Section 8010 – Traffic Signals

PART 1 – GENERAL

1.08 MEASUREMENT AND PAYMENT

A. Traffic Signal:

DELETE and ADD the following:

3. Includes: Lump sum price includes, but is not limited to, furnishing and installing all pole foundations, poles, wiring, conduit, heads, signs, video detection equipment, traffic signal control equipment (including pedestrian equipment), traffic signal controller and cabinet, electric service, uninterruptible power supply battery backup system, emergency vehicle preemption, and associated appurtenances for a complete, fully operational installation.

ADD the following:

D. Traffic Signal Pole and Foundation:

1. Measurement: Each type, height, and length of mast arm for a traffic signal pole will be counted.
2. Payment: Payment will be the bid unit price for each type, height, and length of mast arm for a traffic signal pole and foundation.
3. Includes: Unit price includes, but is not limited to, furnishing and installation of foundation, traffic signal pole, mast arm, anchor bolts, hardware, wiring within the pole and mast arm, excavation and backfill.

ADD the following:

E. Combination Street Lighting/Signal Pole and Foundation:

1. Measurement: Each type, height, and length of mast arm for a combination street lighting/signal pole and foundation will be counted.
2. Payment: Payment will be the bid unit price for each type, height, and length of mast arm for a combination street lighting/signal pole and foundation.
3. Includes: Unit price includes, but is not limited to, furnishing and installation of foundation, traffic signal pole, mast arm, luminaire, luminaire arm, anchor bolts, hardware, wiring within the pole and mast arm, excavation and backfill.

ADD the following:

F. Traffic Signal Pedestal Pole and Foundation:

1. Measurement: Each type, and height of traffic signal pedestal pole and foundation will be counted.
2. Payment: Payment will be the bid unit price for each type and height of traffic signal pedestal pole and foundation.
3. Includes: Unit price includes, but is not limited to, furnishing and installation of foundation, pedestal pole, anchor bolts, hardware, wiring within the pole, excavation and backfill.

ADD the following:

G. Pedestrian Pushbutton Pole and Footing:

1. Measurement: Each pedestrian pushbutton pole and footing will be counted.
2. Payment: Payment will be the bid unit price for each pedestrian pushbutton pole and footing installed.
3. Includes: Unit price includes, but is not limited to, furnishing and installation of the pole, footing, anchor bolts, hardware, wiring within the pole, excavation and backfill.

ADD the following:

H. Controller, Cabinet, and Foundation:

1. Measurement: Each cabinet with controller and foundation will be counted.
2. Payment: Payment will be the bid unit price for each cabinet with controller and foundation installed.
3. Includes: Unit price includes, but is not limited to, furnishing and installation of the cabinet on a concrete foundation, controller, uninterruptible power supply battery backup system, emergency vehicle preemption interface and software, components, wiring, grounding, connections and terminations for internal components, removal of existing controller and cabinet and if required, salvaging and delivery of identified items to City Public Works building on 46th Street, for a fully functional traffic signal controller.

ADD the following:

I. Video Camera:

1. Measurement: Each video camera installed will be counted.
2. Payment: Payment will be the bid unit price for each video camera installed.
3. Includes: Unit price includes, but is not limited to, furnishing and installation of video camera, wiring to controller cabinet, and hardware.

ADD the following:

J. Emergency Vehicle Preemption Detector:

1. Measurement: Each emergency vehicle preemption detector installed will be counted.
2. Payment: Payment will be the bid unit price for each emergency vehicle preemption detector installed.
3. Includes: Unit price includes, but is not limited to, furnishing and installation of emergency vehicle preemption detector, cable, and hardware.

ADD the following:

K. Conduit and Wiring, Trenched:

1. Measurement: Each type and size and conduit will be measured in linear feet, from face of structure to face of structure. Conduit, wiring, or cabling within structures will not be measured.
2. Payment: Payment will be the bid unit price per linear foot of conduit installed.
3. Includes: Unit price includes, but is not limited to, furnishing and installation of

conduit, connections, fittings, all wiring and cable contained within the conduit, trenching, bedding and backfill.

ADD the following:

L. Conduit and Wiring, Trenchless:

1. Measurement: Each type and size and conduit installed by trenchless methods will be measured in linear feet. Conduit, wiring, or cabling within structures will not be measured.
2. Payment: Payment will be the bid unit price per linear foot of conduit installed.
3. Includes: Unit price includes, but is not limited to, furnishing and installation of conduit, trenchless installation materials and equipment, pit excavation, connections, fittings, all wiring and cable contained within the conduit, bedding and backfill.

ADD the following:

M. Handhole:

1. Measurement: Each type and size of handhole will be counted.
2. Payment: Payment will be the bid unit price for each type and size of handhole installed.
3. Includes: Unit price includes, but is not limited to, furnishing each type of handhole, excavation, installation, placing bedding and backfill, backfill compaction, casting, core drilled and sealed conduit, connections and grounding and bonding.

ADD the following:

N. Vehicle Traffic Signal Heads:

1. Measurement: Each 3-section, 4-section, and 5-section traffic signal head will be counted.
2. Payment: Payment will be the bid unit price for each 3-section, 4-section, and 5-section traffic signal head installed.
3. Includes: Unit price includes, but is not limited to, traffic signal lenses, housing, visors, terminal block, backplates, mounting hardware, LED Module, and wiring within the mast arm and pole.

ADD the following:

O. Pedestrian Traffic Signal Head Assembly:

1. Measurement: Each pedestrian traffic signal head assembly will be counted.
2. Payment: Payment will be the bid unit price for each pedestrian traffic signal head assembly installed.
3. Includes: Unit price includes, but is not limited to, housing, visors, LED Module, mounting hardware, and wiring within the mast arm and pole.

ADD the following:

P. Pedestrian Push Button Detector:

1. Measurement: Each pedestrian push button detector assembly will be counted.

2. Payment: Payment will be the bid unit price for each push button detector assembly installed.
3. Includes: Unit price includes, but is not limited to, furnishing and installation of the accessible pedestrian signal push button station, housing, audible and vibrotactile features, voice message, speaker, push button, switch, sign, hardware, and wiring within the pole.

PART 2 – PRODUCTS

2.01 Underground

DELETE 2-4 and ADD the following:

A.

2. Unless otherwise stated in contract, provide handholes manufactured by: Oldcastle, model Duralite, 17"x30"x24", or Hubbell Power, model Quazite, 17"x30"x24", or approved equal.

2.02 Detection

DELETE and ADD the following:

- C. Video Detection Camera System: Supply Iteris Vantage Next video detection, or Iteris Vantage Vector if dilemma zone protection is specified in plans. Processor to be rack mounted. Cameras shall provide advanced detection and/or single stop line detection as specified in the plans. Use and install camera cable(s) as specified by manufacturer.

2.05 Cabinet and Controller

DELETE and ADD the following:

- A. Controller, Cabinet, and Auxiliary Equipment: Controllers and Cabinets shall be Econolite TS2 compatible with existing City of Davenport equipment and comply with the latest edition of NEMA TS2 standards.

DELETE and ADD the following:

- C. Emergency Vehicle Preemption System: Preemption shall be GTT or Opticom 721 or 722 EVP detectors compatible with existing City of Davenport equipment.

2.05 Poles, Heads, and Signs

- A. Vehicle Traffic Signal Head Assembly:

1. Housing, a.

Delete and Add the following:

- a. Individual signal sections made of a durable polycarbonate. Housing shall be black and color to be an integral part of the material composition.
Housing shall accommodate a rectangular (not scalloped) backplate.

6. Backplate:

DELETE and ADD the following:

- c. Provide high visibility backplates with 1 to 3-inch yellow reflective border. This can be done by either adding retroreflective tape to the backplate or providing a backplate with a retroreflective border incorporated in the material.

C. Traffic Signal Poles and Mast Arms:

1. General:

DELETE and ADD the following:

- d. Unless a transformer base is specified, poles shall have a 6 inch by 16 inch handhole in the pole shaft for cable access. Provide a cover for the handhole. Secure the cover to the base with simple tools. Use corrosion resistant hardware.

DELETE and ADD the following:

- f. Where a combination street lighting/signal pole is specified in the contract documents, luminaire mounting height shall be 35 feet unless otherwise specified. Ensure the luminaire arm is mounted in the same vertical plane as the signal arm unless otherwise specified. Use a luminaire arm of the single member tapered type. Fabricate the pole with a minimum 4 inch by 6 inch handhole and cover located opposite the signal mast arm.

ADD the following:

- j. For street lighting on signal poles:
 - 1) LED luminaires shall be cobra head style, 250 W equivalent LEDs with heavy duty aluminum housing.
 - 2) Lamps shall be Type III, urban distribution, unless otherwise specified in contract documents.
 - 3) Luminaire housing shall consist of single piece aluminum casting with integral slipfitter for two-inch bracket mounting.
 - 4) Slipfitter shall be arranged to accommodate a two-inch standard pipe bracket
 - i. shall consist of bracket clamps
 - ii. shall provide for vertical adjustment and horizontal leveling of the luminaire
 - iii. A weatherproof, hinged access door shall be provided for quick access to the terminal block and mounting arrangement
 - iv. All exposed metal parts shall be made from non-ferrous metal or stainless steel

END OF DIVISION

Section 8020 – Pavement Markings

PART 1 – GENERAL

1.01 Section Includes

ADD the following:

G. Thermoplastic Reflectorized Pavement Markings, Symbols and Legends

1.03 Submittals

ADD the following:

- C. Furnish a certificate from the thermoplastic manufacturer, certifying that such a contractor has functional, appropriate equipment to install thermoplastic pavement marking materials
- D. Provide proof of successful installation at least two years old, covering a minimum of 50,000 lineal feet with the thermoplastic material to be used on this project
- E. Submit manufacturer's certification with typical results of tests for all special requirements.

1.08 Measurement and Payment

A. General:

ADD the following:

- 1. Poured, extruded or sprayed lines will also be measured in stations based upon a single 4-inch width.

ADD the following:

O. Thermoplastic Pavement Markings:

- 1. Measurement: Each type of thermoplastic pavement marking will be measured in stations.
- 2. Payment: Payment will be made at the unit price for each type of thermoplastic pavement markings.
- 3. Includes: Unit price includes, but is not limited to, layout, surface preparation and furnishing and placing thermoplastic pavement markings with drop-on glass beads and primer, if necessary. Removal of existing markings is included as a separate bid item in the plans and paid for at the contract unit price.

P. Thermoplastic Pavement Markings, Symbols and Legends:

- 1. Measurement: Each type of thermoplastic pavement marking will be counted.
- 2. Payment: Payment will be made at the unit price for each type of thermoplastic pavement symbol and legend.
- 3. Includes: Unit price includes, but is not limited to, layout, surface preparation and furnishing and placing thermoplastic pavement markings with drop-on glass beads and primer, if necessary. Removal of existing markings is included as a separate bid item in the plans and paid for at the contract unit price.

Q. Durable Pavement Markings, Symbols and Legends:

1. Measurement: Each type of durable pavement marking symbol or legend will be counted.
2. Payment: Payment will be made at the unit price for each type of durable pavement marking symbol or legend.
3. Includes: Unit price includes, but is not limited to, layout, surface preparation and furnishing and placing durable pavement markings with drop-on glass beads and primer, if necessary. Removal of existing markings is included as a separate bid item in the plans and paid for at the contract unit price.

R. Durable Pavement Markings:

1. Measurement: Each type of durable pavement markings will be measured in stations.
2. Payment: Payment will be made at the unit price for each type of durable pavement markings.
3. Includes: Unit price includes, but is not limited to, layout, surface preparation and furnishing and placing durable pavement markings with drop-on glass beads and primer, if necessary. Removal of existing markings is included as a separate bid item in the plans and paid for at the contract unit price.

PART 2 – PRODUCTS

2.01 Materials

B. Pavement marking materials include:

ADD the following:

11. White and Yellow Reflectorized Thermoplastic:

- a. Ensure the material is free from all skins, dirt and foreign objects
- b. Use binder with either hydrocarbon-based resin or alkyd-based resin, as shown in the contract documents.
- c. Uniformly disperse the pigment, beads and filler in the binder resin.
- d. Composition Requirements:

% by Weight

<u>Component</u>	<u>White</u>	<u>Yellow</u>
Binder	17.0 Min.	17.0 Min.
Titanium Dioxide	10.0 Min.	-
Glass Beads	20.0 Min.	20.0 Min.
Calcium Carbonate & Inert Fillers	49.0 Min.	**
Yellow Pigments	---	**

** Amount and type of yellow pigment, calcium carbonate and inert fillers shall be at the option of the manufacturer, providing the other composition requirements of this specification are met.

Note: Components specifically formulated for application at temperatures greater than 400 degrees F true*; and show no significant breakdown, or deterioration at a true temperature of 475 degrees Fahrenheit.

(*True temperature as referenced above is measured with high precision laboratory grade equipment.)

e. Physical Properties:

- 1) Colors to follow MUTCD and contract documents.
- 2) Drying Time: When installed on pavement at air temperature of 70 degrees F, and in thickness between 1/8 inch and 3/16 inch, the thermoplastic material shall be completely solid and shall show no damaging effect from traffic after 10 minutes.
- 3) Color Retention: The thermoplastic material shall not change color during the warranty period.
- 4) Yellowness Index: White thermoplastic material shall not exceed a yellowness index of 0.12 when tested in accordance with AASHTO Designation T 250.
- 5) Softening Point: The thermoplastic material shall have a softening point of not less than 194 degrees Fahrenheit true when tested in accordance with ASTM E 28.
- 6) Specific Gravity: The specific gravity of the thermoplastic material as determined by a water displacement method at 25 degrees Celsius shall be between 1.8 and 2.2 (referred to water at 25 degrees Celsius true).
- 7) Fumes: The thermoplastic material shall not exude fumes, which are toxic or obnoxious or injurious to persons or property when it is heated during applications.

f. Label each package with the color of the material, name of the manufacturer, date of manufacture, batch number, type of material (alkyd or hydrocarbon), net weight of contents, and the temperature to which the material will be heated for application.

12. Glass beads (Pre-mix and Drop-on)

- a. Provide glass beads that comply with Iowa DOT Section 4184.

13. Primer, if required.

- a. Recommended by the manufacturer.

PART 3 – EXECUTION

3.01 Equipment

B. Pavement Marking Equipment:

ADD the following:

7. Melting kettle capable of heating the thermoplastic material to its

recommended application temperature without scorching and capable of maintaining that temperature.

- a. heat transfer medium with a flame that does not come in direct contact with the material container surface.
 - b. A temperature gauge visible on the outside of the kettle to indicate the temperature of the thermoplastic material.
 - c. A continuous mixer or agitator capable of thoroughly mixing the material at such a rate as to maintain homogeneity of material and uniformity of temperature throughout
8. Thermoplastic Dispensing Devices capable of applying molten thermoplastic material at the temperature recommended by the thermoplastic manufacturer in lines from 4 inches to 12 inches wide at a 125 mils minimum thickness.
 - a. Extrusion type dispensing devices which deposit a mass of molten thermoplastic on the pavement surface where it is immediately shaped to the specified width and thickness.
 - b. A visible temperature gauge to allow monitoring of the thermoplastic material near the point of deposition.
9. Glass Beads Dispenser equipped with a drop-on glass bead dispenser capable of dispensing beads immediately after the molten material is applied.

3.02 Construction

A. General:

ADD the following:

3. a-e: apply to thermoplastic pavement markings as well.
6. For all new pavement surfaces:
 - a. Verify with the engineer whether to use waterborne or durable paint on new PCC pavement for center lines, edge lines, and solid or dashed lane lines.
 - b. Verify with the engineer whether to use waterborne paint or thermoplastic on new HMA pavement for center lines, edge lines, and solid or dashed lane lines.
 - c. Apply durable paint on new PCC pavement for crosswalks, stop bars, channelizing lines, dotted lines, yield lines, sloped curbs, median noses, and all symbols or legends.
 - d. Apply thermoplastic to new HMA pavement for crosswalks, stop bars, channelizing lines, dotted lines, yield lines, sloped curbs, median noses, and all symbols or legends.

B. Surface Preparation:

ADD the following:

5. For thermoplastic markings,
 - a. Even if the pavement is visibly dry, subsurface moisture may be present in amounts sufficient to affect bonding. To test for dryness, lay a 3 to 6 foot section of tar paper on the pavement and apply molten thermoplastic on top. After 30 seconds, lift the paper and check for moisture on the bottom of the paper. If the paper is dripping wet, wait

until the pavement has dried before applying the thermoplastic. If the paper shows only a damp spot, proceed with the thermoplastic application.

- b. Remove existing pavement markings, whether permanent or temporary, that would prevent a mechanical bond between the thermoplastic and the pavement.

- 1) Sand blast or use another method that is approved by the Engineer.

I. Markings Obliterated During Construction

ADD the following:

4. Maintain permanent pavement markings in good condition prior to the completion of the project, and for 90 calendar days after placement, and reconstruct, if necessary. The condition of the marking will be evaluated by the Engineer at that time.
5. If more than 10 percent of any 2,000-foot section of marking fails during this 90-day period for any reason except abrasion at private entrances or within intersections, repair or replace those sections, at the Contractor's expense, prior to final acceptance. Transverse lines and symbols will be evaluated individually.
 - a. Failure of the marking will be rated on the basis of the percentage of material remaining on the pavement at the end of the 90-day period. This will be the percentage of the area in which the substrate is not exposed.

ADD the Following:

L. Thermoplastic Markings:

1. Extrude or hot-spray the thermoplastic marking material onto the pavement surface.
 - a. Ensure that the pavement marking have well defined edges and are free of waviness,
 - b. Check that they have a minimum thickness of 90 mils if extruded or 60 mils if hot-sprayed
 - 1) The thickness will be measured as a wet film, except the Engineer may measure cured film by placing a tape or other bond breaker prior to placing the thermoplastic material then removing a section of cured line and measuring thickness.
2. Temperature Limitations.
 - a. Place the thermoplastic markings when the pavement surface is at least 55°F and the ambient temperature is 49°F and rising. Determine the pavement surface temperature and air temperature before the start of each day of marking operation and at any other time deemed necessary by the Engineer.
 - b. Apply the thermoplastic at a temperature of 400-425°F, depending on the manufacturer's recommendation.
 - c. Check the temperature of the thermoplastic material at the point of deposition with a calibrated thermometer at:

- 1) the beginning of each day's marking,
 - 2) after material is added to the dispensing device,
 - 3) after delays in the marking operation, and
 - 4) any time deemed necessary by the Engineer.
 - d. Do not heat alkyd thermoplastic material above 435°F.
 - e. Do not heat hydrocarbon thermoplastic material above 450°F.
 - f. Only heat the quantity of thermoplastic that can be used within 4 hours.
 - g. Do not heat any thermoplastic material for more than 4 hours at the maximum application temperature, including initial heating.
 - h. Do not reheat more than two times.
 - i. Materials subjected to the above conditions will be rejected.
3. Check adhesion to the pavement surface with a stiff putty knife or similar instrument. The marking should not be removed from a concrete surface. The marking may be removed from a bituminous surface; however, the bituminous substrate will be stuck to the thermoplastic material.
4. If the thermoplastic line does not provide initial nighttime reflectivity, or if the marking does not have the required minimum thickness,
 - a. Grind away the surface of the deficient portion of the marking to reduce the average thickness to 50 mils or less.
 - b. Apply additional thermoplastic material to a thickness of at least 125 mils and provide a uniformly reflective surface.
 - c. If the markings do not comply with the specifications for any other reason, the Engineer may require complete removal or correction at the Contractor's expense. Corrective work will be at Contractor's expense.
5. Primer Application.
 - a. Apply a primer to bituminous surfaces over 2 months old and all concrete surfaces. Primer is not required on bituminous surfaces less than 2 months old unless recommended by the manufacturer of the thermoplastic material.
 - b. Apply and cure in accordance with the recommendations of the manufacturer of the thermoplastic material.
6. Glass Bead Application.
 - a. Mechanically deposit the drop on glass beads on the molten thermoplastic line immediately after placement of the thermoplastic at a rate of 8 to 10 pounds per 100 square feet of line.
 - b. Embed the beads into the strip surface to a depth of 50% - 60% of the bead diameter.
 - c. Ensure the beads are applied uniformly across the entire line.
 - d. Ensure that the beads adhere to the cured thermoplastic or all marking operations shall cease until corrections are made.

ADD the following:

3.03 Sampling and Testing

- C. General: The Engineer shall have free access to the material and be extended every facility for the purpose of inspection. The Engineer reserves the right to sample at the point of manufacture, at intermediate points of storage, or at destination.
- D. Thickness: Perform periodic spot checks of thermoplastic material to verify that the required thickness has been attained. Random spot checks of the thermoplastic thickness will be made by the Engineer to ensure conformance with the required criteria. Suggested spot check procedures include the following:
 - 1. Wet: Thickness can be field tested immediately after the thermoplastic marking is applied by inserting a thin, graduated machinist rule or similar instrument into the molten thermoplastic to the depth of the pavement surface. The thickness is then determined visually by noting on the scale the depth of the penetration or coating of the instrument.
 - 2. Dried: Thickness can be field tested by placing a small flat of metal with a known thickness immediately ahead of the striping apparatus. After striping, remove the sample and use a suitable measuring device, such as a caliper or micrometer, to determine the thickness of the dried marking
- E. Thermoplastic Material: The Engineer reserves the right to test materials in accordance with ASTM D4960 Test Method for Evaluation of Color for Thermoplastic Traffic Marking Materials, AASHTO T250 Standard Method of Test for Thermoplastic Traffic Line Material, and AASHTO M 249-98 White and Yellow Reflective Thermoplastic Striping Material (Solid Form). Cost for these tests will be paid for by the Jurisdiction; however, if any of them fail, the Contractor is liable for the cost.
- F. Glass beads: Test glass beads in accordance with the procedures listed in standard specification 4184.03. The Engineer will determine the location and frequency of sampling.

Section 8030 – Temporary Traffic Control

PART 1 – GENERAL

1.07 Special Requirements

ADD the following:

- C. At least seventy-two (72) hours in advance of proposed street closure and/or lane reduction, visit www.cityofdavenportiowa.com/roadwork and submit the application for the street closure, lane reduction and any associated detours. Please keep in mind the seventy-two hour timeframe is a minimum, when possible requests can and should be submitted seven (7) to ten (10) days in advance.

PART 3 – EXECUTION

3.01 Maintenance

ADD the following:

A. General

The Contractor must notify the Engineer a minimum of 72 hours prior to staging or installing any temporary traffic control measures, City street closure and lane reduction application required. See traffic control notes in plan documents. If traffic control devices fail in any way and are not repaired or replaced within 24-hours of being notified, the City will do this work and the Contractor shall be charged for costs incurred.

Section 8040 – Traffic Signs and Posts

PART 2 – PRODUCTS

2.02 Signs

DELETE and ADD the following:

B. Blank Material:

1. Sheet Aluminum complying with [Iowa DOT Article 4186.02](#).
2. Street Name Plaques:
 - a. Street name plaque thickness shall be 0.1”.
 - b. Text Height is 3” for N., S., E., W. and St./Ave./Blvd./Rd. and the hundred block. These abbreviations must be included on the signs, as appropriate.
 - c. Text height is 6-inch uppercase and 4.5-inch lowercase lettering for the street name.
 - d. Font is MUTCD Standard Alphabet Series B2000 for street names with more than 6 characters and MUTCD Standard Alphabet Series C2000 for street names with 6 or fewer characters.

C. Size and Type:

5. Street name plaque typical dimensions are 9-inches tall by 30, 36, or 42-inch length. Alternative fonts may be used at the discretion of the Engineer to shorten 42-inch long signs to 36-inch length.

2.04 Fastening Accessories

DELETE and ADD the following:

1. Comply with [Iowa DOT Article 4186.09](#) for bolts, nuts, self-locking nuts and washers.
2. Other Accessories:
 - a. Double Sign Mounting Bracket
 - i. Blade Holder Length – 12-inch minimum
 - ii. Single Piece Cast Aluminum
 - iii. Flat Blade 90-degree cross piece
 - iv. 5/16”-18 x 3/4” Vandal proof, Type I Cadmium plated heat-treated steel or cast aluminum with 5/15” pinned hex access fastener.
 - b. Single Sign Mounting Bracket
 - i. Blade Holder Length – 12” minimum
 - ii. Single piece cast aluminum.
 - iii. Aligns blade parallel/perpendicular with square tube post.
 - iv. Two set bolts with holes aligning with square tube mounting holes.
 - c. Sign to Utility Pole Mounting Bracket
 - i. Blade Holder Length – 24” Minimum
 - ii. Single piece cast aluminum
 - iii. Strapping and Lag bolts or concrete anchors per manufacturers requirements.
 - d. Surface Mount Anchor Base
 - i. Round base, meet or exceed AASHTO breakaway requirements

- ii. Minimum 11 ½" diameter bolt circle.
- iii. Minimum three surface mounting holes.
- iv. Single piece cast aluminum or galvanized steel.
- v. Minimum two (2) 5/16"-18 x ½" set screws.
- vi. Female post mount receptacle.

Figures

ADD Figure DAV8040.101.022323

ADD Figure DAV8040.102.031324

END OF DIVISION

DIVISION 9 – SITE WORK AND LANDSCAPING

Section 9010 – Seeding

PART 1 – GENERAL

1.07 Special Requirement

- A. ADD Payment for seeding shall be made at the end of the care period. The care period ends upon acceptance of the seeding. See 3.10 ACCEPTANCE AND WARRANTY for addition details about Acceptance.
- B. Payment for sodding shall be made upon acceptance of the sod. See 3.08 ACCEPTANCE for additional details.

1.08 Measurement and Payment

ADD the following bid items:

- F. Prairie Seeding Establishment & Maintenance Period
 - 1. Measurement: Lump sum item; no measurement will be made.
 - 2. Payment: Payment will be at the lump sum price for the warranty.
 - 3. Includes: Lump sum price includes, but is not limited to, all work required to correct any defects in the original placement of the seeding for the period of time designated. Acceptance and Warranty per 9010, 3.10, C.
- G. Wetland Seeding Establishment & Maintenance Period
 - 1. Measurement: Lump sum item; no measurement will be made.
 - 2. Payment: Payment will be at the lump sum price for the warranty.
 - 3. Includes: Lump sum price includes, but is not limited to, all work required to correct any defects in the original placement of the seeding for the period of time designated. Acceptance and Warranty per 9010, 3.10, C.
- H. Native Warranty & Maintenance Period
 - 1. Measurement: Lump sum item; no measurement will be made.
 - 2. Payment: Payment will be at the lump sum price for the warranty.
 - 3. Includes: Lump sum price includes, but is not limited to, all work required to correct any defects in the original placement of the seeding for the period of time designated. Acceptance and Warranty per 9010, 3.10 D.

PART 3 – EXECUTION

3.02 Conventional Seeding

- C. Seedbed Preparation, Permanent
 - 2. DELETE and REPLACE with the following:
Work areas accessible to field equipment to a depth governed by the Davenport Stormwater Manual. Use mechanical rotary tillage equipment for the preparation of seedbed on earth shoulders, urban or raised medians and rest areas. Prepare by hand, areas inaccessible to field machinery, to a depth governed by the Davenport Stormwater Manual. Use care that the entire width of the shoulder and

areas around headwalls, wingwalls, flumes and other structures are prepared in the manner specified. Where weed growth has developed extensively, they may be disked into the ground. If weed growth develops sufficiently to interfere with proper seedbed preparation, mow the weeds and remove them from the project at no additional cost to the Contracting Authority.

If either bid item 9010, 1.08, F Prairie Seeding Establishment & Maintenance Period or bid item 9010, 1.08, G Wetland Seeding Establishment and Maintenance period has been included with the project then one of the following methods shall be used for seed bed preparation in areas to which the Establishment & Maintenance period applies:

Seedbed Preparation	Schedule
Method 1 - Existing vegetation must be dead before seeding. Remove existing vegetation and all pieces of roots with sod cutter. Seed as soon as possible after preparing the bed. Seed with a native grass drill. Broadcast seeding is sufficient if seed can be worked into the soil with a harrow or similar tool that ultimately establishes good seed-to-soil contact. It is very important that seed is placed at the proper depth to encourage quick germination/emergence (1/4" or less).	April-June or Dormant seeding per SUDAS
Method 2 - Existing vegetation must be dead before seeding. Smother vegetation with cardboard or other material for a growing season. The earliest time to seed is a dormant seeding in the fall or wait until following spring or next fall. Seed with a native grass drill. Broadcast seeding is sufficient if seed can be worked into the soil with a harrow or similar tool that ultimately establishes good seed-to-soil contact. It is very important that seed is placed at the proper depth to encourage quick germination/emergence (1/4" or less).	April-Oct for smothering Dormant seeding per SUDAS or Seed following spring April-June
Method 3 - Existing vegetation must be dead before seeding. Chemical applications may be used to kill sod or other vegetation. Apply in the fall for the next growing season and in the spring prior to planting. Follow all label directions. Seed with a no-till drill. It is very important that seed is placed at the proper depth to encourage quick germination/emergence (1/4" or less).	Sept-Oct 15 AND following May for chemical spraying May-June seeding
Method 4 - Existing vegetation must be dead before seeding. Remove existing vegetation with multiple tillage passes. (new weed seed will germinate with tillage) Prepare a good firm seedbed. When you walk on the surface, you don't want to sink. You barely want to see your foot print. Seed with a native grass drill. Broadcast seeding is sufficient if seed can be worked into the soil with a harrow or similar tool that ultimately establishes good seed-to-soil contact. It is very important that seed is placed at the proper depth to encourage quick germination/emergence (1/4" or less).	April-June or Dormant seeding per SUDAS

3.10 ACCEPTANCE AND WARRANTY

ADD C. Seeding Establishment & Maintenance Period:

- When included as a separate bid item, the Seeding Establishment & Maintenance Period for Prairie and/or Wetland seeding shall include the provisions identified in

9010, 3.10, A. and B, with a minimum 3-year warranty period. In addition, the following:

- a. A more intense maintenance program is required for a period of at least 3 years, to support full establishment of desired vegetation and prevent growth of invasive species (especially cattails and volunteer woody growth). It is recommended that these activities should be completed by personnel with experience (3 years or more preferred) in performing maintenance of native vegetation.
- b. For wetland areas, managing water levels through the water control structure provides a moist soil environment for the existing seed bank to germinate without the presence of standing water. Once the plants germinate and are actively growing, water levels can be slowly returned to normal. Most emergent plants will reproduce through the roots when submerged. If the plants begin to die out another drawdown may be needed in the future. Mowing areas will also depend on water levels and soil saturation.
- c. Maintenance associated with the establishment period shall be as follows:

Establishment-First Year	Schedule
If there are erosion concerns, install erosion control blanket or place straw over seeding.	Immediately after seeding
If it doesn't rain, water seed. Water enough to moisten surrounding soil, but water lightly so seedlings are not dislodged. As seedlings emerge and develop, irrigate less frequently but enough to prevent drought stress.	Spring until established
Persistent attention to weed control is required. Keep weeds cut back to a height of 6 inches when they reach a height of 12 inches (if accessible). The first mowing if done early enough (early May) can be to a height of 4 inches. Otherwise, do not cut back less than 8 inches. Flat type mowers work best because they chop weeds and prevent clippings from smothering small seedlings. Weed-trimmers are excellent for smaller areas. Rotary or bar-sickle mowers may be used but can smother seedlings because they do not chop weeds. Hand weeding may also be necessary. Do not mow the first year's growth after August 1. This will protect young plants over winter.	One to two times per month depending on rainfall, not after Aug 1
If a cover crop was used, it should also be cut during the first season. Mow cover crop when weeds reach 6 inches tall.	1 time per month depending on rainfall
Use systemic herbicide treatment of areas larger than 20 square feet where weeds are the dominant plant material. Reseeding will need to occur in these areas. Follow manufacturer's instructions on any herbicide application.	Only if needed
Do not spray any broadleaf chemicals in the first year where native wetland seedlings are growing. Broadleaf chemicals will kill forbs and damage or kill grasses.	First year

Hand-treat with herbicide using a cotton glove placed on the outside of a protective rubber glove. Soak the cotton glove in herbicide (such as "Roundup") and apply to the leaves and stems of the weed or woody species without touching adjacent desirable plants. This is best done on a calm, cool day, so that the herbicide does not volatilize and drift onto nearby plants. Remove the above-ground portion of previously treated dead or dying weeds and woody species from planting areas. Follow manufacturer's instructions on any herbicide application.	Only if needed
Re-seed and mulch areas where poor germination, erosion or weed removal have left areas in excess of 20 square feet bare or sparsely vegetated.	As needed
Assess bank stability, erosion damage, flow channelization, and sediment accumulations.	After >2" of rainfall (for design life of practice)

Second Year Activities	Schedule
Persistent attention to weed control is required. Keep weeds cut back. Mow seedlings at a height of 6 inches when vegetation has a height of 12 inches (if accessible). Flat type mowers work best because they chop weeds and prevent clippings from smothering small seedlings. Weed-trimmers are excellent for smaller areas. Rotary or bar-sickle mowers may be used but can smother seedlings because they do not chop weeds. Hand weeding may also be necessary.	One time per month depending on rainfall. If nesting birds are present do not mow May 15-August 1
Systemic herbicide treatment of areas larger than 20 square feet where weeds are the dominant plant material and only where absolutely necessary. Hand-treat with herbicide where native plants are the dominant plant material, taking care not to damage nearby native plants. Use a cotton glove placed on the outside of a protective rubber glove. Soak the cotton glove in herbicide (such as "Roundup") and apply to the leaves and stems of the weed or woody species without touching adjacent desirable plants. This is best done on a calm, cool day, so that the herbicide does not volatilize and drift onto nearby plants. Remove above-ground portion of previously treated dead or dying weeds and woody species from planting area	As needed
Overseed bare patches. Keep overseeded areas moist for first few weeks.	April-July 1 st
Replace wetland vegetation to maintain at least 50% surface area coverage in wetland plants after the second growing season.	One-time activity
Inspect to ensure that no erosion is occurring. Install needed erosion control measures and/or re-seed as needed.	Annually
Inspect native seedlings to ensure establishment is progressing as planned, recognizing that establishment may take 2 to 3 years.	Semi-Annually for first three years or until establishment
Monitor wetland vegetation and perform replacement planting as necessary. Check and adjust water levels until they become stabilized at optimum levels.	Semi-annually (First 3 years)
Inspect and remove rubbish, debris, litter, branches, leaves, overgrown vegetation and any other material from around inlets, trash racks, and outlet structures. Mow side slopes.	Frequently (3 to 4 times/year) for contracted period

Year 3 and After Activities	Schedule
Examine stability of the original depth zones and micro-topographical features for wetland plantings. Inspect for invasive vegetation and remove where possible.	Annually for life of practice
Monitor for sediment accumulation in the facility and forebay. Harvest wetland plants that have been “choked out” by sediment accumulation.	Annually for life of practice
Evaluate the stand. Continue controlling weeds with spot treating or mowing. Cut and stump treat woody species. Utilize prescribed burning to stimulate native growth and control woody species, but check with local jurisdiction on burning regulations.	April – Nov If nesting birds are present do not mow May 15-August 1

d. Additional Considerations – Native Stands:

1. Follow USDA-NRCS and local fire department guidance development for prescribed burn permitting, scheduling, and implementation.
2. Mowing should not be completed during nesting seasons of ground nesting birds, if present. If mowing begins and ground nesting birds are discovered, cease mowing.
3. Maretail will often show up in the second year. It looks worse than it is, but its growth pattern still allows light through the canopy. Maretail will naturally decline as the prairie establishes.
4. Mow Canada thistle patches at bud stage (late June to early July). The prairie will often out-compete thistles with timely mowing.
5. Do not mow after weeds are 4-6 feet high. At that point you are better off **not** to mow. Doing so will put a mat of material on the new emerging seedlings.
6. Spot mowing may be needed in areas where weed pressure is still prevalent in year two. Giant Ragweed can be very persistent. Musk thistles may still be prevalent but will be out-competed by the prairie long-term.

ADD D. Native Warranty & Maintenance Period:

In addition to the requirements identified in 9010, 3.10, A. and B. include also monthly mowing/string trimming to a height of 6-8” during the warranty period.

Section 9020 – Sodding

PART 1 – GENERAL

1.08 Measurement and Payment

ADD Payment for sodding shall be made at the end of the maintenance period. The maintenance period ends upon acceptance of the seeding. See 3.08 ACCEPTANCE for addition details about Acceptance.

PART 3 – EXECUTION

3.03 Sod Installation

A. DELETE and REPLACE with: Installation between June 15 and August 15 will be allowed. After 30-day acceptance period has expired, Contractor responsible for informing property owner of transfer of responsibility of care for sod and recommended care plan after transfer of responsibility has occurred.

Section 9070 – Landscaping Retaining Wall

PART 2 – PRODUCTS

2.01 Materials

A. Modular Block Walls:

1. Dry-cast Concrete Wall Units:

d. DELETE and REPLACE with the following:

In lieu of furnishing blocks from an approved supplier, provide blocks from an approved system or submit for approval by the Engineer.

2. Wet-cast Concrete Wall Units:

b. DELETE and REPLACE with the following:

In lieu of furnishing blocks from an approved supplier, provide blocks from an approved system or submit for approval by the Engineer.

FIGURES

Clarifications to Figure 9072.221 - No change to detail. This detail has caused some confusion. Although technically correct, two items are clarified, here:

1. The top horizontal bar is to be placed 5" below the top of the wall. If the top of wall tapers to a lower height, the top bar is discontinued after overlapping with the 2nd bar down a minimum of 6". The 15" spacing of the horizontal bar is referenced from the top bar.

Section 9080 – Concrete Steps, Handrail and Safety Rail

PART 1 – GENERAL

1.07 Special Requirements

ADD the following:

- C. Follow Davenport City Code.
- D. Railing post poured below frost line – 42 inches.

END OF DIVISION

DIVISION 10 – Demolition

Section 10,010 – Demolition of Building Structures

DELETE entire section and REPLACE with the following: Refer to Davenport City Code.
Abandon all services at the main. Remove driveway and re-pour curb & gutter.

END OF DIVISION

DIVISION 11 – Miscellaneous

Section 11,010 – Construction Survey

PART 1 – GENERAL

1.08 Measurement and Payment

3. Includes:

DELETE and ADD the following:

Lump sum price includes, but is not limited to, the costs resetting project control points, re-staking, and any additional staking requested beyond the requirements of this section.

Additional staking requests may include, but is not limited to, staking existing and proposed project features such as easement limits, ROW, back of curb, sidewalks, utilities, etc. for the purpose of assisting utilities in determining new location of utility to be relocated.

Add Section

Section 11,020 – Mobilization

PART 1 – GENERAL

1.07 Special Requirements

ADD the following:

The maximum amount of mobilization included in a bid may not exceed 10% of the total price bid, after excluding the prices bid for mobilization and/or construction contingency.

Add Section

Section 11,030 – Temporary Services During Construction

PART 1 – GENERAL

1.08 Measurement and Payment

DELETE 1.08 A. 3. And ADD the following:

3. Includes: Lump sum price includes, but is not limited to, coordinating with USPS, erecting and maintaining temporary mailboxes and removal and replacement of any permanent mailboxes as required by Contractor or utility operations.

END OF DIVISION

City Engineer Certification.

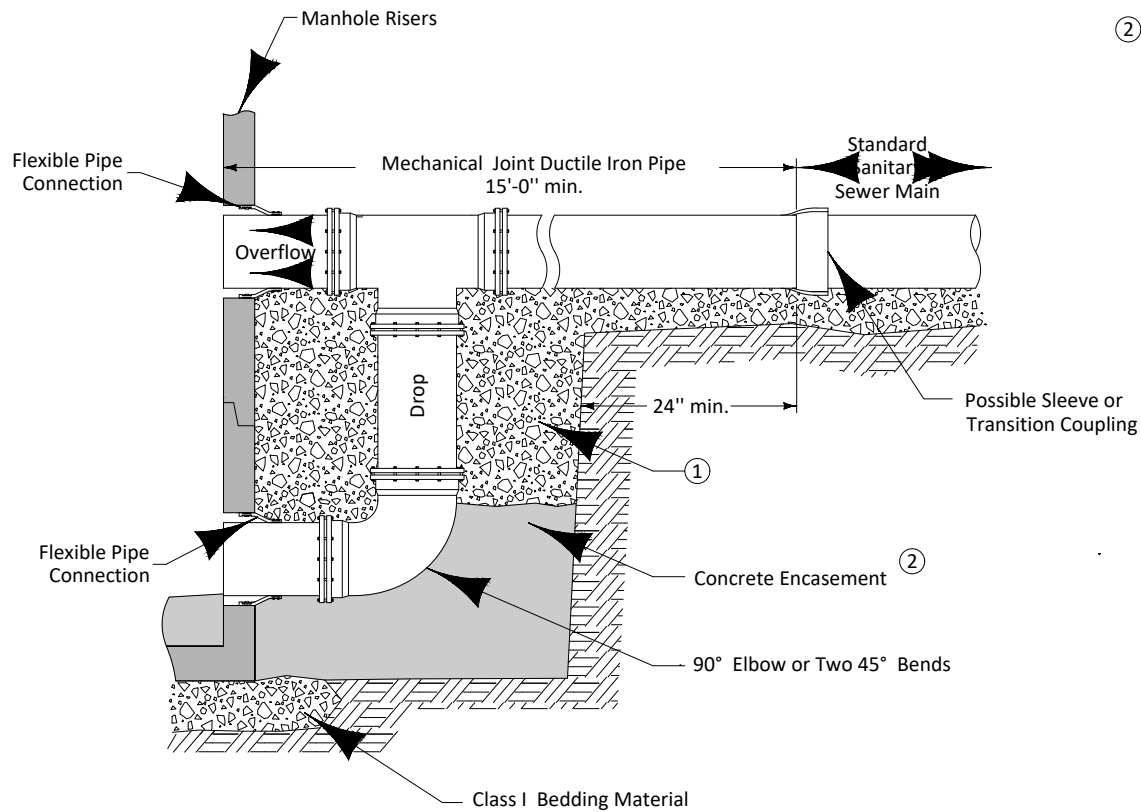
To be added when complete.

Iowa DNR Certification | Sanitary Sewers.

To be added when complete.

Iowa DNR Certification | Water Distribution.

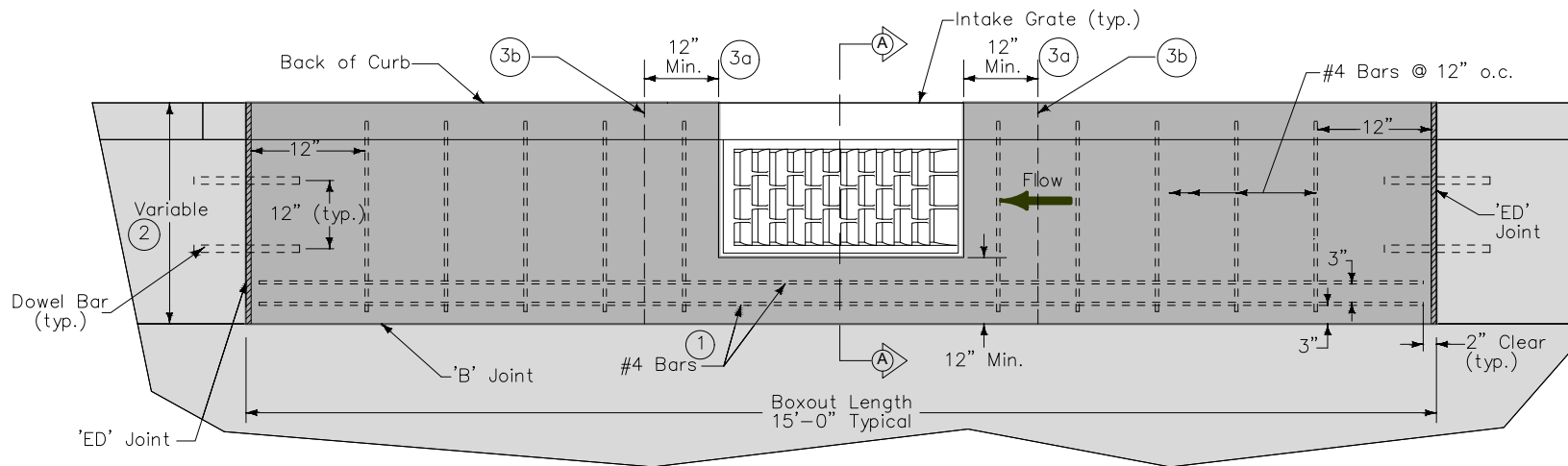
To be added when complete.



Construct drop and overflow from ductile iron pipe of same diameter specified for sewer main. Provide mechanical joints for all ductile iron pipe and fittings.

- ① Place CLSM, flowable mortar, or concrete from top of elbow to bottom of sewer main.
- ② Encase elbow in concrete. 12 inches minimum on all sides.

CITY OF DAVENPORT, IOWA DAVENPORTIOWA.COM/SS	REVISION	
	2	4-8-2021
	DAV6010.307	
STANDARD ROAD PLAN	SHEET 1 of 1	
REVISIONS:		
CITY ENGINEER	DESIGN DEVELOPMENT ENGINEER	
DROP CONNECTION FOR SANITARY SEWER MANHOLE		



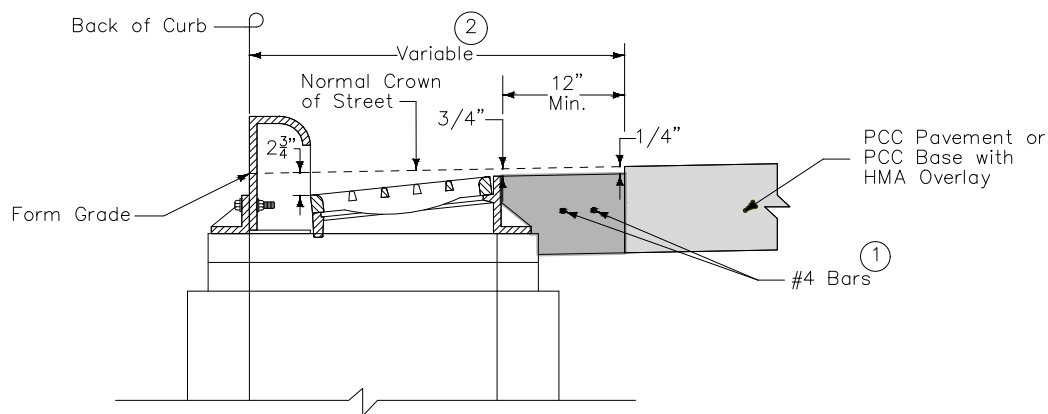
BOXOUT IN PCC CURB & GUTTER

Transverse joint spacing on new concrete pavement is controlled by the intake boxout. Adjust adjacent joint spacing as required to accommodate boxouts.

For retrofit intakes, match existing concrete pavement joints. Stop any transverse pavement joints that do not conform to the minimum spacing requirements at the edge of the boxout.

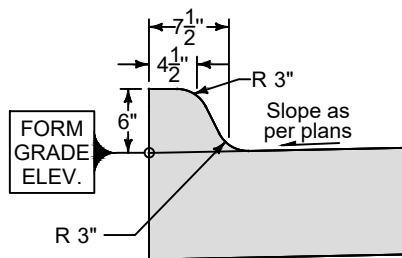
- ① Center bars vertically within slab.
- ② Boxout width variable based on casting width.
- ③ Application to Overlay/Existing Curb & Gutter
 - ③a Minimum boxout length is 12" past inlet on both sides of inlet.
 - ③b Replace ED joint with E joint (No Dowels).

SUDAS "Alternate Boxout in PCC Curb & Gutter" may be used at the direction of the Engineer, applying the same modifications to the detail shown here.

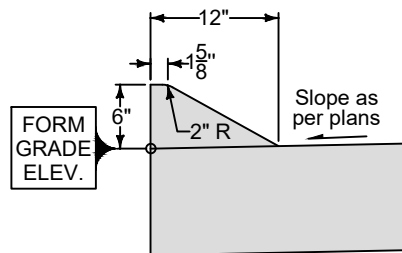


SECTION A-A

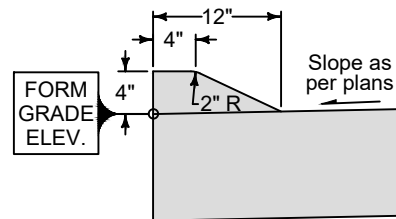
CITY OF DAVENPORT, IOWA DAVENPORTIOWA.COM/SS	REVISION	
	1	12/16/22
STANDARD ROAD PLAN	DAV6010.514	
	SHEET 1 of 1	
REVISIONS:		
CITY ENGINEER	DESIGN DEVELOPMENT ENGINEER	
BOXOUT FOR GRATE INTAKES		



6" STANDARD CURB



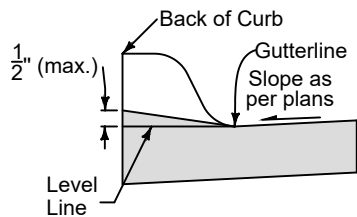
6" SLOPED CURB



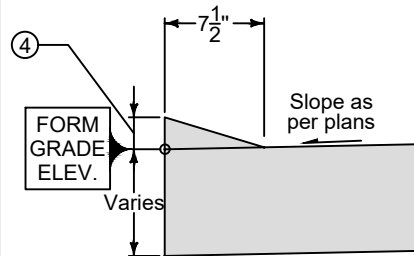
4" SLOPED CURB

For joint details, see [PV-101](#).

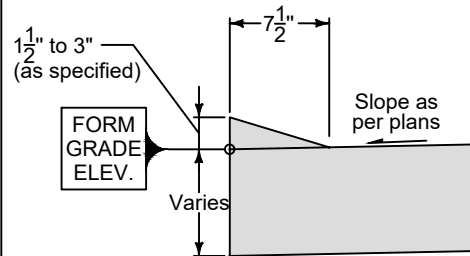
- ① 6 inch Standard Curb, 6 inch Sloped Curb, or 4 inch Sloped Curb as specified.
- ② 1/8 inch if Proposed Pavement is HMA. No elevation difference if Proposed Pavement is PCC.
- ③ 'BT', 'KT', or 'L' joint if Proposed Pavement is PCC. 'B' joint if Proposed Pavement is HMA.
- ④ 0 to 2 inches for residential entrances. 1 1/2 to 3 inches for industrial or commercial entrances.
- ⑤ Curb & gutter unit thickness shall be the thicker of 7", or the pavement thickness.



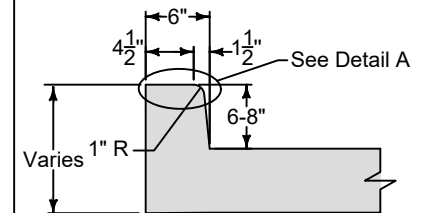
**DROP CURB
AT SIDEWALK**



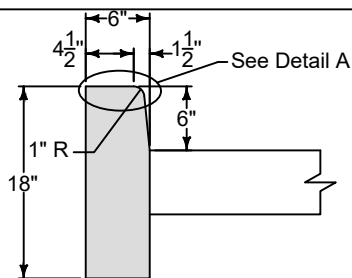
**DRIVEWAY DROP CURB
(Iowa Department of Transportation
is not the Contracting Authority)**



**DRIVEWAY DROP CURB
(Iowa Department of Transportation
is the Contracting Authority)**

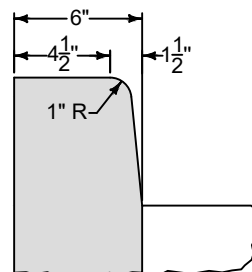


INTEGRAL CURB WALL (ICW)

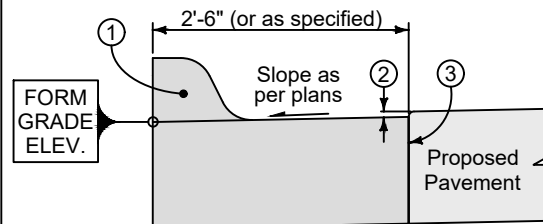


BEAM CURB*

*For short replacement sections,
match existing curb profile

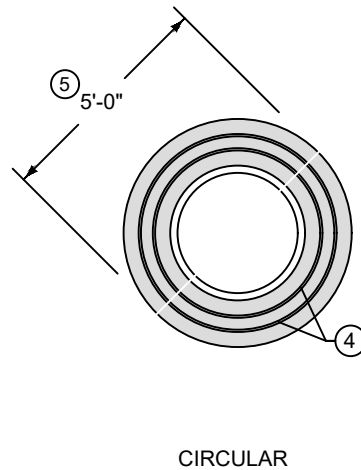
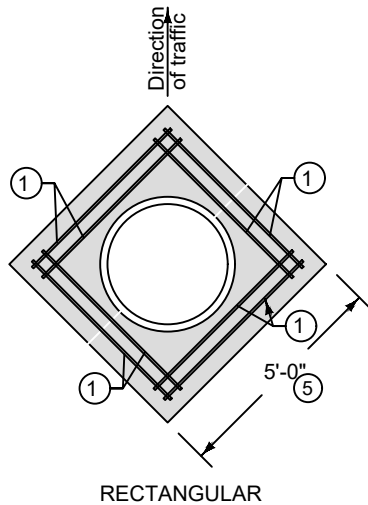


DETAIL A



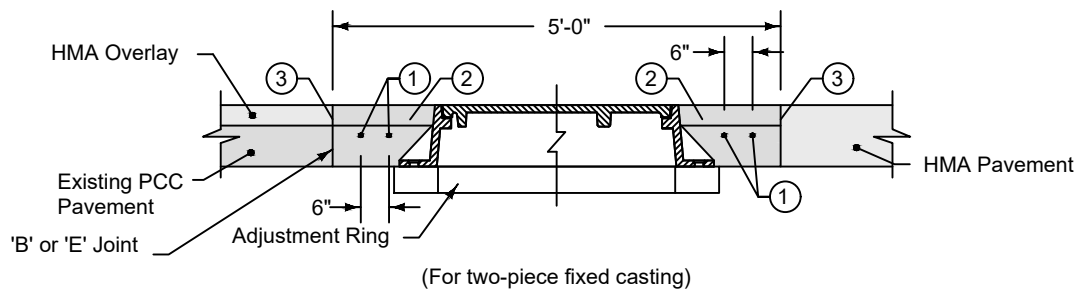
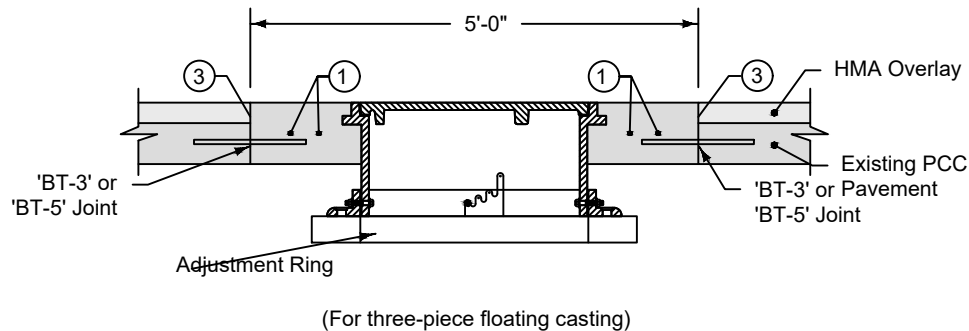
CURB AND GUTTER UNIT

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PCC CURB DETAILS		

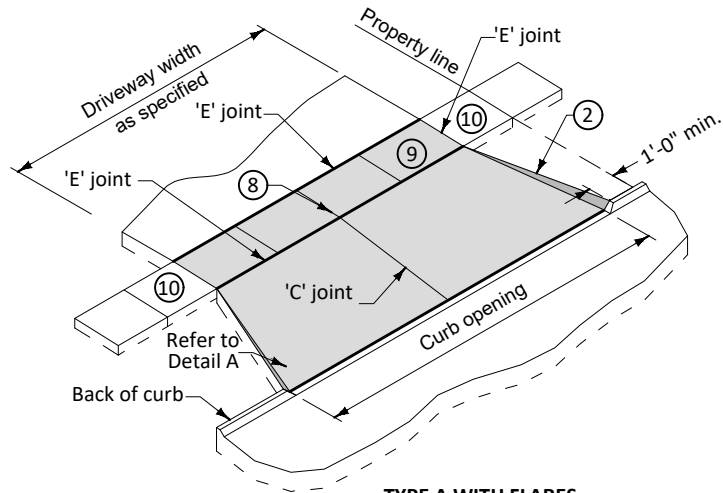


Construct boxout with Class C concrete or match pavement class. Minimum 2 inches clear on reinforcement. Minimum 12 inches of concrete between outside of casting and nearest joint. Center casting within boxout area if possible.

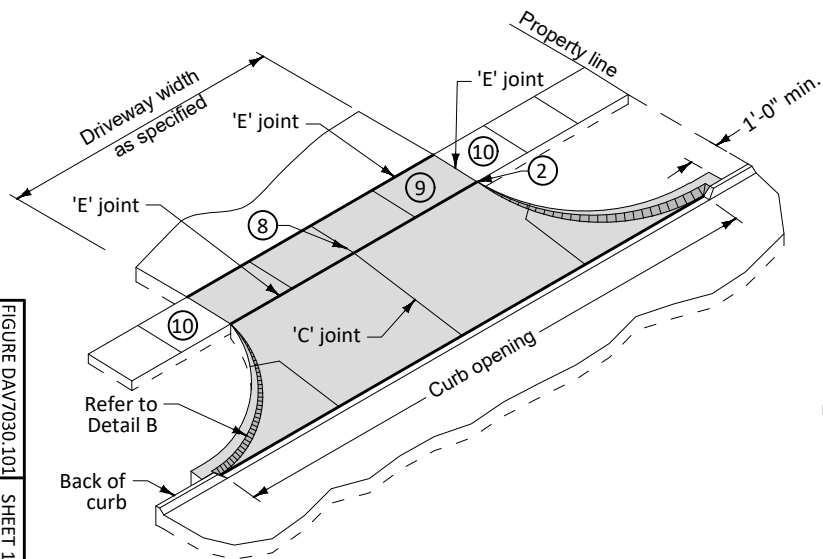
- ① 4 foot 8 inch (typ.) #4 bar. Place at mid-slab.
- ② If boxout is constructed prior to placement of HMA overlay or final lift of HMA pavement, boxout may be constructed low, with a 'B' joint in place of the 'E' joint, and then final lift or overlay placed.
- ③ Apply tack coat.
- ④ #4 hoops (variable length). Place at mid-slab.
- ⑤ For fixtures 8" and smaller, this dimension is 2'-0". Thickness for these fixtures is the thicker of 10", or pavement thickness.



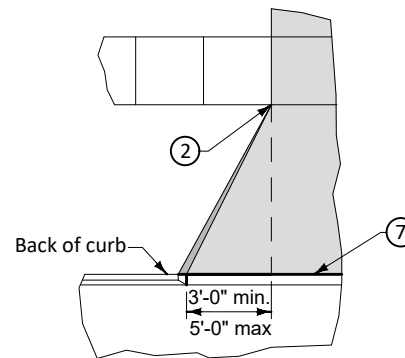
CITY OF DAVENPORT, IOWA DAVENPORTIOWA.COM/SS	REVISION	
	4	12/16/22
STANDARD ROAD PLAN	DAV7020.201	
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REVISIONS:		
CITY ENGINEER	DESIGN DEVELOPMENT ENGINEER	
BOXOUTS IN HMA PAVEMENT AND HMA OVERLAYS		



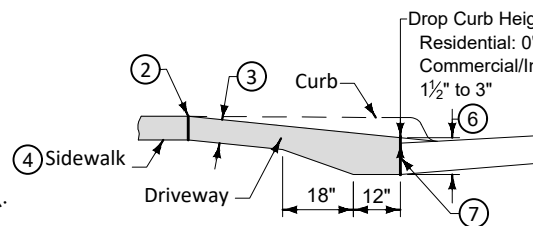
TYPE A WITH FLARES



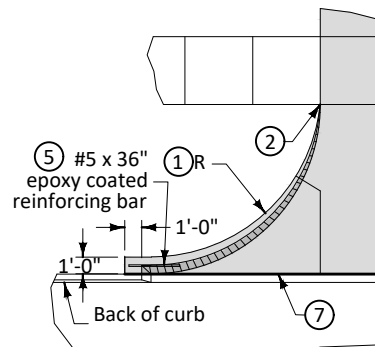
TYPE A WITH RADII



DETAIL A



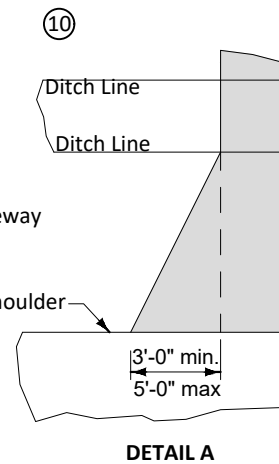
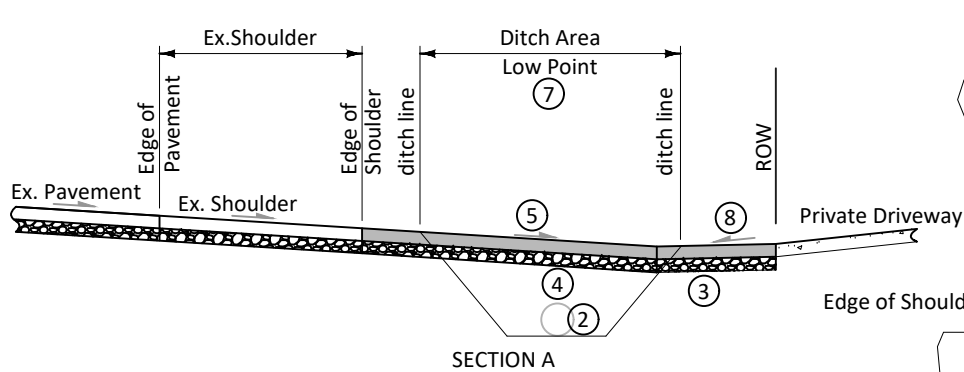
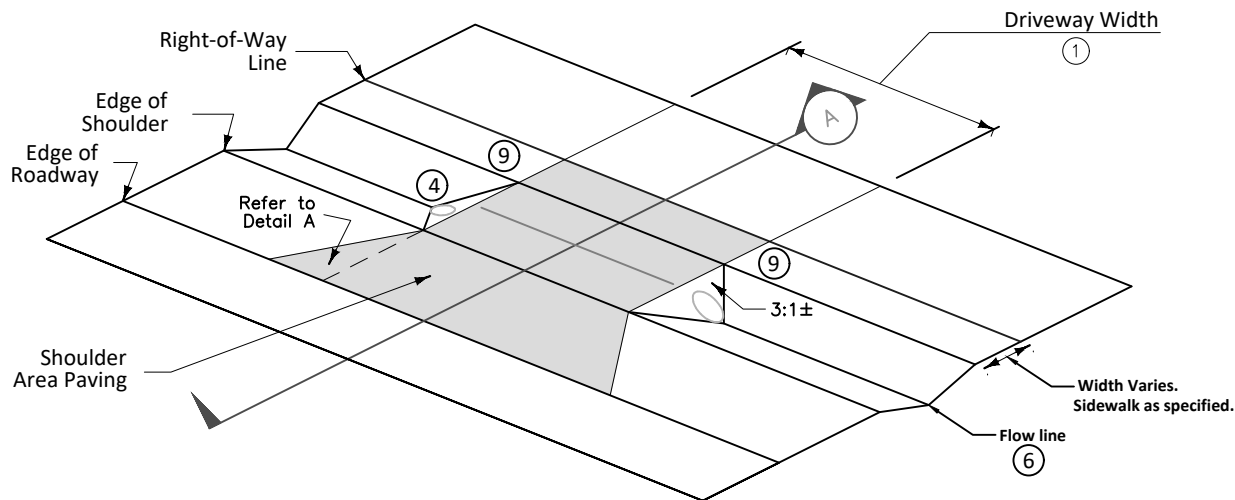
TYPICAL SECTION



DETAIL B

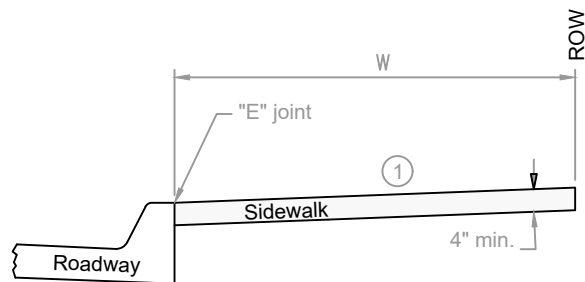
- ① Driveway radius (R).
Residential: 10 foot minimum, 15 foot maximum.
Commercial and industrial: As specified in the contract documents.
- ② Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb across sidewalk.
- ③ Pavement thickness.
Commercial and residential: 7 inches minimum.
- ④ Sidewalk thickness through driveway to match thickness of driveway.
- ⑤ Center reinforcing bar vertically in the pavement.
- ⑥ Match thickness of adjacent roadway, 8 inches minimum.
- ⑦ Provide 'E' joint at back of curb unless 'B' joint is specified.
- ⑧ For alleys, invert the pavement crown 2% toward center of alley.
- ⑨ Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
- ⑩ If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Engineer.

 CITY OF DAVENPORT, IOWA ENGINEERING DIVISION 1200 East 48th Street Davenport, Iowa 52807 (563) 326-7923 FAX (563) 326-7923	REVISION	
	4	12-16-23
STANDARD ROAD PLAN		DAV7030.101
REVISIONS:		SHEET 1 of 1
CITY ENGINEER		DESIGN DEVELOPMENT ENGINEER
CONCRETE DRIVEWAY, TYPE A		



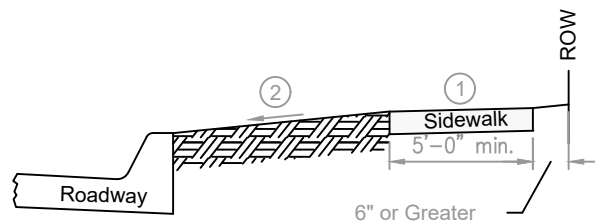
- ① Within the ROW, driveways shall be paved from the ROW line to the edge of pavement as follows:
 - 1.1. Width as determined by SUDAS Table 5L-4.01.
 - 1.2. Agricultural field entrance - grass, gravel, HMA or PCC
 - 1.3. Drive connecting to gravel road - gravel, HMA or PCC
 - 1.4. Drive connecting to Chip Seal, HMA or PCC road - HMA or PCC
- ② Pipe shall be:
 - 2.1. Sized to convey 50-year storm event
 - 2.2. Min. 18" diameter, and
 - 2.3. Equal or larger in diameter than existing pipes within 500 ft. upstream
 - 2.4. In accordance with SUDAS 4020
- ③ Pavement Thickness:
 - 3.1. Grass - N.A. (Field Entrance Only)
 - 3.2. Aggregate - 12"
 - 3.3. PCC - 7" + 3" subbase
 - 3.4. HMA - 10" + 3" subbase
- ④ Pipe shall be installed in a straight, uniform alignment at a minimum 0.5% slope (0.5 ft per 100 ft) with the downstream end lower than the upstream end.
- ⑤ Driveway Slope shall match to back edge of shoulder. Shoulder slope and edge of shoulder shall not be altered as a result of driveway construction.
- ⑥ Piping of ditches shall be allowed only at driveway locations.
- ⑦ Low point should occur over ditch such that both shoulder and drive drain to ditch.
- ⑧ Target cross slope of 1.5% with a maximum cross slope of 2.0%. Construct the sidewalk through the driveway 5 feet wide to serve as a passing space. Install as directed by the Engineer. Refer to SUDAS 7030.
- ⑨ If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. Refer to SUDAS 7030.

 CITY OF DAVENPORT, IOWA ENGINEERING DIVISION 1200 East 46th Street Davenport, Iowa 52807 (563) 326-7923 FAX (563) 326-7923	REVISION	
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STANDARD ROAD PLAN		
SHEET 1 of 1		
REVISIONS:		
CITY ENGINEER		
DESIGN DEVELOPMENT ENGINEER		
CONCRETE DRIVEWAY, RURAL		

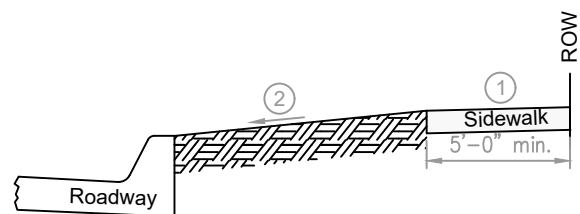


CLASS A SIDEWALK

(Sidewalk extends from back of curb to ROW)



CLASS B SIDEWALK



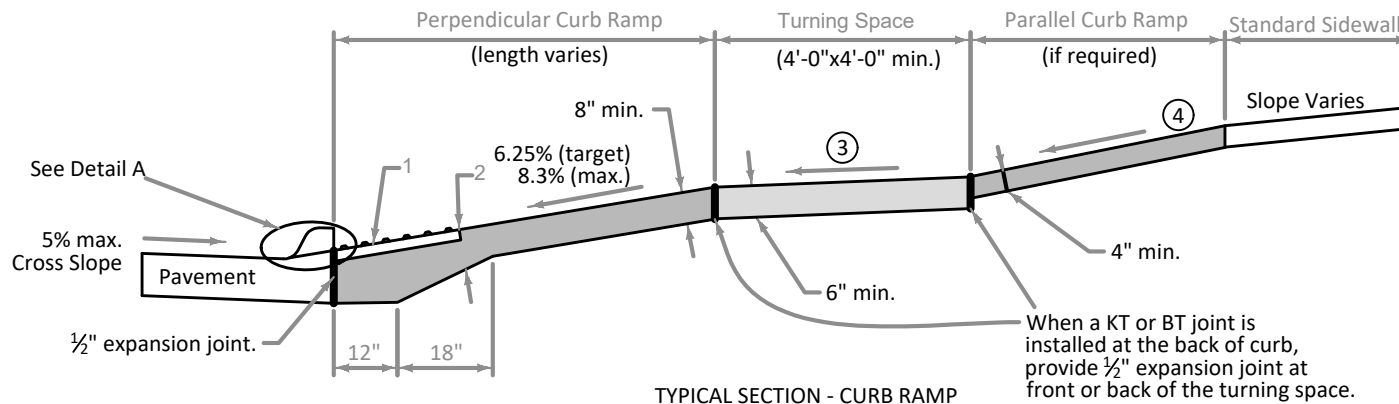
CLASS C SIDEWALK

- ① Target cross slope of 1.5% with a maximum cross slope of 2.0% (including sidewalk through driveway).
- ② Parking Slopes:
Slope at $\frac{1}{2}$ inch per foot.

Special grade may be specified in the contract documents.

W = Sidewalk width. Match existing width where sidewalk exists. New sidewalk shall be 5'-0" min. width. Sidewalk shall be considered new in locations where sidewalk didn't previously exist or where it previously existed but sidewalk is being replaced in between landings and/or turning panels.

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CLASSES OF SIDEWALKS		



TYPICAL SECTION - CURB RAMP

Key



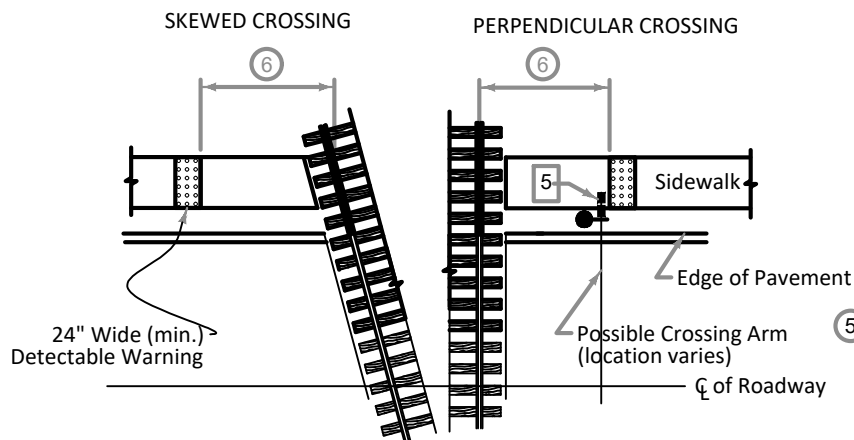
Curb Ramp



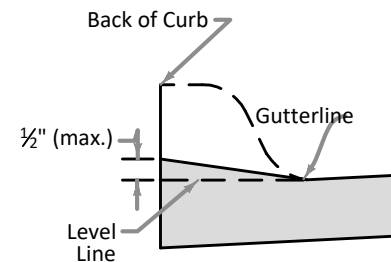
Turning Space



Detectable warning



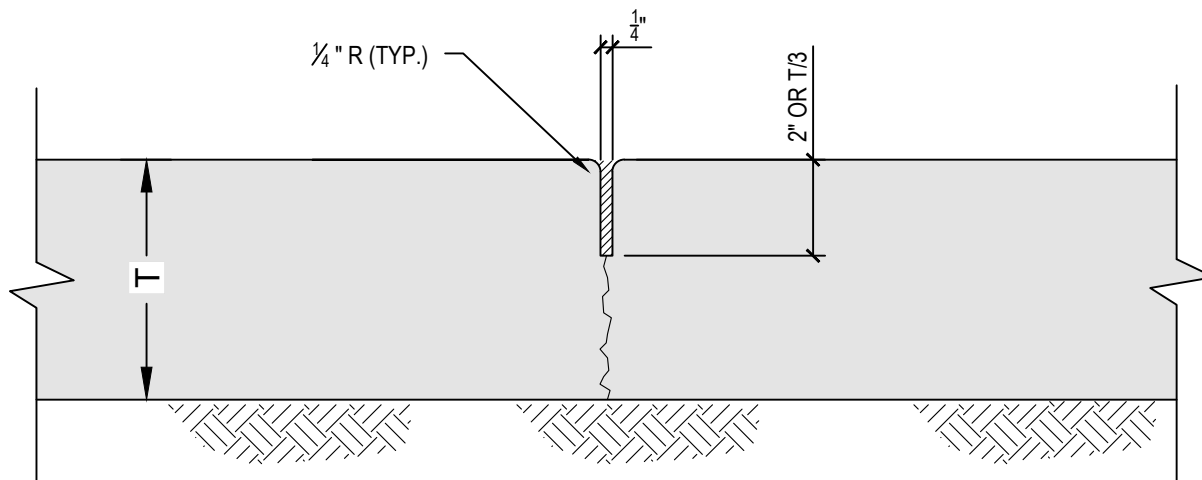
DETECTABLE WARNING LOCATION AT RAILROAD CROSSING



DETAIL A

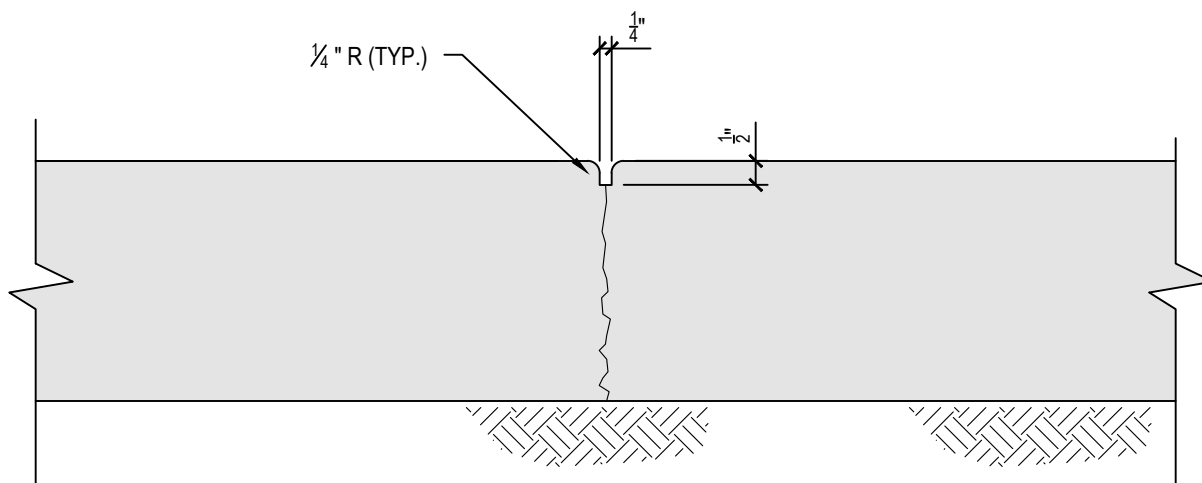
- ① Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
- ② Provide a minimum of 6 inches of concrete below the detectable warning panel.
- ③ Minimum 4 feet by 4 feet. Target cross slope of 1.5% with a maximum cross slope of 2.0%.
- ④ If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.
- The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
- If crossing gate conflicts with location of detectable warning or if pedestrian crossing gate is provided, place detectable warning panel in advance of the crossing gate.
- ⑤ Locate front edge of detectable warning panel 12 to 15 feet from centerline of nearest rail. Orient truncated domes parallel to the direction of pedestrian travel.
- ⑥

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	DAV7030.205 SHEET 1 of 1
STANDARD ROAD PLAN	
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DESIGN ENGINEER	
DESIGN DEVELOPMENT ENGINEER	
GENERAL SIDEWALK AND CURB RAMP DETAILS	



TYP. TOOLED & SAWCUT JOINT DETAIL A
NO SCALE

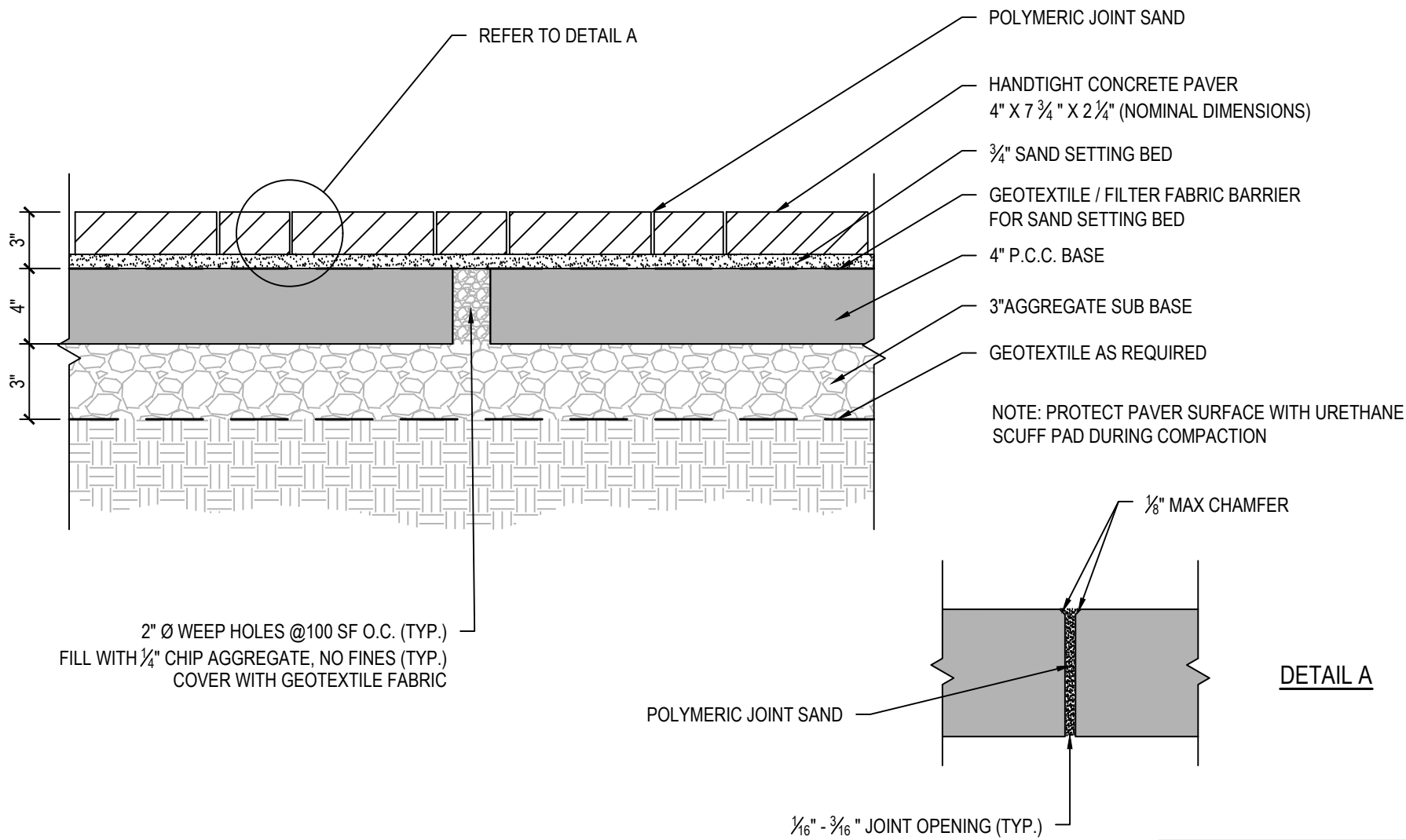
SAW AND SEAL. DEPTH TO BE 2" OR T/3
(WHICHEVER IS GREATER).
IF SAW CUT IS USED, MAY REDUCE DEPTH TO 1-1/4".



TOOLED C JOINT DETAIL B
NO SCALE

LEGEND	
	P.C.C. PAVEMENT
	JOINT
	PREPARED SUBGRADE

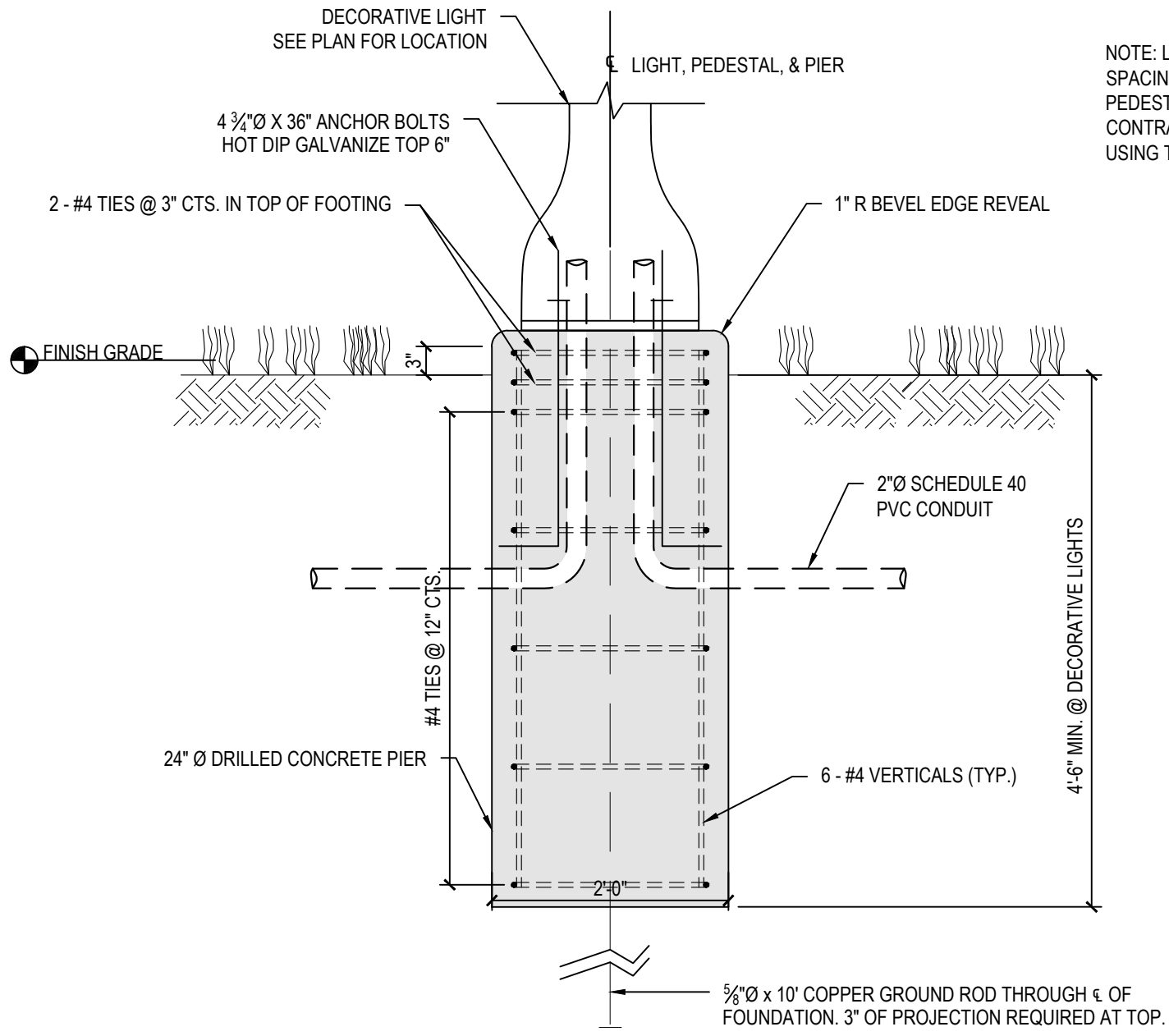
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DAVENPORT STANDARD SPECIFICATIONS		
STREETSCAPE DETAILS		



CONCRETE UNIT PAVER SIDEWALK WITH PAVEMENT BASE
1 1/2" = 1'-0"

FIGURE DAV7035.102
SHEET 1 OF 1

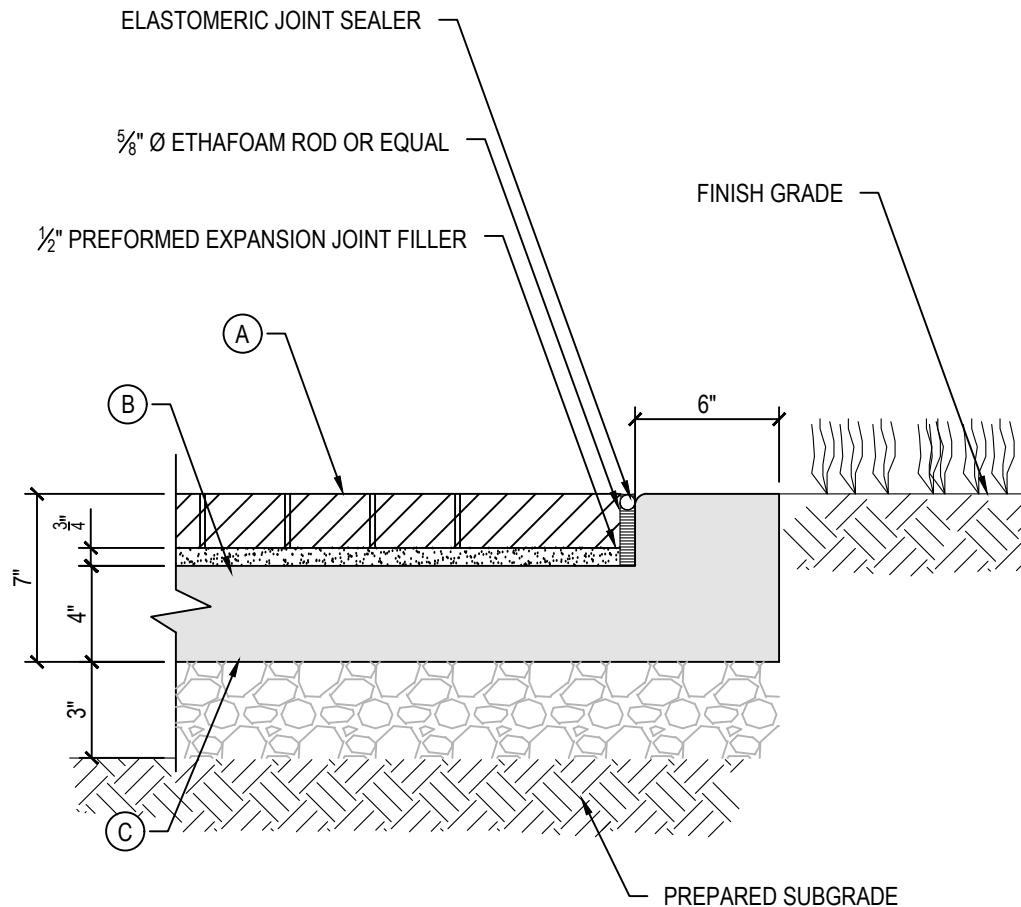
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DAVENPORT STANDARD SPECIFICATIONS		
STREETSCAPE DETAILS		



NOTE: LIGHT SUPPLIER SHALL VERIFY SIZE & SPACING OF ANCHOR BOLTS AND SIZE OF PEDESTALS SHOWN. CONTRACTOR SHALL INSTALL ALL ANCHOR BOLTS USING TEMPLATES.

DECORATIVE LIGHT POLE BASE LAWN & LANDSCAPED AREAS

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STREETSCAPE DETAILS		



- (A) HANDTIGHT CONCRETE UNIT PAVER
4" x 7 $\frac{3}{4}$ " x 2 $\frac{1}{4}$ " (NOMINAL DIMENSIONS)
- (B) $\frac{3}{4}$ " SAND SETTING BED
- (C) P.C.C. BASE SLAB

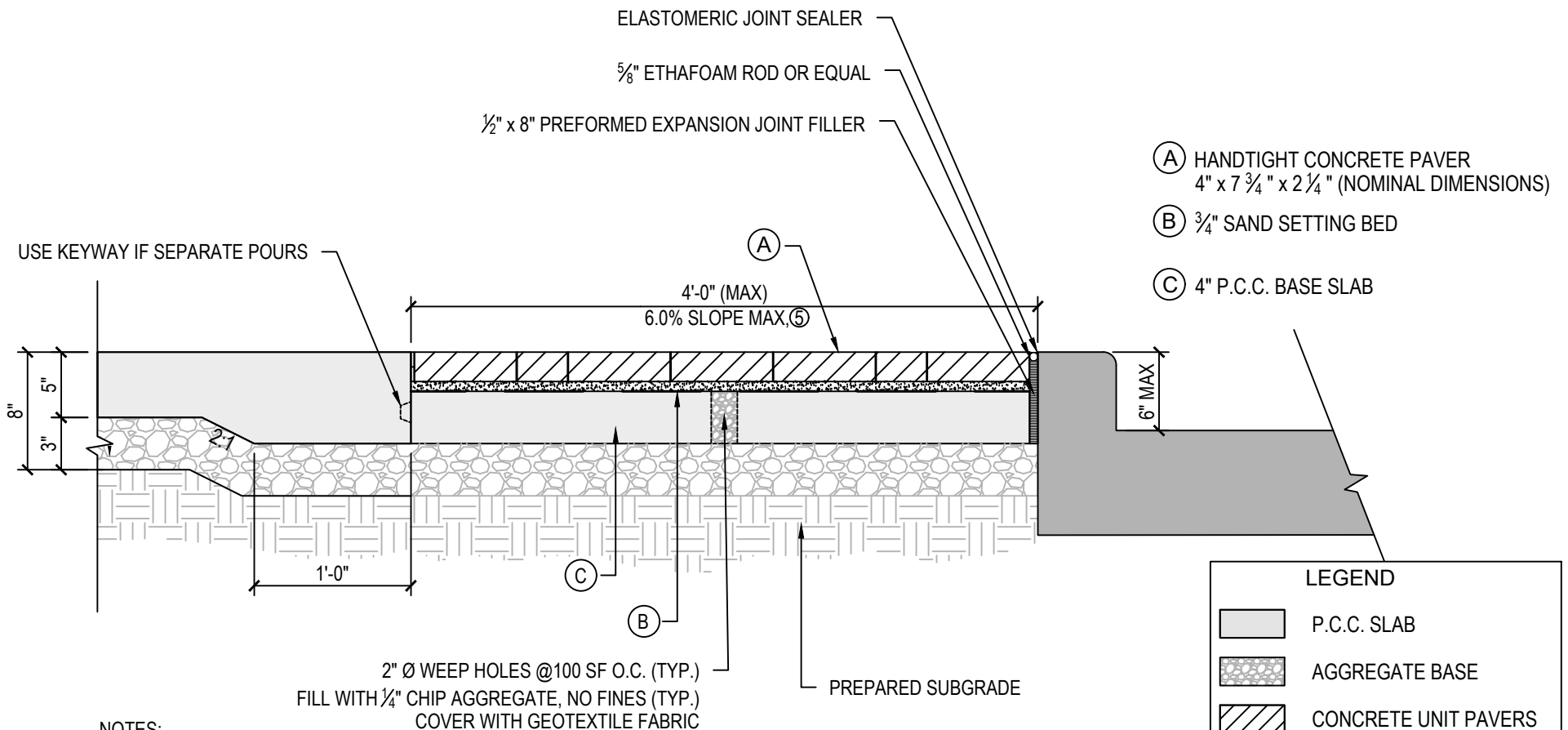
LEGEND	
	P.C.C. SLAB
	AGGREGATE BASE
	CONCRETE UNIT PAVERS
	SAND SETTING BED
	PREFORMED SUBGRADE

NOTE: MAXIMUM INTERVAL OF JOINT SPACING IN CURB IS 15'. EXPANSION JOINTS SHALL BE USED AT END OF RETURNS OR AS INDICATED ON THE PLANS.

CONCRETE UNIT PAVER SIDEWALK DETAIL

1-1/2" = 1'-0"

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STREETSCAPE DETAILS		



NOTES:

- SEE DWG. NO. 7010.102 FOR CURB CONSTRUCTION DETAILS
- MAX. INTERVAL OF JOINT SPACING IN CURB IS 15'. EXPANSION JOINTS SHALL BE USED AT END OF RETURNS OR AS INDICATED ON THE PLANS.
- REPAIR ROAD SURFACE WITH SAME MATERIAL TYPE AS IN EXISTING PAVING SURFACE.
- INSTEAD OF KEYWAY FOR SEPARATE POURS, EPOXY COATED, HOT DIP GALVANIZED OR STAINLESS STEEL PLATE DOWELS OTHERWISE MEETING SUDAS REQUIREMENTS FOR BAR DOWELS IS AN ACCEPTABLE ALTERNATIVE. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION, INCLUDING SLAB THICKNESS. CITY WILL NOT PAY FOR ADDITIONAL PCC THICKNESS SHOULD MANUFACTURER REQUIRE THICKER SLAB THAN SPECIFIED.
- WHERE BRICK PAVER SLOPE IS GREATER THAN 6.0% IN ORDER TO MAINTAIN ADA COMPLIANCE, CONSIDER USING DETAIL DAV9080.108S

CONCRETE UNIT PAVER INLAY DETAIL

1" = 1'-0"

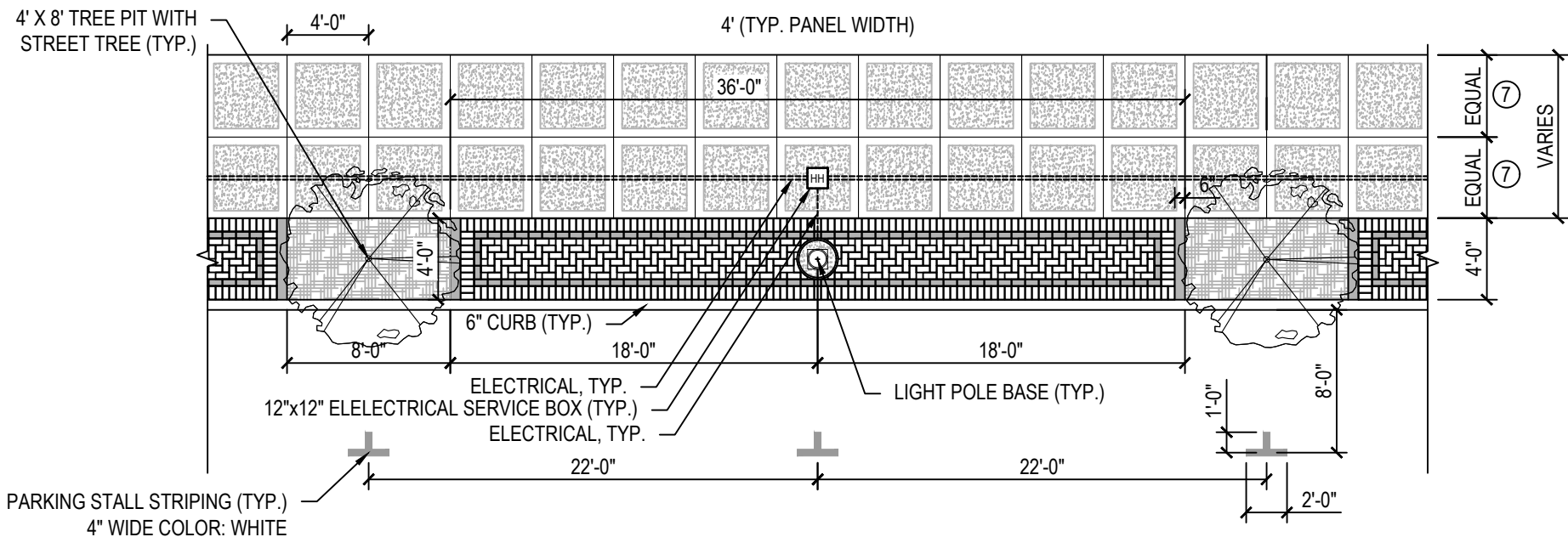
LEGEND

	P.C.C. SLAB
	AGGREGATE BASE
	CONCRETE UNIT PAVERS
	SAND SETTING BED
	PREPARED SUBGRADE

FIGURE DAV7035.106

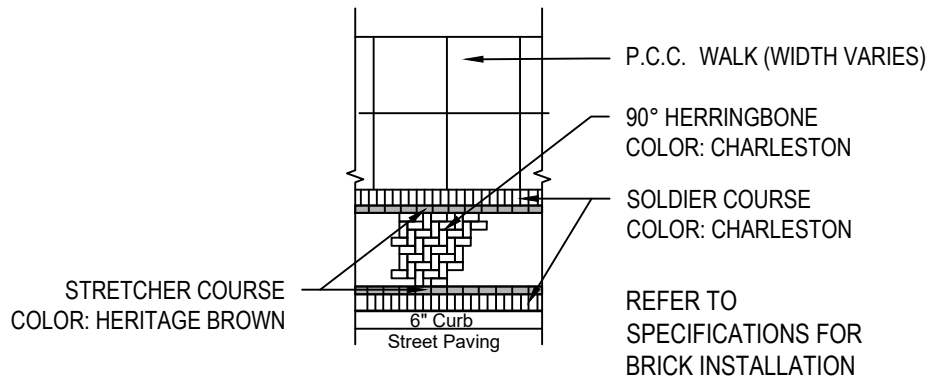
SHEET 1 OF 1

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DAVENPORT STANDARD SPECIFICATIONS		
STREETSCAPE DETAILS		



NOTES:

1. AVOID EDGE PIECES OF LESS THAN $\frac{1}{4}$ BRICK
2. LIGHT BROOM FINISH W/PICTURE FRAME BORDER ON PCC WALK. PICTURE FRAME BORDER SHALL BE 4 INCHES IN WIDTH.
3. CONTROL JOINTS SHALL BE TOOLED C JOINT (DWG. DAV7130.101B)
4. TOOLED & SAW CUT JOINT (DWG DAV7130.101A) REQUIRED AT MIN. 16' O.C./MAX 20' O.C.
5. SPACING BETWEEN STREET FIXTURES SHALL BE DETERMINED ON A PER JOB BASIS
6. SERVICE BOX SHALL BE INSTALLED CENTRAL TO THE SIDEWALK PANEL.
7. SPLIT EQUALLY, BUT NO LESS THAN 3'

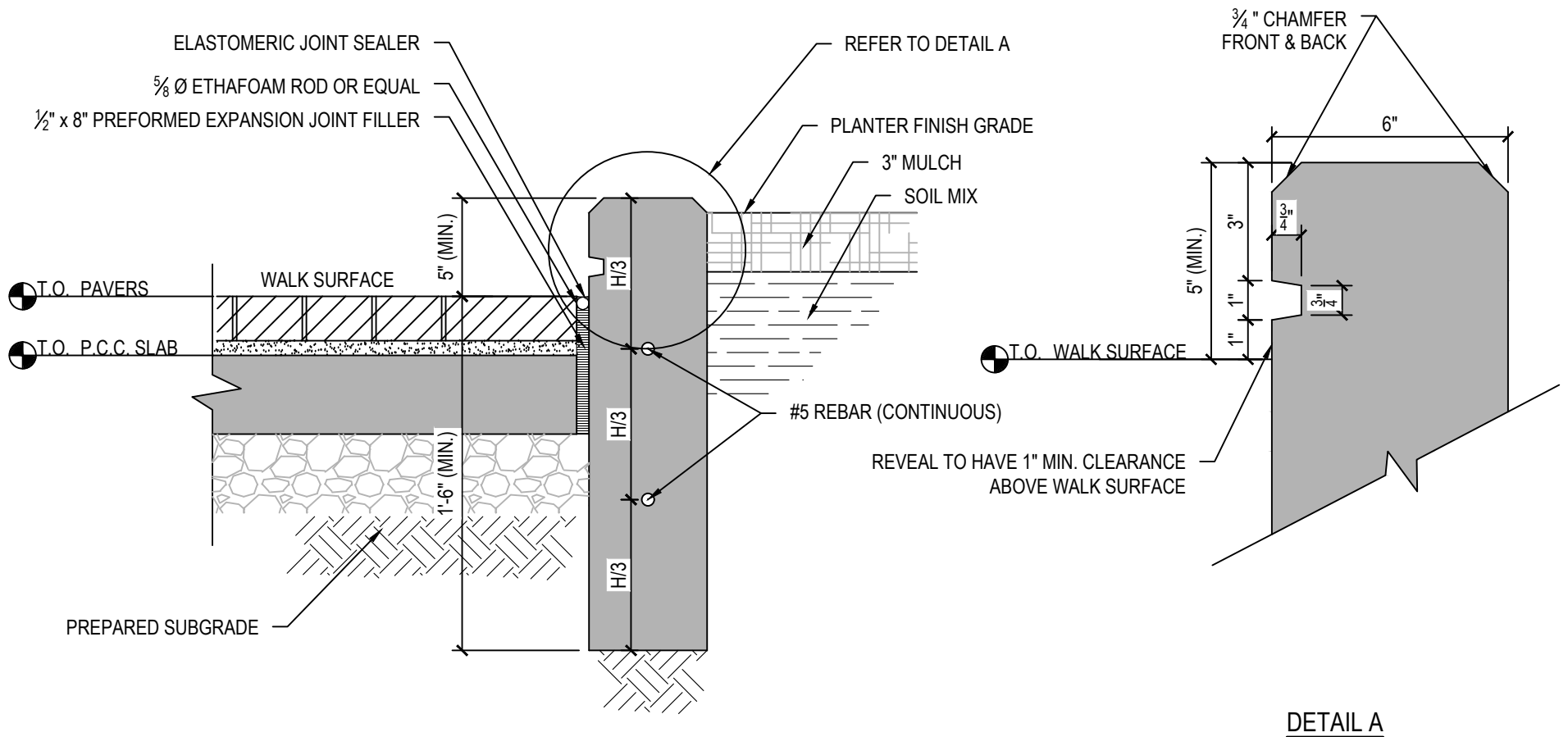


BRICK PATTERN
NO SCALE

SIDEWALK TREATMENT AND STREET FIXTURE LOCATIONS

1/8" = 1'-0"

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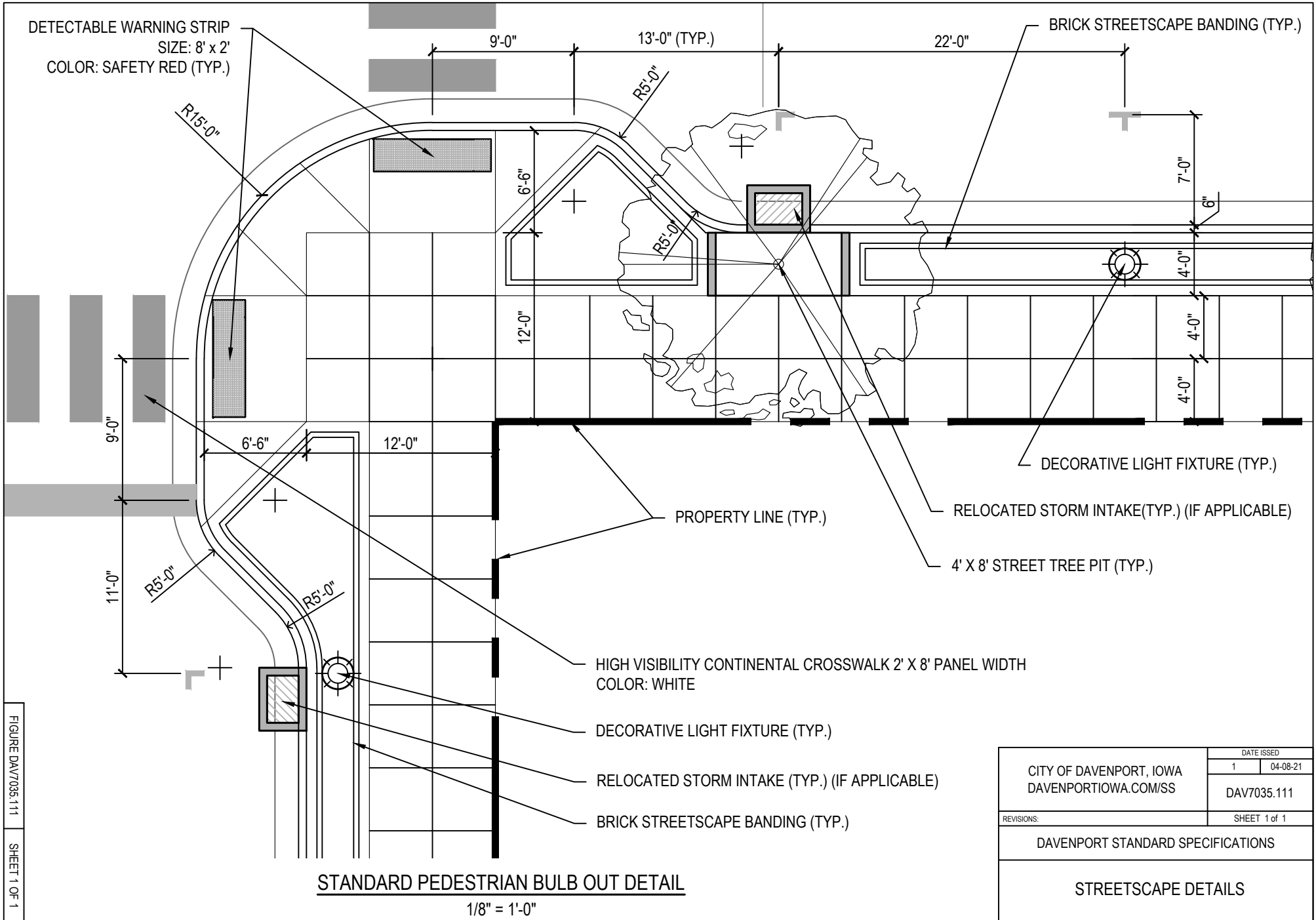
NOTES:

1. TOP OF WALL AND REVEAL TO BE HELD HORIZONTAL.
2. REVEAL TO HAVE 1" MIN. CLEARANCE ABOVE WALK SURFACE.
3. TOP OF WALL TO BE MAX. OF 16" ABOVE WALK.
4. HEIGHT ABOVE 16" REQUIRES CUSTOM DESIGN.
5. BOTTOM OF WALL REQUIRES 18" MIN. DEPTH BELOW WALK GRADE

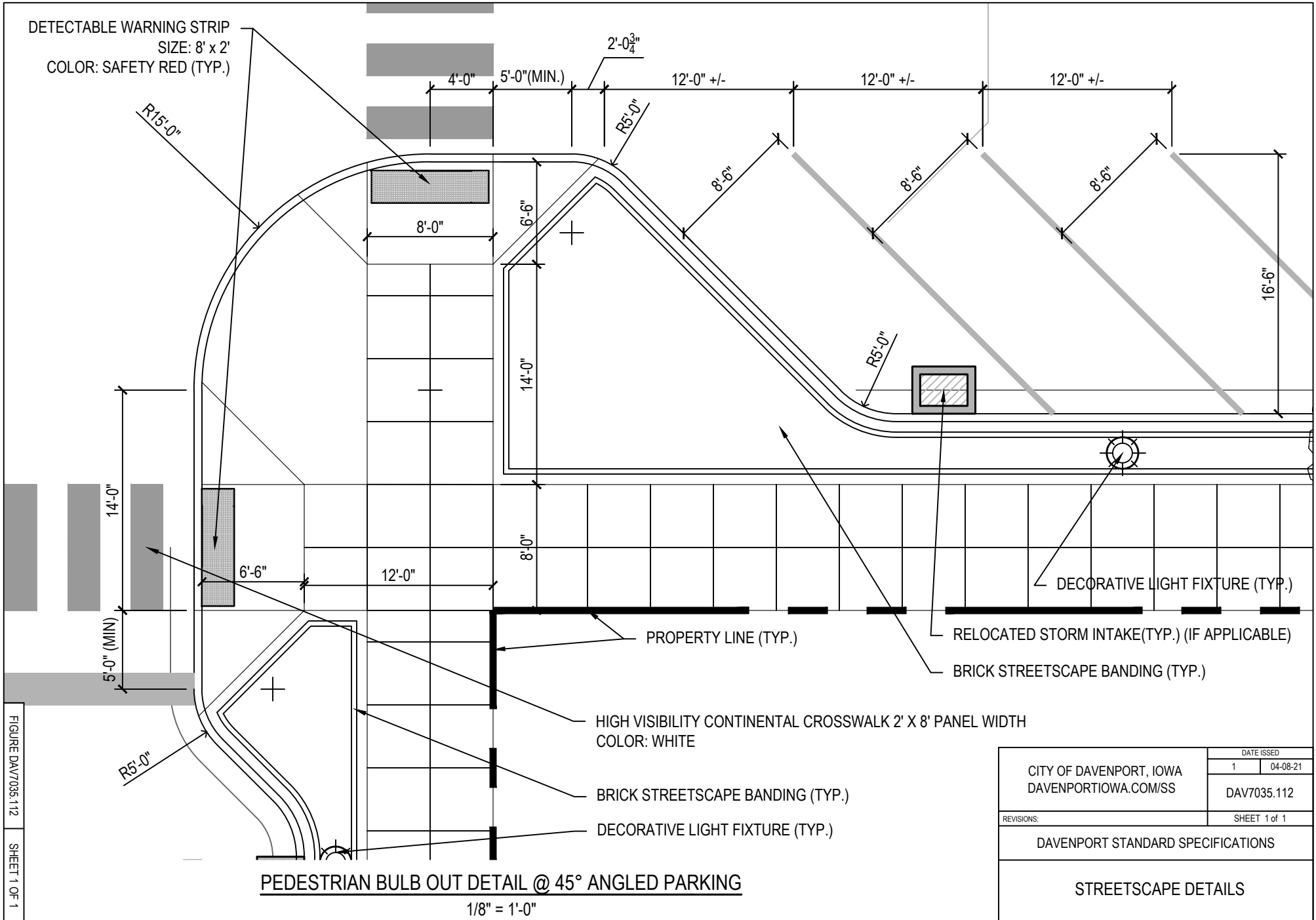
RAISED CONCRETE PLANTER DETAIL

1-1/2" = 1'-0"

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STREETSCAPE DETAILS		



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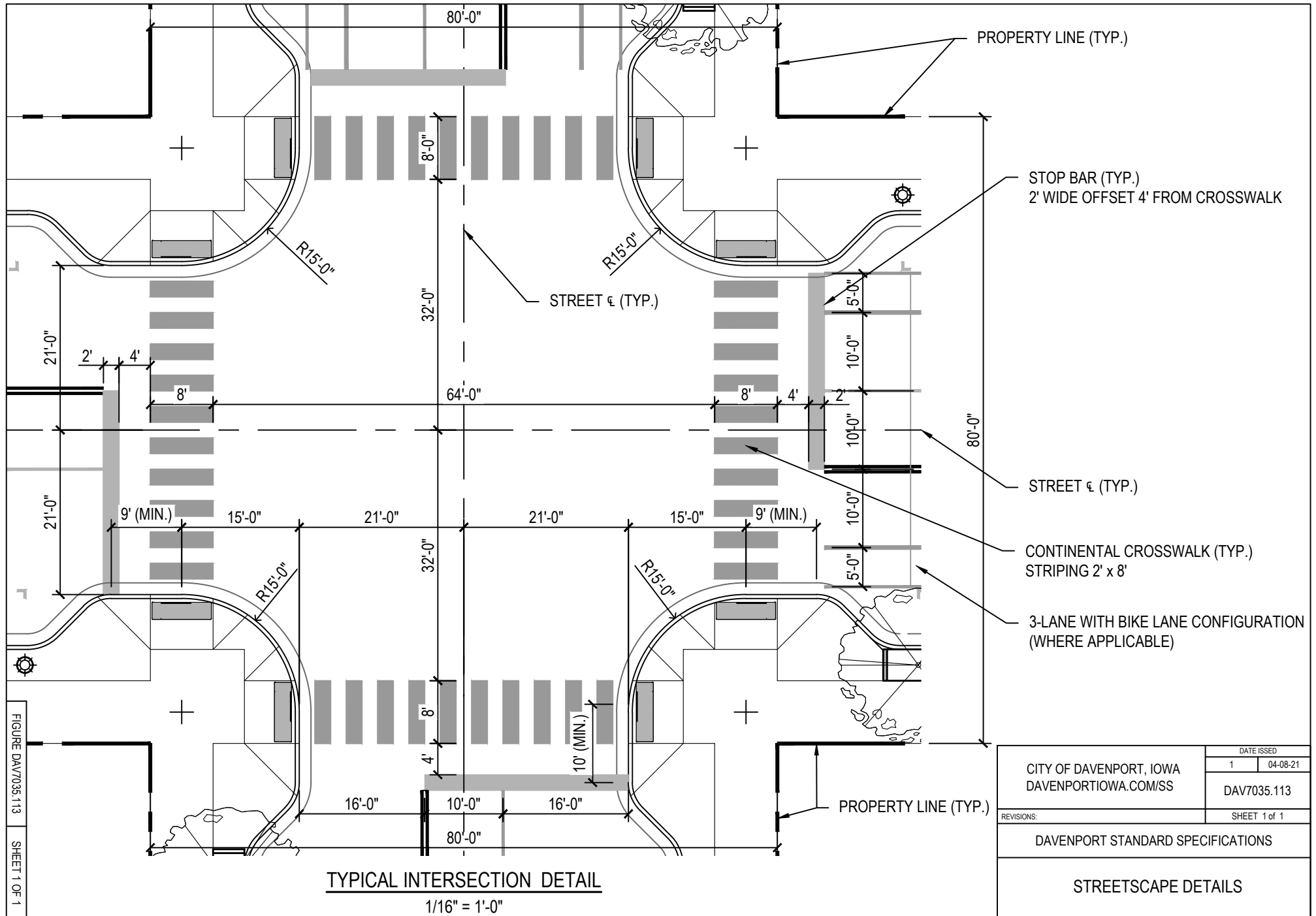
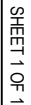
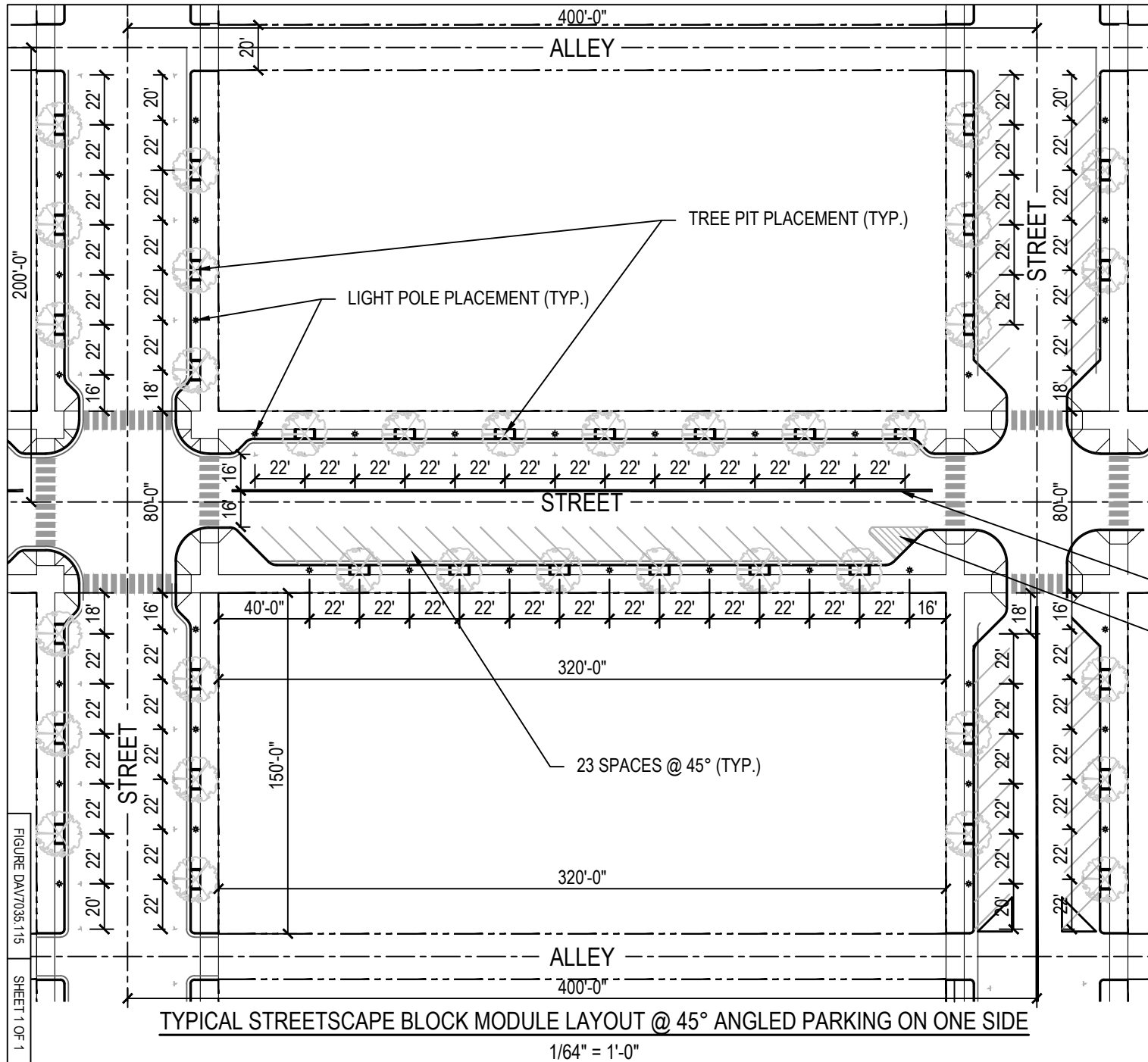


FIGURE DAV7035.113

SHEET 1 OF 1

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STREETSCAPE DETAILS		


$$1/16'' = 1'-0''$$



NOTES:
LIGHT POLES AND TREE PITS SHALL BE
OFFSET FROM OPPOSITE SIDE OF STREET
TO PROVIDE UNIFORM LIGHT DISTRIBUTION
UPON INSTALL.

DIAGRAM REPRESENTS DESIRED BLOCK
LAYOUT. ACCOMMODATIONS TO TYPICAL
LAYOUT SHALL BE TAKEN INTO
CONSIDERATION TO ACCOUNT FOR
EXISTING UTILITIES, DRIVEWAYS, BUILDING
ENTRANCES, FIRE HYDRANTS, LOADING
ZONES, BUS STOPS, ADA ACCESS
REQUIREMENTS, ETC.

CENTERLINE STRIPING (TYP.)

FLEXIBLE AREA (TYP.)

23 SPACES @ 45° (TYP.)

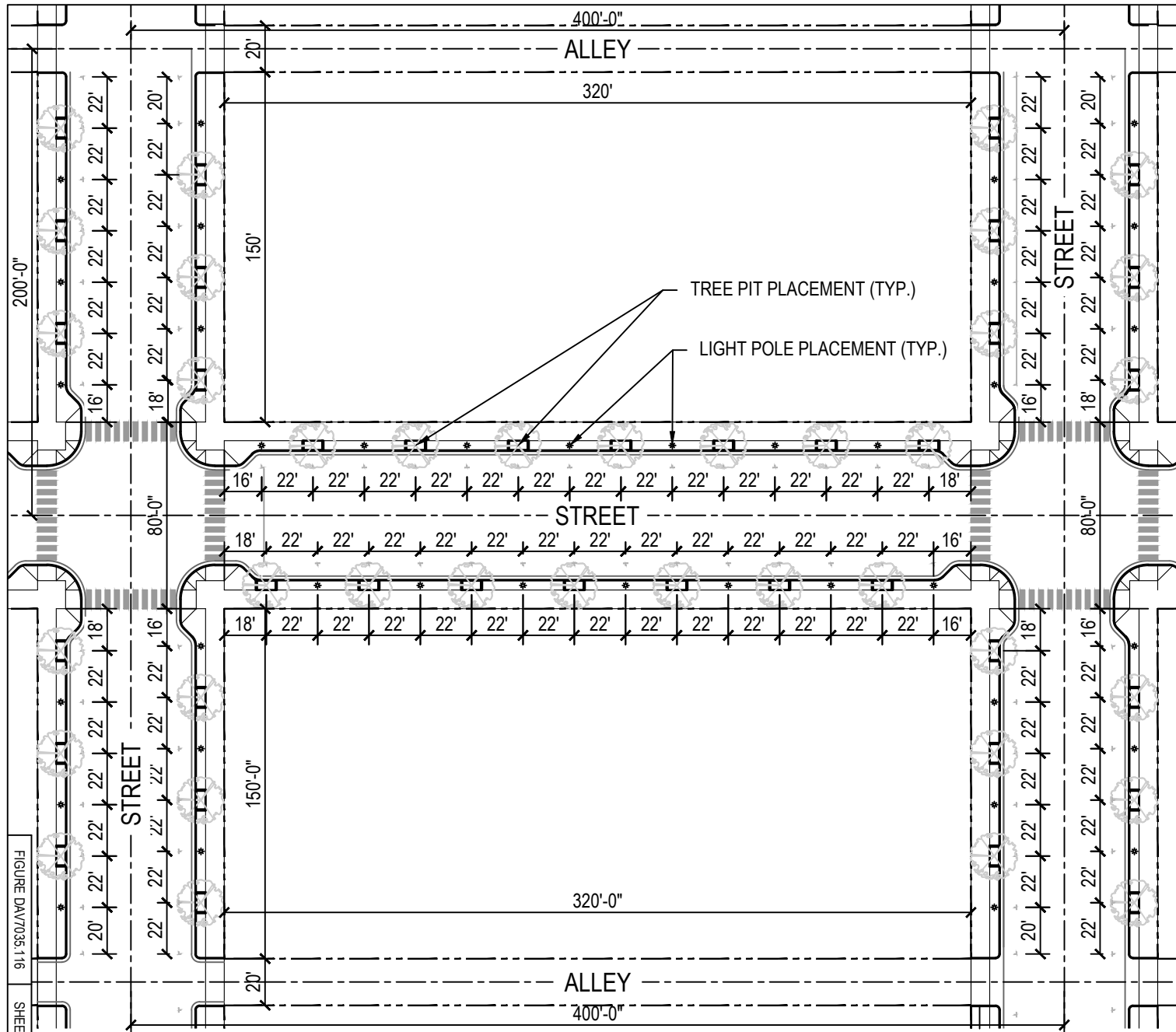
TYPICAL STREETSCAPE BLOCK MODULE LAYOUT @ 45° ANGLED PARKING ON ONE SIDE

1/64" = 1'-0"

FIGURE DAV7035.115

SHEET 1 OF 1

CITY OF DAVENPORT, IOWA DAVENPORTIOWA.COM/SS	DATE ISSUED	
	1	04-08-21
	DAV7035.115	
REVISIONS:	SHEET 1 of 1	
DAVENPORT STANDARD SPECIFICATIONS		
STREETSCAPE DETAILS		



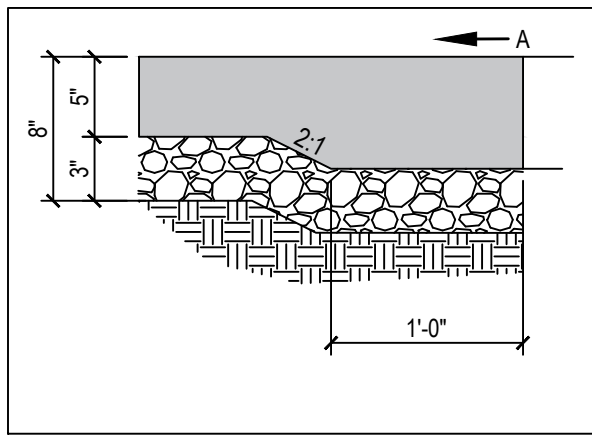
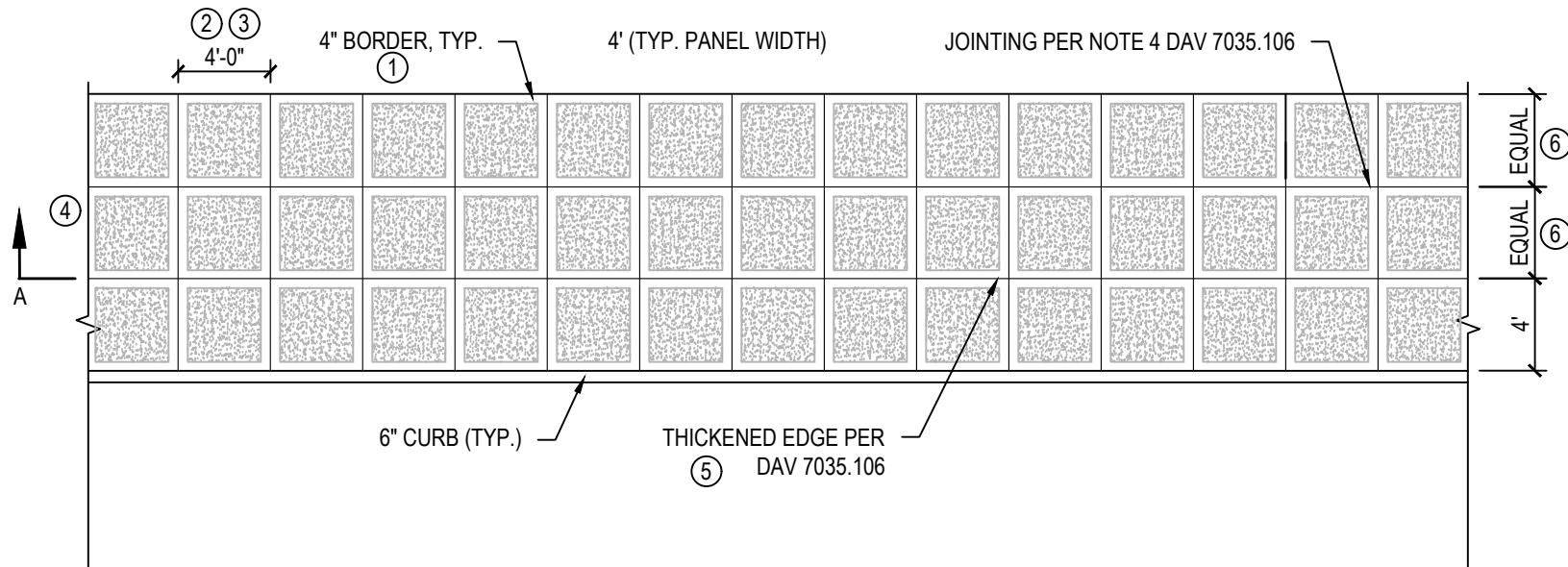
NOTES:
LIGHT POLES AND TREE PITS SHALL BE
OFFSET FROM OPPOSITE SIDE OF STREET
TO PROVIDE UNIFORM LIGHT DISTRIBUTION
UPON INSTALL.

DIAGRAM REPRESENTS DESIRED BLOCK
LAYOUT. ACCOMMODATIONS TO TYPICAL
LAYOUT SHALL BE TAKEN INTO
CONSIDERATION TO ACCOUNT FOR
EXISTING UTILITIES, DRIVEWAYS, BUILDING
ENTRANCES, FIRE HYDRANTS, LOADING
ZONES, BUS STOPS, ADA ACCESS
REQUIREMENTS, ETC.

TYPICAL STREETSCAPE BLOCK MODULE LAYOUT

1/64" = 1'-0"

CITY OF DAVENPORT, IOWA DAVENPORTIOWA.COM/SS	DATE ISSUED	
	1	04-08-21
	DAV7035.116	
REVISIONS:	SHEET 1 of 1	
DAVENPORT STANDARD SPECIFICATIONS		
STREETSCAPE DETAILS		



THICKENED EDGE (DAV7035.106)

NOTES:

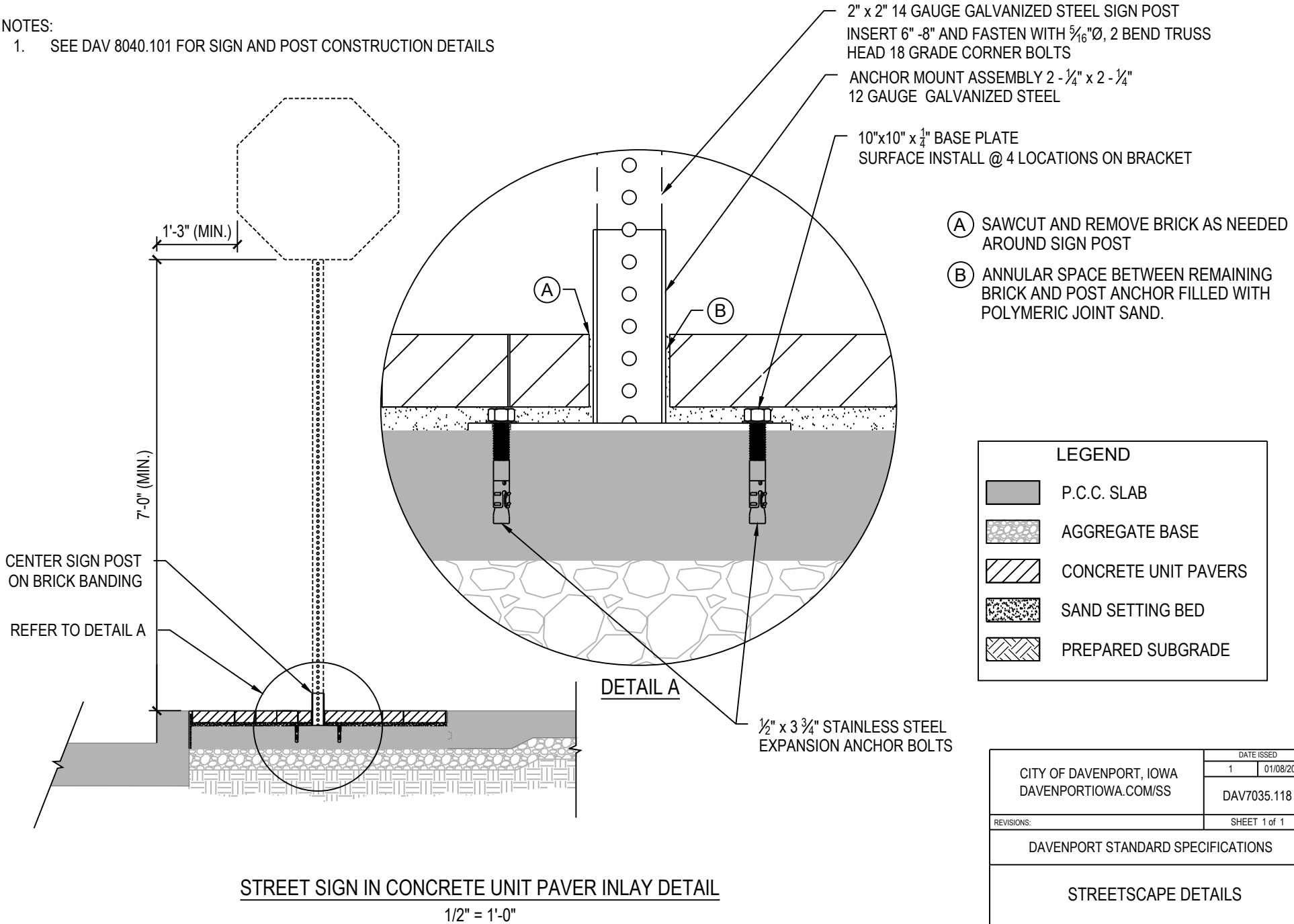
- ① LIGHT BROOM FINISH W/ PICTURE FRAME BORDER ON PCC WALK. PICTURE FRAME BORDER SHALL BE 4 INCHES IN WIDTH.
- ② CONTROL JOINTS SHALL BE TOOLED C JOINT (DWG. DAV 7135.101)
- ③ TOOLED & SAW CUT JOINT (DWG DAV 7135.101) REQUIRED AT MIN. 16' O.C./MAX 20' O.C.
- ④ PLACE EXPANSION JOINT AT TRANSVERSE ENDS OF PATCHING
- ⑤ THICKENED EDGE FOR FUTURE BRICK SECTION
- ⑥ SPLIT EQUALLY, BUT NO LESS THAN 3' EACH UNLESS 7035 - COMPLIANT STREETSCAPING ADJOINS PARCEL, IN WHICH CASE LONGITUDINAL JOINTING SHOULD MATCH THE 7035 - COMPLIANT SPACING.

SIDEWALK TREATMENT FOR PATCHING > 20 LF

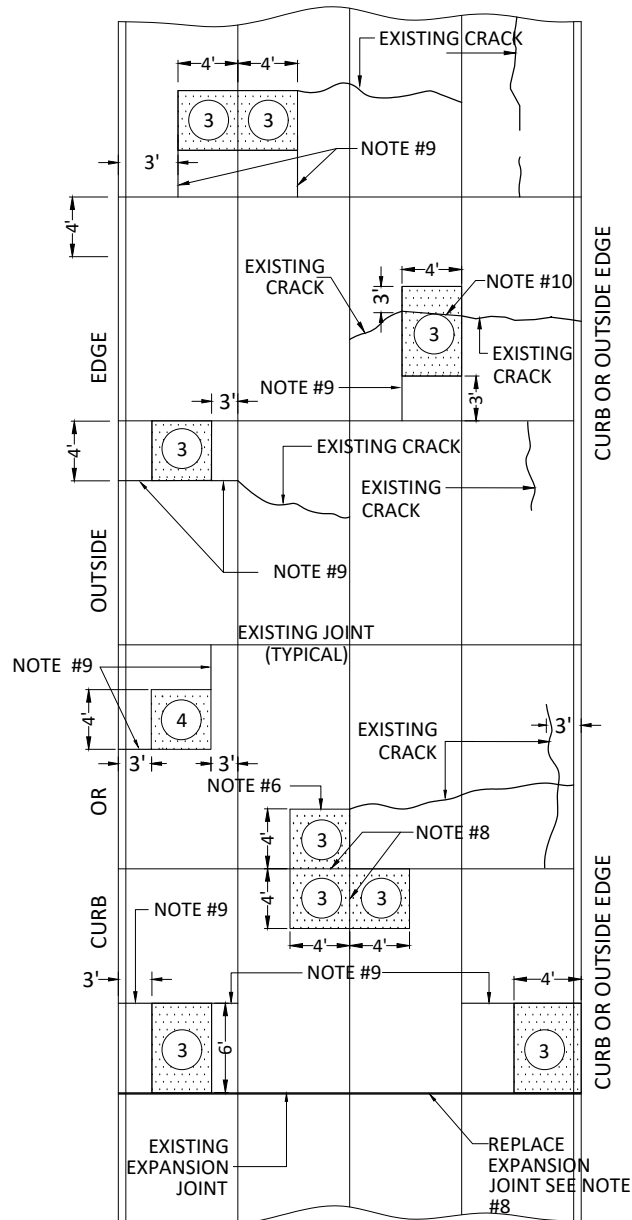
1/8" = 1'-0"

CITY OF DAVENPORT, IOWA DAVENPORTIOWA.COM/SS	DATE ISSUED	
	1	06-11-24
	DAV7035.117	
REVISIONS: 01-13-2025	SHEET 1 of 1	
DAVENPORT STANDARD SPECIFICATIONS		
STREETSCAPE DETAILS		

NOTES:
1. SEE DAV 8040.101 FOR SIGN AND POST CONSTRUCTION DETAILS



CITY OF DAVENPORT, IOWA DAVENPORTIOWA.COM/SS	DATE ISSUED	
	1	01/08/2025
	DAV7035.118	
REVISIONS:	SHEET 1 of 1	
DAVENPORT STANDARD SPECIFICATIONS		
STREETSCAPE DETAILS		



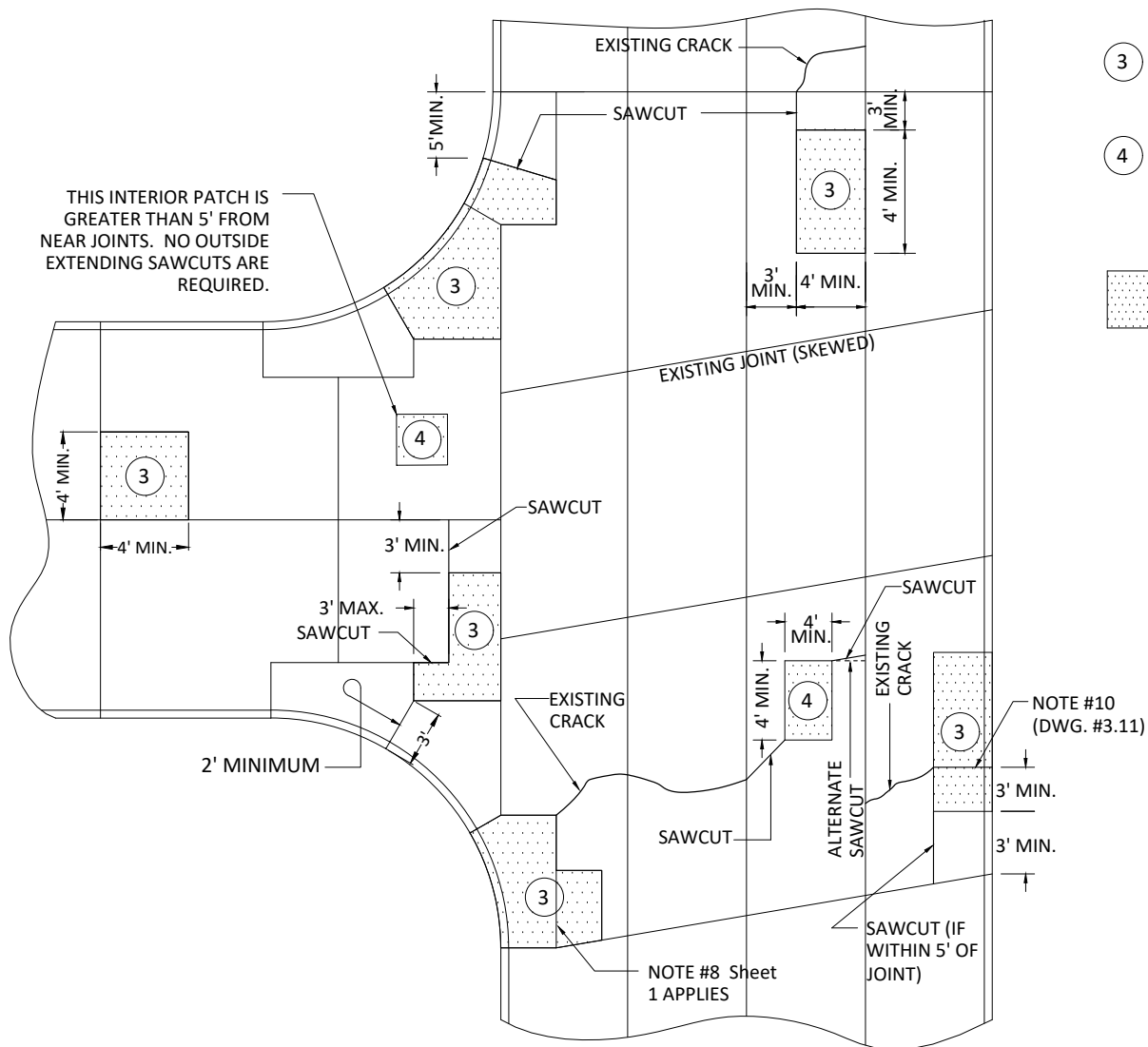
Notes

1. ALL DIMENSIONS SHOWN ARE MINIMUMS.
2. Patches shall be generally squared up as depicted except where meeting skewed joints.
3. Minimum edge dimension for any PCC patch edge shall be four (4) feet.
4. Patches shall extend a minimum of six (6) feet from an expansion joint or four (4) feet from other joints.
5. If the patch is within three (3) feet from a joint or pavement edge, it shall be enlarged to the joint or edge.
6. If the patch is within three (3) feet of an existing crack, increase its size to meet the crack if practicable.
7. Sawcuts and edge treatments shall conform to the specifications and figures.
8. All joints lying within a patch shall be replaced at their original location.
9. For EDGE and INTERIOR PATCHES, extend sawcuts from patch to nearest joints and to meet existing cracks if the joint and/or crack is within five (5) feet. Only two sawcuts required for interior (spot) patches, but extend from opposite corners of the patch.
10. Sawcut through patches to meet extending sawcuts and cracks that intercept patches three (3) feet or more from the near patch edge.

Types of Patches

3. **EDGE PATCH**
Extends to a joint or the edge of pavement. See sheet 3 for details.
4. **INTERIOR PATCH**
Shall be a minimum of three (3) feet from a joint or pavement edge. See sheet 3 for details.

CITY OF DAVENPORT, IOWA DAVENPORTIOWA.COM/SS	REVISION	
	3	1-8-25
	DAV7040.101A	
STANDARD ROAD PLAN		
	SHEET 1 of 3	
REVISIONS:		
CITY ENGINEER	DESIGN DEVELOPMENT ENGINEER	
PCC FULL DEPTH REPAIR Repair Area Guidelines		



Types of Patches

- 3 **EDGE PATCH**
Extends to a joint or the edge of pavement. See sheet 3 for details.
- 4 **INTERIOR PATCH**
Shall be a minimum of three (3) feet from a joint or pavement edge. See sheet 3 for details.

 **PATCHES**
All shall generally be squared up or as shown.

CITY OF DAVENPORT, IOWA DAVENPORTIOWA.COM/SS	REVISION	
	3	1-8-25
	DAV7040.101A	
STANDARD ROAD PLAN		
	SHEET 2 of 3	
REVISIONS:		
CITY ENGINEER	DESIGN DEVELOPMENT ENGINEER	
PCC FULL DEPTH REPAIR Repair Area Guidelines (Intersection Area)		

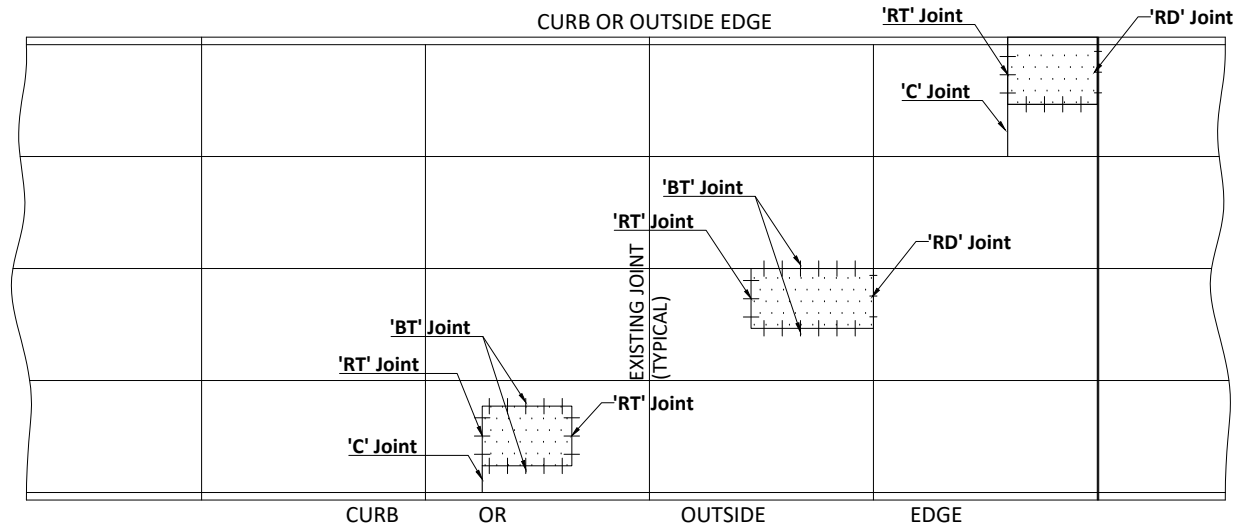
Types of Patches

EDGE PATCH

Extends to a joint or the edge of pavement.

INTERIOR PATCH

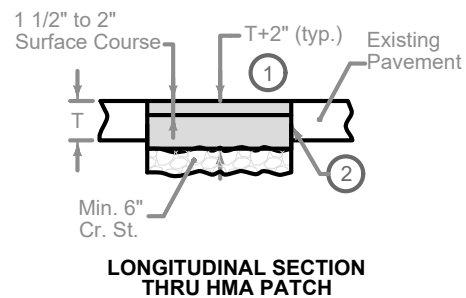
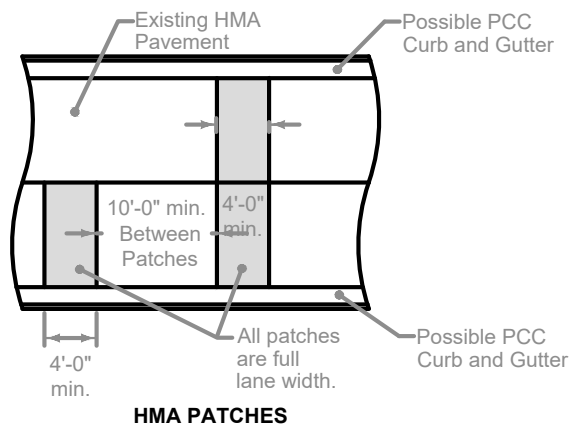
Shall be a minimum of three (3) feet from a joint or pavement edge.



PATCHES

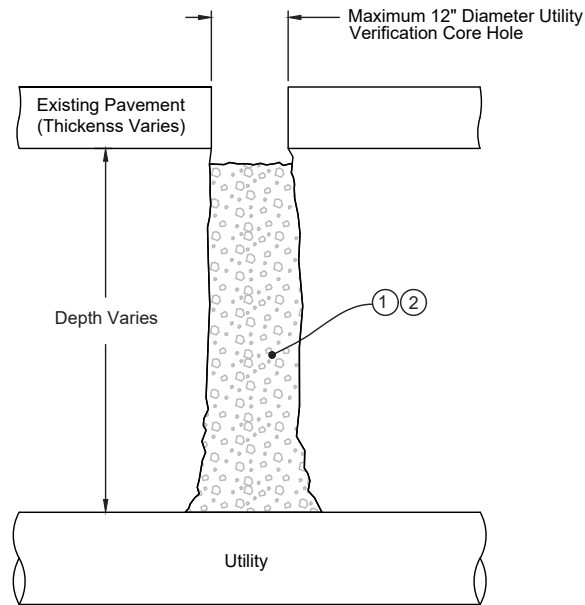
All shall generally be squared up or as shown.

CITY OF DAVENPORT, IOWA DAVENPORTIOWA.COM/SS		REVISION	
		3	1-8-25
STANDARD ROAD PLAN		DAV7040.101A	
		SHEET 3 of 3	
REVISIONS:			
CITY ENGINEER		DESIGN DEVELOPMENT ENGINEER	
PCC FULL DEPTH REPAIR Repair Area Guidelines			

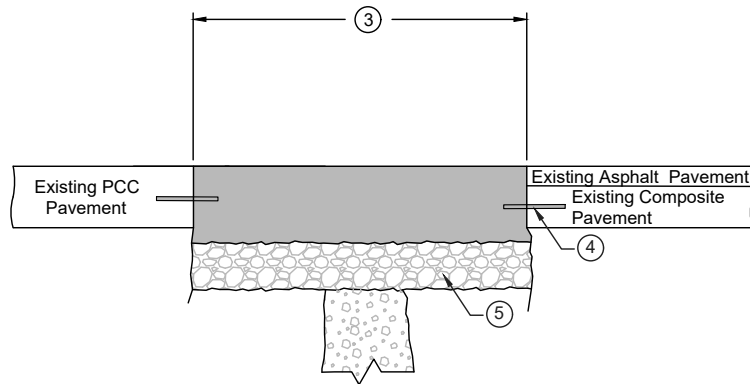


- ① If subgrade or subbase material is required below patch, bring material to a level 2 inches below bottom of existing pavement.
- ② When removing pavement, saw to full depth or 10 inches, whichever is less.

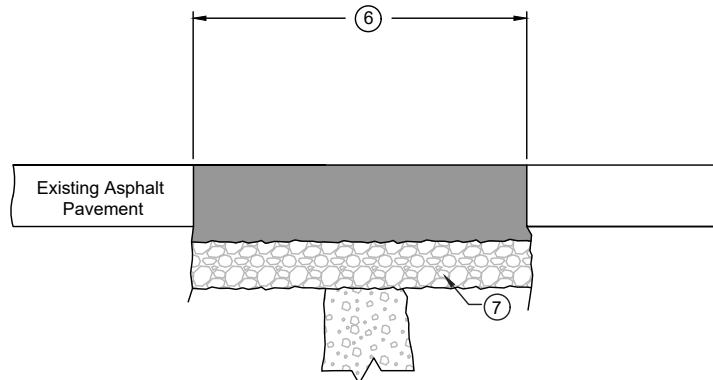
CITY OF DAVENPORT, IOWA DAVENPORTIOWA.COM/SS		REVISION 1 12/15/23
STANDARD ROAD PLAN		DAV7040.103
REVISIONS:		SHEET 1 of 1
CITY ENGINEER		DESIGN DEVELOPMENT ENGINEER
FULL DEPTH HMA PATCHES		



UTILITY CORE HOLE



PCC CORE HOLE REPAIR



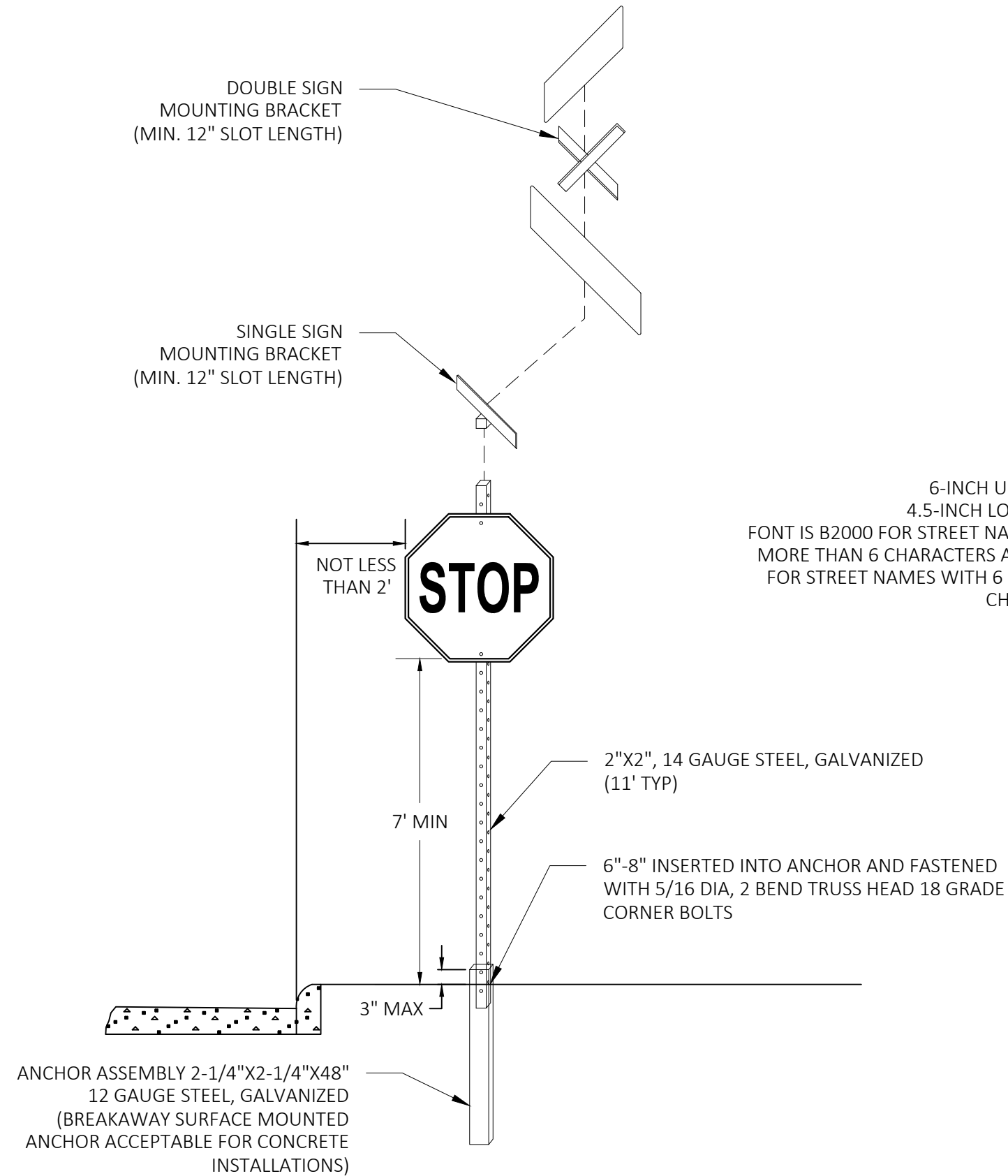
ASPHALT CORE HOLE REPAIR

For pedestrian ramps damaged by subsurface utility exploration (SUE) core holes, replace the entire ramp according to Section DAV7030.205.

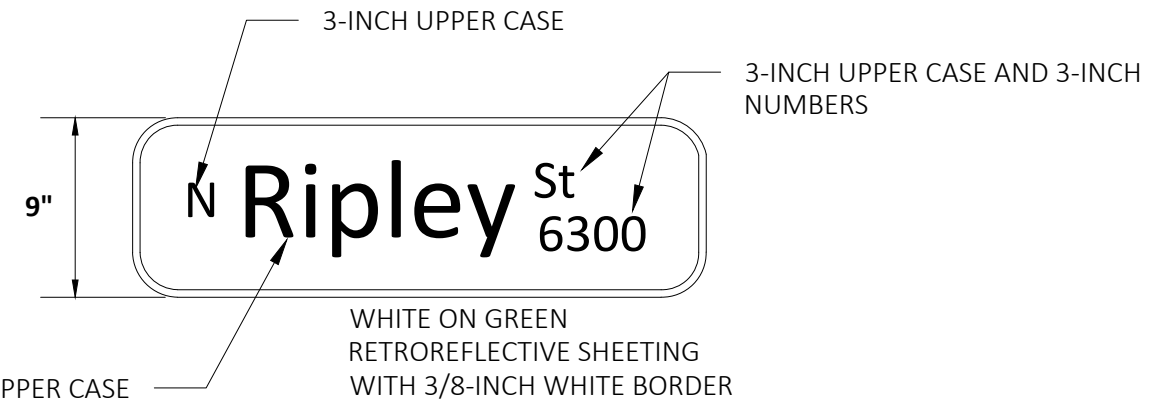
For pavements damaged by SUE core holes, provide patches according to Figures DAV7040.101A or DAV7040.103. If allowed by the Engineer, repair core holes as shown.

- ① Fill vacuum excavated SUE hole with CLSM.
- ② When allowed by the Engineer, fill utility verification hole with Class I bedding stone, pea gravel, or suitable native materials with less than 10 percent fines. Place backfill materials in 4 inch maximum lifts and compact each lift.
- ③ For PCC core hole repairs, the area of pavement removal and patch shall be in accordance with DAV7040.101A. Note the patching requirements for new pavement.
- ④ For PCC core hole repairs, use the joint type and reinforcement in accordance with DAV7040.101A.
- ⑤ For PCC core hole repairs, existing pavement thickness plus 2 inches shall be placed in accordance with SUDAS 7040.101. Additionally, ensure a minimum of 6 inches of rock subbase exists beneath PCC patch. If 6 inches of rock subbase does not exist, overexcavate and place 6 inches of rock subbase in accordance with SUDAS Standard Specification Section 7040, Restoring Subgrade or Subbase.
- ⑥ For asphalt core hole repairs, the area of HMA patch shall be in accordance with DAV7040.103.
- ⑦ For asphalt core hole repairs, existing pavement thickness plus 2 inches and 6 inches of crushed stone subbase shall be placed in accordance with DAV7040.103

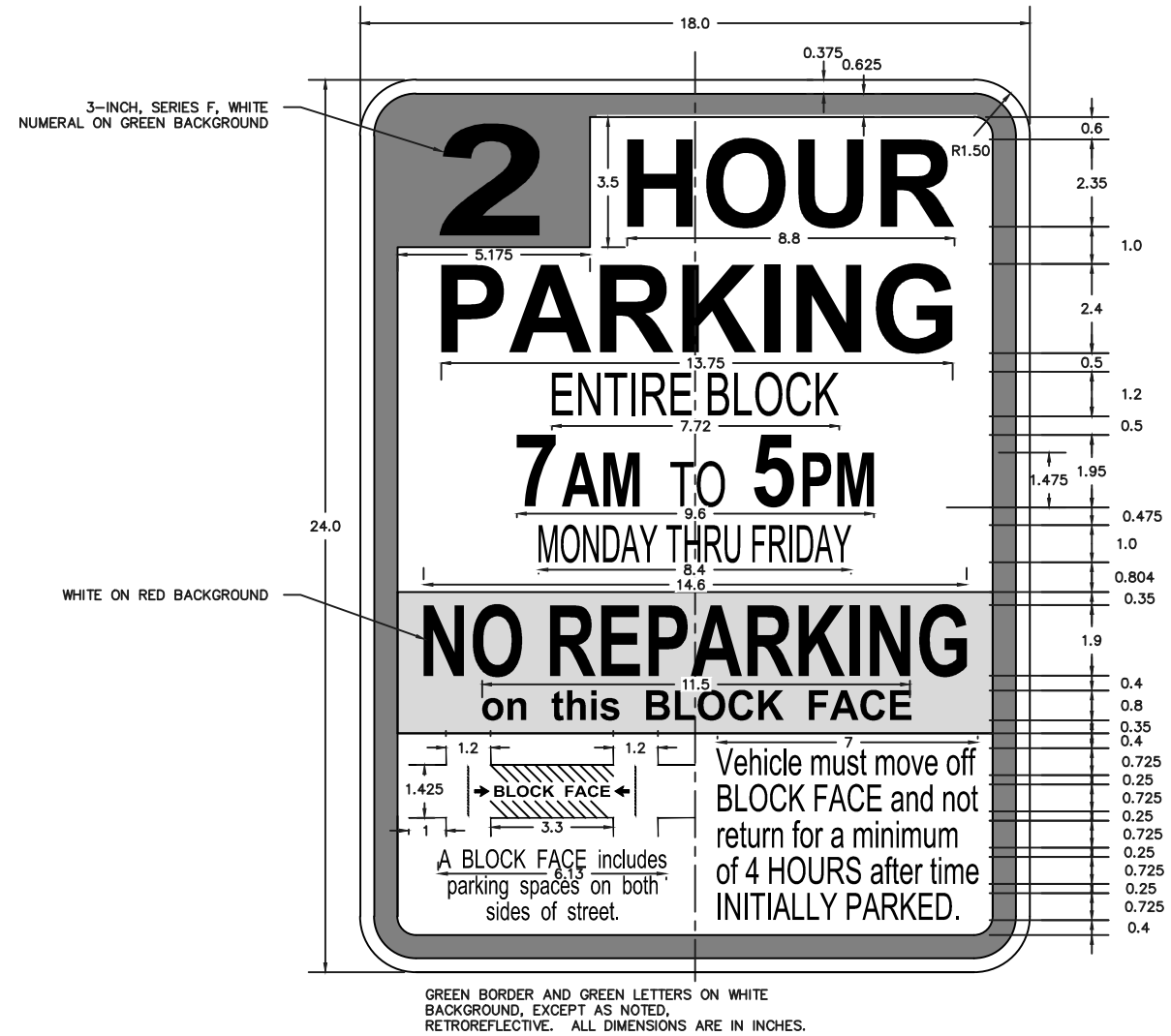
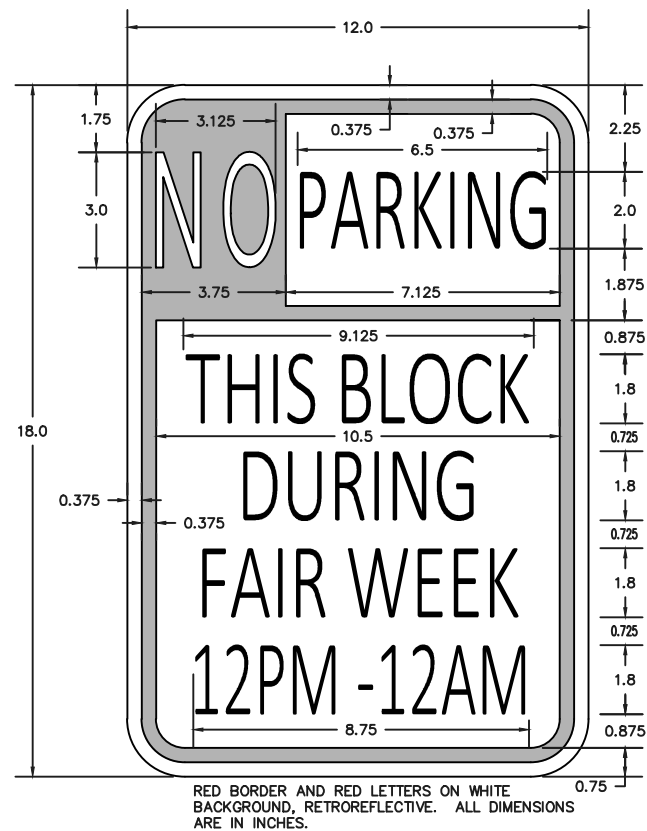
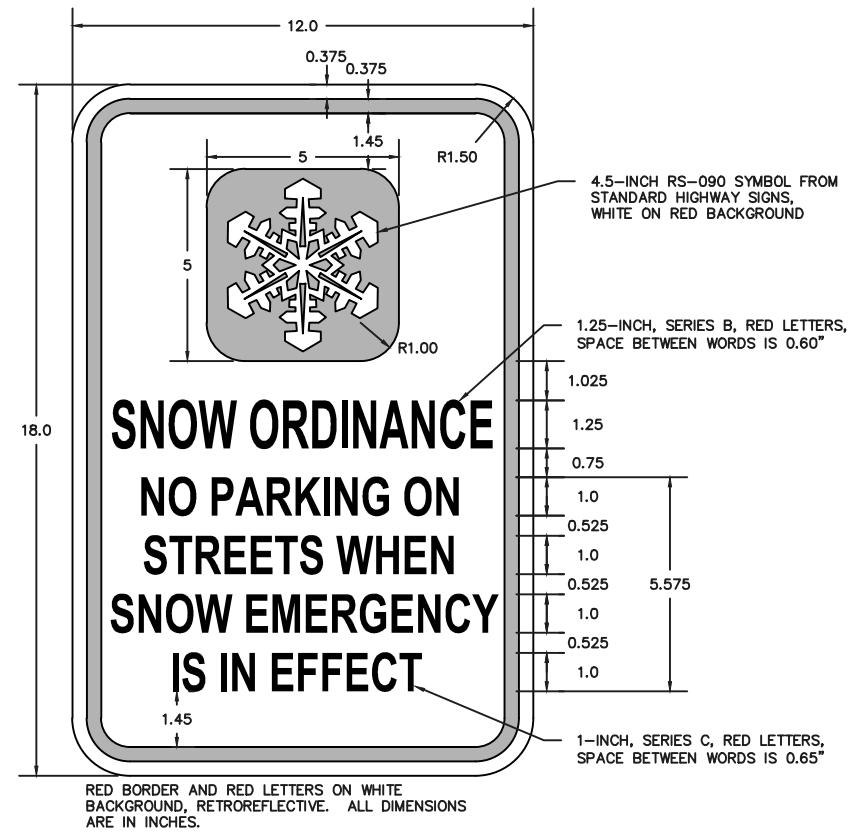
	CITY OF DAVENPORT, IA ENGINEERING DIVISION		DATE ISSUED	
	1200 E. 46th St. Davenport, IA 52807 (563) 326-7729 FAX (563) 327-5182		1	01-16-2025
	REVISIONS:		DAV7040.107	
			SHEET 1 of 1	
DAVENPORT STANDARD SPECIFICATIONS				
UTILITY CORE HOLE REPAIR				



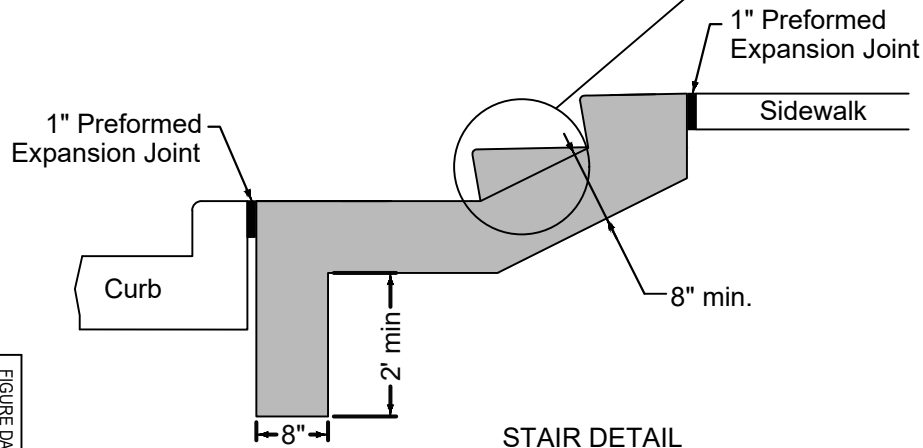
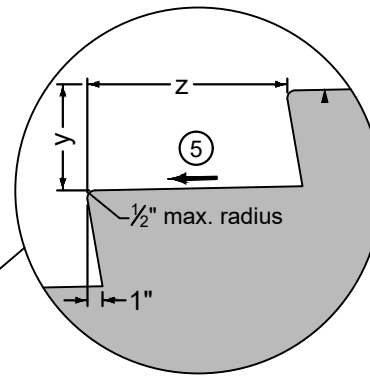
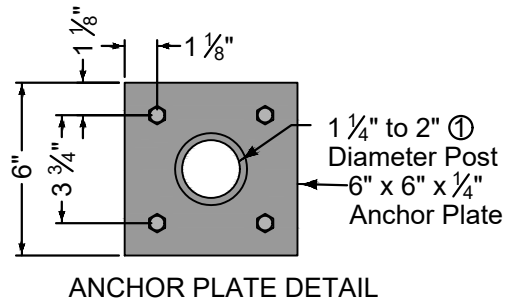
6-INCH UPPER CASE
4.5-INCH LOWER CASE
FONT IS B2000 FOR STREET NAMES WITH MORE THAN 6 CHARACTERS AND C2000 FOR STREET NAMES WITH 6 OR FEWER CHARACTERS



CITY OF DAVENPORT, IOWA DAVENPORTIOWA.COM/SS	REVISION	
	1	12-16-22
STANDARD ROAD PLAN	DAV8040.101	
	SHEET 1 of 1	
REVISIONS:		
CITY ENGINEER		
DESIGN DEVELOPMENT ENGINEER		
TYPICAL SIGN LOCATION, POST AND STREET NAME SIGN ASSEMBLY INSTALLATION		



 CITY OF DAVENPORT, IOWA ENGINEERING DIVISION 1200 East 46th Street Davenport, Iowa 52807 (563) 326-7923 FAX (563) 326-7923	REVISION	
		1-1-2024
STANDARD ROAD PLAN	DAV8040.102	
	SHEET 1 of 1	
REVISIONS:		
CITY ENGINEER		
DESIGN DEVELOPMENT ENGINEER		
SPECIAL SIGNS		

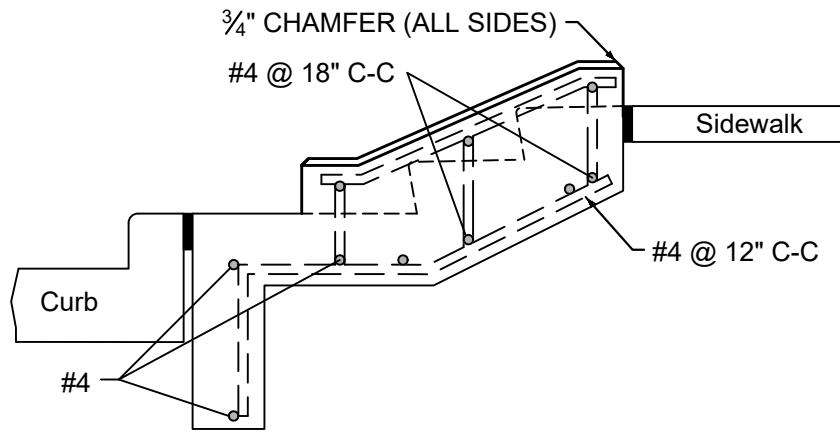


	Rise ①	Tread ②
x	y	z
2	6"	12"
3	5"	15"
4	4"	16"

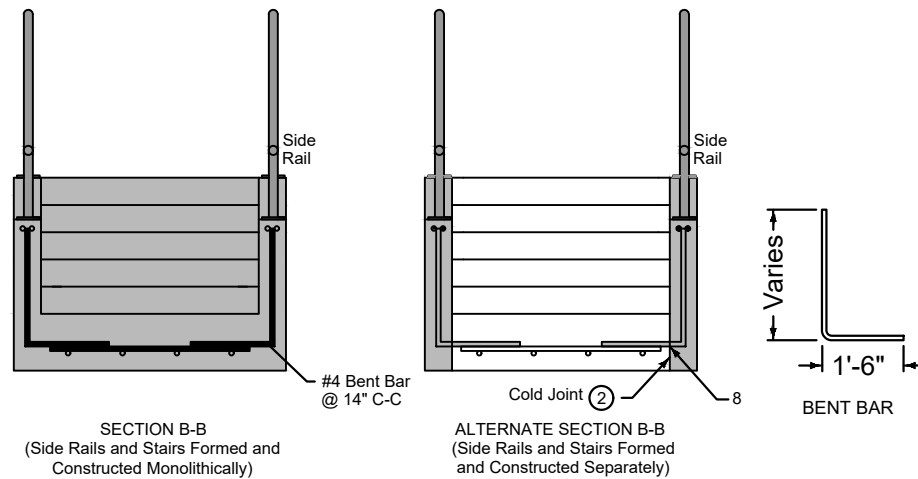
NOTES:

1. Weld post to anchor plate with 1/4 inch weld. Grind weld to provide smooth surface, free of burrs.
2. Ensure all risers are an equal height and all treads are an equal depth within a flight of stairs
3. Minimum riser height is 4 inches. Maximum riser height is 7 inches.
4. Minimum tread depth is 11 inches.
5. Slope tread 1% minimum to 2% maximum in any direction.

	CITY OF DAVENPORT, IA ENGINEERING DIVISION 1200 E. 46th St. Davenport, IA 52807 (563) 326-7729 FAX (563) 327-5182	DATE ISSUED	
		1	01-13-25
		DAV9080.108S	
REVISIONS:		SHEET 2 of 3	
DAVENPORT STANDARD SPECIFICATIONS			
ADA STRUCTURE ACCESS IN ROW			



STAIR REINFORCEMENT DETAIL



NOTES:

1. Provide a minimum of 2 inches of cover for all reinforcing.
2. Upon approval of Engineer, side rails may be formed and constructed separately from the stairs. Seal the cold joint between the side rail and stairs according to Section 7010.
3. If side rails and stairs are constructed separately, dowel bar substitutes may be used for the bent bars connections between the side rails and the stairs.

	CITY OF DAVENPORT, IA ENGINEERING DIVISION 1200 E. 46th St. Davenport, IA 52807 (563) 326-7729 FAX (563) 327-5182 REVISIONS:	DATE ISSUED	
		1	01-13-2025
		DAV9080.108S	
		SHEET 3 of 3	
DAVENPORT STANDARD SPECIFICATIONS			
ADA STRUCTURE ACCESS IN ROW			

City of Davenport

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

Action / Date
2/19/2025

Subject:

Resolution amending the Resolution of Necessity covering the CY 2025 Alley Reconstruction Program, CIP #35038. [Ward 5]

Recommendation:

Adopt the Resolution.

Background:

The City offers an annual cost-share program to residential and commercial property owners for the repair and/or replacement of alleys throughout the city. This program is administered by the Engineering and Capital Projects Department. This requires a signed petition from 30% of the property owners along the proposed alley to begin review and cost estimating. Staff then provides cost estimates based on the following cost share policy:

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

The following alleys have been identified to enter the reconstruction program:

- East-west alley between Kirkwood Boulevard and East 15th Street from Bridge Avenue to Arlington Avenue.
- East-west alley between East 10th Street and East 9th Street from Mississippi Avenue to College Avenue.

This project will include pavement reconstruction or milling of the existing surface and asphalt overlay, sidewalk and ADA curb ramps as needed, and other associated work.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION amending the Resolution of Necessity covering the 2025 Alley Resurfacing Program, CIP #35038.

WHEREAS, this Council heretofore provisionally adopted a Resolution of Necessity for the construction of the 2025 Alley resurfacing Program; and

WHEREAS, this Council after full investigation deems it advisable to amend the proposed resolution of necessity for the said project.

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

- A. the Resolution of Necessity provisionally adopted by this Council for the improvement project referred to in the preamble hereof be amended as follows:
 - None -
- B. the plat and schedule of assessments are hereby amended to conform to Part A hereof and the engineers are instructed to make necessary changes therein.
- C. except as hereinabove determined, all objections are found to be without merit and are denied.

Passed and approved this 26th day of February, 2025.

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
2/19/2025

Subject:

Resolution overruling objections for the Resolution of Necessity covering the 2025 Alley Resurfacing Program, CIP #35038. [Ward 5]

Recommendation:

Adopt the Resolution.

Background:

The City offers an annual cost-share program to residential and commercial property owners for the repair and/or replacement of alleys throughout the city. This program is administered by the Engineering and Capital Projects Department. This requires a signed petition from 30% of the property owners along the proposed alley to begin review and cost estimating. Staff then provides cost estimates based on the following cost share policy:

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

If more than 50% of the property owners wish to 'opt out' of the program, then the alley does not move forward in the process. This 'opt out' period has passed and the following alleys have been identified to enter the reconstruction program:

- Alley 1: East-west alley between Kirkwood Boulevard and East 15th Street from Bridge Avenue to Arlington Avenue.
- Alley 2: East-west alley between East 10th Street and East 9th Street from Mississippi Avenue to College Avenue.

The objections are as follows:

- Alley 1: 44 total properties, 14 objections
- Alley 2: 14 total properties, 4 objections

This project will include pavement reconstruction, sidewalk and ADA curb ramps as needed, and other associated work.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION overruling objections for the Resolution of Necessity covering the 2025 Alley Resurfacing Program, CIP #35038.

WHEREAS, this Council heretofore provisionally adopted a resolution of necessity for the construction of the 2025 Alley Resurfacing Program, CIP #35038; and

WHEREAS, this Council, after full investigation, has determined that it is in the best interest of the municipality to construct such improvement, all as described in said Resolution as amended.

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

- A. any objections against the making of the aforementioned improvement, the boundaries of the district, the cost, the assessment against any lot, or the final adoption of a Resolution of Necessity are found by this Council to be without merit, and that the said objections be and the same are hereby denied and overruled.
- B. all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

Passed and approved this 26th day of February, 2025.

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
2/19/2025

Subject:

Resolution adopting the Resolution of Necessity covering the CY 2025 Alley Reconstruction Program, CIP #35038. [Ward 5]

Recommendation:

Adopt the Resolution.

Background:

The City offers an annual cost-share program to residential and commercial property owners for the repair and/or replacement of alleys throughout the city. This program is administered by the Engineering and Capital Project Department. This requires a signed petition from 30% of the property owners along the proposed alley to begin review and cost estimating. Staff then provides cost estimates based on the following cost share policy:

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

The following alleys have been identified to enter the reconstruction program:

- East-west alley between Kirkwood Boulevard and East 15th Street from Bridge Avenue to Arlington Avenue.
- East-west alley between East 10th Street and East 9th Street from Mississippi Avenue to College Avenue.

This project will include pavement reconstruction or milling of the existing surface and asphalt overlay, sidewalk and ADA curb ramps as needed, and other associated work.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION adopting the Resolution of Necessity covering the CY 2025 Alley Reconstruction Program, CIP #35038.

WHEREAS, this Council heretofore provisionally adopted a Resolution of Necessity covering the 2025 Alley Resurfacing Program; and

WHEREAS, this Council held a Public Hearing, as required by law, and heard all objections to the 2025 Alley Resurfacing Program; and

WHEREAS, this Council previously amended the proposed Resolution of Necessity, as deemed necessary; and

WHEREAS, this Council has overruled all objections regarding the 2025 Alley Resurfacing Program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Resolution of Necessity for the 2025 Alley Resurfacing Program, as provisionally adopted on November 13, and as previously amended, is hereby adopted; and

BE IT FURTHER RESOLVED that this Council hereby directs the Clerk to certify assessments and deficiencies to the County Treasurer and Chief Building Inspector.

Passed and approved this 26th day of February, 2025.

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
2/19/2025

Subject:

Resolution ordering preparation of detailed plans, specifications, notice of hearing, notice to bidders, and form of contract, and publication of the notice to bidders and notice of hearing covering the 2025 Alley Resurfacing Program, CIP #35038. [Ward 5]

Recommendation:

Adopt the Resolution.

Background:

The City offers an annual cost-share program to residential and commercial property owners for the repair and/or replacement of alleys throughout the city. This program is administered by the Engineering and Capital Project Department. This requires a signed petition from 30% of the property owners along the proposed alley to begin review and cost estimating. Staff then provides cost estimates based on the following cost-share policy:

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

The following alleys have been identified to enter the reconstruction program:

- east-west alley between Kirkwood Boulevard and East 15th Street from Bridge Avenue to Arlington Avenue.
- east-west alley between East 10th Street and East 9th Street from Mississippi Avenue to College Avenue.

This project will include pavement reconstruction or milling of the existing surface and asphalt overlay, sidewalk and ADA curb ramps as needed, and other associated work.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION ordering preparation of detailed plans, specifications, notice of hearing, notice to bidders, and form of contract, and publication of the notice to bidders and notice of hearing covering the 2025 Alley Resurfacing Program, CIP #35038.

WHEREAS, this Council has adopted the final Resolution of Necessity in connection with the 2025 Alley Resurfacing Program; and

WHEREAS, detailed plans and specifications, notice of Hearing, notice to bidders, and form of contract should be prepared and filed with the Clerk; and

WHEREAS, said notice of Hearing should now be published and the hearing held; and

WHEREAS, said notice to bidders should now be published for the letting date determined.

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

Section 1. The Project Engineer be and hereby instructed to prepare and file with the Clerk detailed plans and specifications covering the aforementioned Improvement Project.

Section 2. The Project Engineer and the City's Attorney be and they are hereby instructed to prepare, file with the Clerk notice of hearing, notice to bidders and form of contract covering the aforementioned Improvement Project, publish said notice of hearing and notice to bidders and hold the hearing and the letting.

Section 3. 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 February, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Parks and Recreation
Contact Info: Chad Dyson | 563-328-7275

Action / Date
2/19/2025

Subject:

Motion awarding a contract for the Whalen Park Walking Path project to Langman Construction, Inc of Rock Island, Illinois, in the amount of \$74,517.12, CIP #64112. [Ward 8]

Recommendation:

Pass the Motion

Background:

An Invitation to Bid was issued on January 13, 2025, and sent to contractors. On February 5, 2025, the Purchasing Division opened and read seven (7) responsive and responsible bids. Langman Construction, Inc of Rock Island, Illinois was the lowest responsive and responsive bidder and is recommended for award.

This project will create an ADA accessible walking path around Whalen Park that will connect the playground, basketball court, and pavilion.

This project is funded through CIP #64112 | Whalen Park Walking Path.

Attachments:

1. Bid Tab

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Whalen Park Walking path

BID NUMBER: 25-54

OPENING DATE: February 5, 2025

FUNDING: CIP 64112 | Whalen Park Walking Path

RECOMMENDATION: Award the contract to Langman Construction, Inc. of Rock Island, Illinois in the amount of \$74,517.12.

<u>VENDOR NAME</u>	<u>Bid Price</u>
Langman Construction, Inc. of Rock Island, IL	\$74,517.12
Porter Brothers Construction, Inc of Rock Falls, IL	\$77,064.60
Valley Construction Company of Rock Island, IL	\$91,694.00
Manatts, Inc. – Eastern Iowa Division of Camanche, IA	\$93,136.54
Valentine Construction Company of Dubuque, IA	\$101,940.80
Brandt Construction Co of Milan, IL	\$107,200.00
Lawns Unlimited of Iowa Inc. of Bettendorf, IA	\$131,592.00

Approved By

Approved By

Dept Director

Approved By

Budget Officer

Approved By

Chief Financial Officer

City of Davenport

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

Action / Date
2/19/2025

Subject:

Motion approving Amendment #2 to the Destination Iowa Creative Placemaking Grant Agreement (Award Number 23-DCP-002) through the Iowa Economic Development Authority, ARP #12. [Ward 3]

Recommendation:

Pass the Motion.

Background:

Amendment #2 to the Destination Iowa Creative Placemaking grant agreement removes previous language that required the City of Davenport to have all project components obligated by December 31, 2024, and inserts language that the City shall have all projects associated with the grant completed by June 30, 2026, with final disbursement of grant eligible items by September 30, 2026. The final disbursement of grant-eligible items remains consistent with the original grant agreement.

This agreement was requested by City staff to account for the length of time the Quiet Zone component of the grant has taken to move through the Federal Railroad Administration's review process. Once that review process has been completed, implementation of the Quiet Zone project will move forward.

Attachments:

None

City of Davenport

Department: Finance
Contact Info: Jim Odean | 563-326-7739

Action / Date
2/19/2025

Subject:

Second Consideration: Ordinance repealing and replacing Chapter 5.15 entitled "Cigarette, Tobacco, Alternative Nicotine or Vapor Products" of the Municipal Code of Davenport, Iowa to include recent legislation enacted by the General Assembly of the State of Iowa regarding regulation of certain tobacco products. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

Under Iowa Code §453A.47A, a retail permit is required to sell tobacco, tobacco products, alternative nicotine products, or vapor products at any place of business or through delivery sales. All permits provided for in Iowa Code §453A.47A expire on June 30 of each year and require payment of the applicable fee established in Iowa Code §453A.47A(7). The Iowa Department of Revenue implements the retail Tobacco permit requirements of Iowa Code §453A.47A. The City of Davenport Revenue Division issues all permits for retailers located within city limits. As part of the retail permit process, the Iowa Department of Revenue requires applications to be approved by the city once the city receives the completed application and appropriate fee.

During the 2024 legislative session, the Iowa legislature enacted Senate File 345, which regulates and taxes the sale of devices effective January 1, 2025. Per the legislation, a "device" is defined as any equipment or product made in whole or in part of glass or metal, designed for inhaling through the combustion of tobacco, hemp, other plant materials, or a controlled substance. The legislation established a Device Retailer Permit and a Delivery Sale of Devices Permit in conjunction with a permit for tobacco, tobacco products, alternative nicotine products, or vapor products.

Attachments:

1. Ordinance
2. Current Chapter 5.15

ORDINANCE NO. _____

ORDINANCE REPEALING AND REPLACING CHAPTER 5.15 ENTITLED "CIGARETTE, TOBACCO, ALTERNATIVE NICOTINE OR VAPOR PRODUCTS" OF THE MUNICIPAL CODE OF DAVENPORT IOWA TO INCLUDE RECENT LEGISLATION ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA RELATING TO THE REGULATION OF CERTAIN TOBACCO PRODUCTS.

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

Section 1. That Chapter 5.15 of the Municipal Code of Davenport, Iowa is hereby repealed and replaced with the following:

5.15.010 Permits.

All Permits under this section shall expire on June 30 each year.

5.15.020 Applications.

Applications for all tobacco, tobacco products, alternative nicotine products, vapor products, and device permits, as required by Iowa Code Chapter 453, must be submitted to the State of Iowa Department of Revenue using the GovConnect.Iowa.gov website and fee paid to the State of Iowa.

5.15.030 Sales and Excise Taxes.

A sale or delivery sale of a device within this state shall be subject to sales tax and an excise tax as defined by Iowa Code Chapter 453E.5, payable to the State of Iowa.

5.15.040 Cigarette, Tobacco, Alternative Nicotine, and Vapor Product Permits.

The City of Davenport administers cigarette, tobacco, alternative nicotine, and vapor product permits on behalf of the State of Iowa. No person shall engage in the business of a retailer of cigarette, tobacco, alternative nicotine, and vapor products at any place or business without first having received a permit as a cigarette, tobacco, alternative nicotine, and vapor products retailer. No permit shall be issued for the sale of cigarette, tobacco, alternative nicotine, and vapor products at retail in the City except to applicants who shall be engaged in one or more of the following listed occupations and shall be so engaged otherwise than incidentally or as an adjunct to some other occupation not so listed:

1. The retail grocery or convenience business;
2. The retail drug store business.
3. The retail cigarette, tobacco, alternative nicotine, and vapor products business;
4. The bar, brewery, or restaurant business;

5. The hotel business;
6. The operation of a private club;
7. The operation of a gasoline filling or service station.

It shall be provided, nevertheless, that nothing contained in this chapter shall prevent the issuance of a permit for the sale of cigarette, tobacco, alternative nicotine, and vapor products at retail to any applicant who is now the holder of any such permit or who shall purchase the goodwill of any business conducted by any person who is the present holder of such a permit.

5.15.050 Device Retailer Permit.

1. Permit Requirement

No person shall engage in the business of a device retailer at any place of business or through delivery sales unless they comply with Iowa Code § 453E.3 and meet one of the following conditions:

- a. The person holds a valid tobacco retailer permit under Iowa Code § 453A.47A, is in compliance with all applicable provisions of Chapter 453A and sells both tobacco products and devices at the retail outlet or through delivery sales; or
- b. The person holds a valid device retailer permit issued pursuant to this section and is in compliance with all provisions of Iowa Code § 453E.3.

2. Prohibition on Sales Without a Permit

A device retailer shall not sell devices until an application has been filed, the required fee has been paid, and a permit has been obtained. Sales are only permitted while the retailer's permit is active and not suspended, revoked, or expired.

3. Permit Requirement for Each Business Location

A separate permit must be obtained for each place of business owned or operated by a device retailer within the state. Out-of-state device retailers making delivery sales to Iowa residents must apply for a permit through the Iowa Department of Revenue for their principal place of business.

4. Compliance Obligations for Permit Holders

A device retailer permit holder must comply with all requirements established by the Iowa Department of Revenue, including:

- a. **Permit Issuance:** Applications must be submitted electronically through the department's portal, with all required fees paid.
- b. **Application Requirements:** Applications must include detailed business information, transaction methods, business locations, and relevant personnel
- c. **Record-Keeping and Reporting:** Retailers must maintain uniform transaction records, submit reports upon request, and provide sales data, including the number of devices sold.
- d. **Sales Restrictions:** No device may be sold to individuals under 21 years of age. Age and identity verification are required at the time of purchase for both in-person and delivery sales.
- e. **Display and Access Restrictions:** Devices must be displayed in a manner that prevents access by individuals under 21 years of age and should only be visible in restricted areas where minors are prohibited.

5.15.060 Delivery Sale of Devices Permit

1. Permit Requirement

No person shall mail, ship, or otherwise deliver a device in connection with a delivery sale within this state unless they hold a valid device delivery sale permit under Iowa Code § 453E.4.

2. Delivery Sale Requirements

- a. Only permit holders may engage in the delivery sale of devices.
- b. Devices may only be delivered to Iowa residents age 21 or older for personal use and not for resale.
- c. All shipments must be labeled with: "CONTAINS DEVICE: SIGNATURE OF PERSON AGE 21 OR OLDER REQUIRED FOR DELIVERY" or other department-approved language.
- d. The seller must verify the recipient's identity and age prior to delivery. The recipient must be 21 years or older and must sign for the delivery.
- e. Retailers must maintain delivery sale records for a minimum of five years, including details on the manufacturer, quantity sold, recipient information, age verification, and taxes paid. Reports must be submitted monthly to the director.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

5.15.010. Permits. [Ord. 2016-541; Ord. 2012-332 (part); prior code § 2-44]

The City of Davenport administers cigarette, tobacco, alternative nicotine and vapor products permits on the behalf of the State of Iowa. No person shall engage in the business of a retailer of cigarette, tobacco, alternative nicotine and vapor products at any place or business without first having received a permit as a cigarette, tobacco, alternative nicotine and vapor products retailer. No permit shall be issued for the sale of cigarette, tobacco, alternative nicotine and vapor products at retail in the City except to applicants who shall be engaged in one or more of the following listed occupations and shall be so engaged otherwise than incidentally or as an adjunct to some other occupation not so listed:

- A. The retail grocery business;
- B. The retail drug store business;
- C. The retail cigarette, tobacco, alternative nicotine and vapor products business;
- D. The sale of malt beverages under a class B license;
- E. The restaurant business;
- F. The hotel business;
- G. The operation of a private club;
- H. The operation of a gasoline filling or service station;

It shall be provided, nevertheless, that nothing contained in this chapter shall prevent the issuance of a permit for the sale of cigarette, tobacco, alternative nicotine and vapor products at retail to any applicant who is now the holder of any such permit or who shall purchase the goodwill of any business conducted by any person who is the present holder of such a permit.

City of Davenport

Department: Administration
Contact Info: Hanna Whitehurst | 563-326-7772

Action / Date
2/19/2025

Subject:

Resolution approving the allocation of \$1,165,000 of ARPA interest monies to the Davenport Junior Theatre temporary relocation project. [Ward 7]

Recommendation:

Adopt the Resolution.

Background:

On January 24, 2024, City Council conditionally conveyed the Annie Wittenmeyer complex to AW Holdings via Action Item 2024-32. The north end of the Annie Wittenmeyer complex was primarily used by Davenport Junior Theatre (DJT). The real estate transaction is expected to close in early 2025, at which point the facility must be vacated of any remaining uses, except the chapel building (theatre) that can be used indefinitely and three cottages that may be available for lease until autumn 2025.

After the conditional conveyance was approved, staff and City Council dedicated time to finding a temporary location for DJT to use while a permanent solution was evaluated. On December 11, 2024, City Council approved a lease agreement with the Davenport Community School District to use their facility located at 1002 West Kimberly Road to support DJT programming (Resolution 2024-542). Staff has begun working with an A&E firm to provide plans and specifications for the renovations needed at the facility.

ARPA interest funding was initially brought to City Council during the summer of 2024. After community input was gathered and elected officials had the opportunity to score the highest-ranking results, staff put together a proposal allocating the monies. While there have been multiple variations of the allocation proposal, funding for the Junior Theatre temporary relocation project remained a constant goal.

The funding will go towards:

- A&E services
- Renovation costs
- Furniture and storage needs
- Procuring a box truck for transporting scenery
- Separating the utilities at the Annie Wittenmeyer complex to allow for the continued use of the Theatre

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderwoman Newton.

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

RESOLUTION approving allocation of \$1,165,000 of ARPA interest monies to the Davenport Junior Theatre temporary relocation project.

WHEREAS, on January 24, 2024, City Council conditionally conveyed the Annie Wittenmeyer Complex to AW Holdings, and the north end of the property was primarily used by Davenport Junior Theatre (DJT); and

WHEREAS, the City of Davenport and the Davenport Community School District have approved a lease agreement for the temporary use of The Kimberly Center to support DJT programming; and

WHEREAS, the allocation of funding is needed for staff to renovate the space for programming and storage needs; and

WHEREAS, the City of Davenport has ARPA interest monies available to allocate toward this project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the allocation of \$1,165,000 of ARPA interest monies to the Davenport Junior Theatre temporary relocation project is hereby approved.

Passed and approved this 26th day of February, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Parks and Recreation
Contact Info: Chad Dyson | 563-328-7275

Action / Date
2/19/2025

Subject:

Resolution approving the purchase of a Light-Structure System to Musco Sports Lighting, LLC of Oskaloosa, Iowa in the amount of \$111,797 using Sourcewell contract #041123-MSL. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

The Light-Structure System will be installed at Ridgeview Park baseball facility utilized by Davenport North Little League. This project will enhance the safety of the baseball field by allowing for game play time spacing that will alleviate neighborhood on-street parking congestion. This is consistent with other athletic field lighting for ball fields used by Little League affiliates throughout community parks in Davenport, including Prairie Heights Park, Garfield Park, Emeis Park, and Northwest Park.

This purchase utilizes Sourcewell contract #041123-MSL. Sourcewell 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. Musco Sports Lighting, LLC of Oskaloosa, Iowa was awarded Sourcewell contract #041123-MSL for Sports Lighting Solutions with Related Technology, Equipment, and Services via the sealed procurement RFP#041123.

The project is funded largely through private contribution. Funding in the amount of \$97,966.32 has been received from Davenport North Little League. The remaining \$13,830.68 has been allocated by various elected officials through the Community Improvement & Support Program (CISP).

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderwoman Newton.

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

RESOLUTION approving the purchase of a Light-Structure System from Musco Sports Lighting, LLC of Oskaloosa, Iowa in the amount of \$111,797 using Sourcewell contract #041123-MSL.

WHEREAS, the City needs to purchase a Light-Structure System to be installed at the Ridgeview Park baseball facility; and

WHEREAS, Musco Sports Lighting, LLC of Oskaloosa, Iowa was awarded Sourcewell contract #041123-MSL via a competitive procurement process.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the purchase of a Light-Structure System from Musco Sports Lighting, LLC of Oskaloosa, Iowa in the amount of \$111,797 is hereby approved.

Passed and approved this 26th day of February 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance

Contact Info: Basia Gerlach | 563-326-7792

Action / Date

2/19/2025

Subject:

Resolution setting a Public Hearing for the FY 2026 proposed property tax levy rate and amount. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

This Resolution sets a Public Hearing for the March 26, 2025 Special City Council Meeting beginning at 5:00 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street, for the purpose of receiving public comment on the City of Davenport's proposed property tax levy rate and amount for the FY 2026 Budget.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderwoman Newton.

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

RESOLUTION setting a Public Hearing for the FY 2026 proposed property tax levy rate and amount.

WHEREAS, a Public Hearing is required for the purpose of receiving public comment on the City of Davenport's proposed property tax levy rate and amount for the FY 2026 Budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Public Hearing for the FY 2026 proposed property tax levy rate and amount will be held at the March 26, 2025 City Council Special Meeting beginning at 5:00 p.m. in the Council chambers at Davenport City Hall, 226 West 4th Street.

Passed and approved this 26th day of February, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
2/19/2025

Subject:

Resolution approving a one-year agreement with the Humane Society of Scott County, Iowa for animal protection and shelter services. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

The Humane Society of Scott County has provided animal protection and shelter services for the City of Davenport for many years. Both parties have worked collaboratively to extend services for July 1, 2025 through June 30, 2026.

The agreement has a one-year term with no renewal options. The agreement also includes the following:

1. The City will make a one-time payment of \$800,000 payable on the first day of July 2025.
2. The City will continue to provide a vehicle and fuel.
3. The parties will continue the joint task force established under the current FY 2025 agreement to evaluate the success of recent code changes and explore other ordinance or programmatic changes toward a sustainable long-term business model for all parties.
4. Mutual agreement for services rendered beyond June 30, 2026 shall be reached by November 1, 2025.

Attachments:

1. Resolution
2. Agreement

Resolution No. _____

Resolution offered by Alderwoman Newton.

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

RESOLUTION approving a one-year agreement with the Humane Society of Scott County, Iowa for animal protection and shelter services.

WHEREAS, the City of Davenport and the Humane Society of Scott County, Iowa have previously entered into agreements whereby the Humane Society of Scott County has provided animal protection and shelter services in the City of Davenport; and

WHEREAS, the current agreement will terminate on June 30, 2025; and

WHEREAS, both parties desire to continue the partnership and have worked collaboratively on a new one-year agreement beginning July 1, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a one-year agreement with the Humane Society of Scott County, Iowa for animal protection and shelter services is hereby approved.

Passed and approved this 26th day of February, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

AGREEMENT

THIS AGREEMENT, executed in full, is made and entered into as of the date of last signature below by and between City of Davenport, Iowa, an Iowa Municipal Corporation, with a legal address of 226 West 4th Street, Davenport, Iowa 52801, hereinafter called “the City,” and The Humane Society of Scott County, Iowa, located at 2802 West Central Park Avenue, Davenport, Iowa 52804, a Iowa non-profit corporation devoted to the welfare, protection, and humane treatment of animals as defined by section 162 Iowa Code, hereinafter called “Society.” The parties agree to the following terms:

- A. **SOCIETY’S OBLIGATIONS.** Society’s obligations for the duration of this Agreement shall be as follows:
1. Animal Shelter. Subject to the terms of this Agreement, Society shall provide an animal shelter for the animal welfare of the City, which will comply in all respects with the applicable provisions of Iowa Administrative Code, Chapter 21–67 (Animal Welfare), specifically, Subsections 21—67.3(1)-(2) (Housing Facilities and Primary Enclosures) and obtain, secure, and hold any necessary licenses related thereto.
 2. Personnel. Society shall provide adequate personnel to carry out its obligations under this Agreement, including compliance with all applicable ordinances, statutes and departmental rules, and the certification and registration as an animal welfare shelter by the Iowa Department of Agriculture and Land Stewardship. Society, through the personnel it assigns to perform animal protection services under this Agreement, shall designate certain personnel as "Law Enforcement Officers" as defined by Iowa Code Section 717B.1(11) for the limited purpose of enforcing criminal and municipal laws related to animal protection. These personnel shall act under the authority of and in collaboration with the City's Police Department, and their status as Law Enforcement Officers is expressly limited to the prevention, detection, and enforcement of criminal and municipal laws concerning animal welfare within the City of Davenport.
 3. Training. Society shall provide for the education and training of Animal Protection Services Officers through the National Animal Care & Control Association (NACA) or other similar professional organizations and shall include regular customer experience training. Society personnel shall participate in training on City ordinances and state laws annually or as requested by either party. Society personnel shall contact the City’s Contract Manager or designee to schedule training at a mutually convenient time.
 4. Hours of Operation. Society shall respond to all calls for assistance from the public as follows:
 - a) Monday – Friday: 8:00 AM to 6:00 PM;
 - b) Monday – Friday: 6:00 PM to 7:00 PM for priority 1 calls from SECC¹ and/ or the City’s Police Department only;
 - c) Saturday – Sunday: 8:00 AM to 4:00 PM;
 - d) Saturday – Sunday: 4:00 PM to 5:00 PM for priority 1 calls from SECC and/ or the City’s Police Department only;
 - e) All other times: an Animal Protection Officer will be on call for SECC and/ or the City’s Police Department only.

¹ References to “SECC” are to Scott Emergency Communications Center.

5. Emergency Calls for Service. Society shall respond to emergency calls for service through the Davenport Police Department or the City's Contract Manager, or designee, on a 24-hour daily basis. The maximum response time for these calls shall not exceed thirty (30) minutes unless mutually agreed to on an individual basis by the parties. By the 15th of each month, Society shall provide the City with a log of all emergency calls for service for the prior month which shall include the address, responding officer, and associated response time.
6. Standard Calls for Service. Society shall respond to all animal control calls, which include domestic animals, orphaned or injured wildlife animals, and chickens, as soon as possible. Society shall assist in coordinating care for livestock or animals for which Society is not licensed. Calls relative to deceased animals in the public right-of-way will be referred to the City's Public Works Department. Society shall operate such that average response times for calls for service is no more than 60 minutes from the time the call is received, except for in cases outlined in Section A.5. of this Agreement, which originate from the Davenport Police Department, SECC or the City's Contract Manager, or designee.
7. Acceptance. Society shall provide prevention measures for the abandonment and straying of animals within the City by accepting all animals brought, either singly or in litters, to its shelter by any person living in the City of Davenport.
8. Holding Times. Society shall provide best efforts to capture all stray or abandoned animals within the City for holding at its shelter for the period of time required by ordinance, statutes, and/or the applicable Iowa Administrative Rules for return to its owner upon owner's payment of costs as set by Society and in compliance with the licensure requirements and ordinances of the City. Notwithstanding the foregoing, Society may, but is not required to, provide best efforts to capture healthy, uninjured cats running at large. Society shall respond to and hold at its shelter cats that are injured, sick or contained by a citizen living within the City for the period of time required by ordinance, statutes, and/or the applicable Iowa Administrative Rules for return to its owner upon owner's payment of costs as set by Society and in compliance with the licensure requirements and ordinances of the City.
9. Intake Evaluation and Euthanasia. Society shall evaluate all animals upon intake; animals that are sick or diseased with an infectious, contagious, or other untreatable condition which constitutes a health hazard to other animals or animals that are suffering by reason of injury may be disposed of by euthanasia within a shorter period of time if approved by a Society director or a licensed veterinarian. In cases of euthanasia, Society shall provide procedures for the humane euthanasia of sick, diseased, and unclaimed City animals according to the standards required by the Iowa Code §162.2(13) relating to euthanasia.
10. Wildlife Incidents. Society will evaluate wildlife animal incidents to ensure that any threat to public safety is mitigated. Any wildlife animal incident that is not considered a threat to public safety will be handled at the discretion of Society at no cost to the City.
11. Adoptions. Society shall provide the forms, means, procedure, and personnel at its shelter for the adoption of suitable animals and to require all adopters of animals to comply with City ordinances, state laws, and the Iowa Administrative Rules relating to health and animal welfare.
12. Citations. Society shall investigate, report write, and issue citations where violations of

licensing, rabies inoculation, cruelty, or other violations of ordinances or statutes occur. In these cases, the issuing personnel shall attend the trial of the cause and assist by providing the documentation of the offense to the prosecuting legal officer and any other information as requested. Society shall maintain records of such documentation and incidents.

13. Bite Cases. Society shall require the owners of all City animals involved in bite cases to confine said animals, if necessary, as directed by the Scott County, Iowa, County Health Department. In the event of a dead animal involved in a bite case, Society shall take the dead animal to a veterinarian designated by the Scott County Health Department for a head test.
14. Licensing. Society shall provide licenses to owners of animals requiring a license by City ordinance upon receipt of the amount specified for the license by law and presentation of current rabies inoculation documents. Society shall retain the license fees. During the contract term, Society and the City shall make reasonable efforts to educate residents on licensing requirements and gain wider city-wide compliance while recognizing that modifications may be needed and will be a primary workplan item of the Task Force.
15. Transport. Society shall pick up and transport animals that have been injured and for which the owner is not known to Society.
16. Spay and Neuter. Society shall provide forms and procedures for requiring the spay or neuter of all adopted animals from the shelter and for monitoring compliance.
17. Records Management. Society shall maintain accurate records and documents including but not limited to calls for service data, dispatch data, and incident narratives for all calls for service. Records pertaining to the City of Davenport calls for service shall be released to the City when requested within 48 hours, except as required in Sections A.5. and A.19. of this Agreement.
18. Reports. Society shall provide accurate monthly calls for service information in aggregate form to the City on a monthly basis with the breakdown of the City's calls for services listed separately. Society shall also provide metrics on the number of licenses issued and the number of citations issued on a monthly basis. Reports under this Section shall be provided at the meetings specified in paragraph C.2. below with data for the time period prior to each meeting.
19. Audit. Society shall provide the City's Contract Manager with a copy of the annual audit for inspection only.
20. Other Responsibilities. Society shall provide all other functions required of City under the Iowa Administrative Rules and any amendment thereto relating to animal welfare and all Iowa statutory laws, except for those functions performed by the Scott County Board of Health.

B. CITY'S OBLIGATIONS

1. Payment for Services. City shall make a payment for the performance of the covenants herein in the amount of \$800,000.00 payable on the first day of July 2025.

2. Vehicles. The City shall provide one or more vehicle(s) for the purpose of transporting animals and carrying out Society's services under this Agreement, consistent with the City's overall fleet strategy as directed by the City's Fleet Manager. The City shall accept title of the City-purchased vehicle(s) ("City-owned vehicle(s)"). Society shall be responsible for registering, licensing, insuring, and operating the City-owned vehicle(s) in accordance with all applicable federal, state and local laws. Society assumes full liability for the use and operation of the City-owned vehicle(s), including any damage or loss resulting from negligent or unlawful operation.

The City will provide for the general maintenance of the City-owned vehicle(s) through the City's Fleet Manager, subject to availability and prioritization with the City's fleet management strategy. Society shall report any vehicle damage, operational issues, or accidents involving the City-owned vehicle(s) to the City as follows:

- High-Severity Incidents (Immediate Reporting Required)
 - Definition: Incidents involving personal injury or loss of life, significant property damage (City vehicle or third-party property exceeding \$5,000 in estimated damages), criminal activity (e.g., DUI, reckless driving, theft, or vandalism), or any incident requiring police involvement or resulting in legal claims against the City or Society.
 - Action Required:
 - Timing: Report to the City within 4 hours of the incident.
 - Method: Call the City's Contract Manager or designee and follow up with a detailed written report within 24 hours.
 - Details to Include:
 - Date, time, and location of the incident.
 - Names and contact information of involved parties.
 - Description of events leading up to the incident.
 - Photos of the scene and damages.
 - Police report number (if applicable).
- Medium-Severity Incidents (Report Within 24 Hours)
 - Definition: Incidents involving minor property damage
 - Minor property damage (e.g., damage to the vehicle or external property under \$5,000.).
 - Mechanical issues caused by improper use of the vehicle, minor violations or citations issued to the operator (e.g. speeding tickets).
 - Action Required:
 - Timing: Submit a written report to the City within 24 hours of the incident.
 - Method: Email to City's Contract Manager or designee.
 - Details to Include:
 - Date, time, and location of the incident.
 - Description of damages or mechanical issues.
 - Photos of damage (if applicable).
- Low-Severity Incidents (Fleet Management Process)
 - Definition: Routine wear-and-tear issues or maintenance not involving negligence (e.g., tire replacement, routine engine service, or dashboard alerts).
 - Action Required:
 - Follow the process as determined by the City's Fleet Manager

Society agrees to indemnify, defend, and hold harmless the City, its officers, employees, and agents, from and against all claims, damages, liabilities, or expenses, including reasonable attorney fees, arising out of or related to the negligent or reckless operation of the City-owned vehicle(s) by Society or its agents.

Upon termination or dissolution of this Agreement, any City-owned vehicle(s) provided to Society shall be returned to the City at no cost, in good working condition, reasonable wear and tear excepted, unless otherwise specified in an addendum or separate agreement.

3. Fuel. City shall provide fuel to all vehicles operated by Society to enable Society to carry out its responsibilities, including its City-related responsibilities.
4. Training. City shall provide training annually, or as requested by either party, to Society's personnel on ordinances, legal compliance, or customer experience. City shall provide Society's Animal Protection Service Officers with de-escalation training. City shall also provide driving course trainings to Society employees driving Society vehicles every two (2) years. These trainings shall be scheduled at a time convenient for both parties and the scheduling shall be initiated by Society contacting the City's Contract Manager and requesting a time for said trainings.
5. Contract Manager. The City's Chief Financial Officer, or their designee, shall serve as the "City's Contract Manager" for the term of this Agreement.

C. MUTUAL AGREEMENTS

1. Term. This Agreement shall have a term of one (1) year, beginning July 1, 2025 through June 30, 2026, at which time this Agreement shall automatically terminate without any prior notice required. Early termination of this Agreement may only occur if there is a material breach of this Agreement. In the event of a material breach of this Agreement, the non-breaching party must provide written notice of said breach with sufficient detail to provide the other party with notice of the nature and extent of the alleged breach. If the breaching party fails to cure said breach within twenty-eight (28) calendar days after receipt of the written notice, or a reasonable time as mutually agreed by the parties, the non-breaching party, at its option, may terminate this Agreement.
2. Meetings. Society and City shall meet together quarterly, as requested by either party, or as determined by the entities' Contract Manager or designee for the purpose of reviewing performance related to this Agreement. Any performance deficiencies identified by either party shall be resolved within reasonable time frames agreed to by the parties. This shall be a separate meeting from any task force meetings provided for under Section C.3.
3. Task Force. Society and City agree to work in good faith to achieve a more stable and sustainable contractual relationship, subject to future ratification by the parties during the contract Term. To this end, both parties agree to continue participation in a joint Task Force and commit the required staff time to evaluate any necessary ordinance updates or programmatic changes as it relates to a more robust and enforced licensing program and other programs as identified that contribute to a sustainable business model for all parties. The Task Force will include at least one member from Society's Board of Directors, Society staff, City Council, and City Staff. The parties agree that the Task Force may include additional representation from other municipal or county entities. The parties further agree that the Task Force shall meet monthly or on a mutually agreed frequency.

4. Service Agreement Team. Society and City agree to work in good faith to negotiate potential renewals of this agreement. The service agreement team will include but is not limited to the City Administrator or designee and Society's Executive Director or designee. Those on the service agreement team shall be vested with the proper authority of their governing bodies to reach an agreement. If desired terms are outside of the service agreement team's authority, the parties agree that they will meet with their governing boards prior to the next service agreement team meeting to ensure efficient negotiations. The Service Agreement Team will begin meeting as often as needed, but no less than monthly, beginning July 2025. It shall be further understood that a draft mutual agreement for services rendered beyond June 30, 2026 shall be exchanged on or around November 1, 2025 to allow for further discussions, negotiations and any necessary service transitions. A final agreement shall be reached on or near December 15, 2025 and must be approved by City Council on or before the first cycle of January 2026.
5. Miscellaneous. This Agreement is the entire Agreement of the parties with respect to the subject matter contained herein and supersedes any and all prior agreements among the parties with respect to such subject matters. Further, this Agreement is not intended and should not be construed to confer any rights or privileges upon any parties who are not party to this Agreement. This Agreement shall be governed by the laws of the State of Iowa.
6. Indemnification. Society agrees to indemnify, defend, and hold harmless the City, its officers, employees, agents, and assigns (collectively, the "City Indemnitees"), from and against any and all claims, demands, damages, liabilities, losses, costs, and expenses, including reasonable attorney's fees and court costs, arising out of or related to:
 - Society's performance of animal protection services under this Agreement, including the acts or omissions of its employees, agents, subcontractors, or representatives, except for actions taken pursuant to Iowa Code §717B.5, unless those actions are determined to be negligent or reckless.
 - Injury to or death of any person or damage to or loss of property resulting from Society's negligent or intentional acts or omissions in the performance of this Agreement.
 - Violations of law or breaches of this Agreement by Society or its agents. This indemnification obligation shall not apply to claims or liabilities resulting solely from the negligence or willful misconduct of the City or its employees.

City agrees to indemnify, defend, and hold harmless Society, its officers, employees, agents, and assigns (collectively, the "Society Indemnitees"), from and against any and all claims, demands, damages, liabilities, losses, costs, and expenses, including reasonable attorney's fees and court costs, arising out of or related to:

- City's performance of its obligations under this Agreement, including the acts or omissions of its employees, agents, subcontractors, or representatives;
- Injury to or death of any person or damage to or loss of property resulting from City's negligent or intentional acts or omissions in the performance of this Agreement; and
- Violations of law or breaches of this Agreement by City or its agents. This indemnification obligation shall not apply to claims or liabilities resulting solely from the negligence or willful misconduct of Society or its employees.

7. Insurance Coverage. Society shall maintain insurance coverage sufficient to satisfy its indemnification obligations under this Agreement, including but not limited to \$2,000,000 for general liability insurance and \$500,000 for workers' compensation insurance. The City shall be named as an additional insured on applicable policies, and proof of such coverage shall be provided to the City upon request.
8. Notice and Cooperation. The parties shall promptly, within 7 business days, notify other party of any claims or actions for which indemnification is sought. The indemnitor shall have the right to assume the defense of such claims, provided that the indemnitee retains the right to participate in the defense at its own expense. The indemnitor shall not settle any claim without the indemnitee's prior written consent if such settlement imposes any non-monetary obligations on the indemnitee.
9. Notices. All written notices required by this Agreement shall be addressed to the addresses set forth herein, and shall be deemed to be given to and received by the party intended to receive such notice as follows; this Section shall exclude any of the required reports provided under this Agreement:
 - a) if by hand delivery, the same shall be deemed given and received when hand delivered;
 - b) if sent by mail (provided the same has been sent postage prepaid, certified mail, return receipt requested, and properly addressed), the same shall be deemed given upon deposit in the United States mail, and shall be deemed received on the date the recipient accepts the certified mailing; and
 - c) if sent by email, the same shall be deemed given upon transmission, provided the sender obtains a confirmed receipt.

In the event of a change of address by a party, such party shall give written notice thereof in accordance with the foregoing. The initial addresses for notices are as follows:

(i) if to Society:

Erika Gunn, Executive Director
Humane Society of Scott County
2802 W Central Park Ave.
Davenport, IA 52804
Email: egunn@hssc.us

with copy to:

Keisha N. Douglas
Califf & Harper, P.C.
1515 5th Avenue, Suite 700
Moline, Illinois 61265
Email: kdouglas@califf.com

if to City:

City of Davenport
Attn: Doug Maxeiner
226 West 4th Street
Davenport, IA 52801
Email: Doug.Maxeiner@davenportiowa.com

with copy to:

Samuel Huff IV
Email :Samuel.Huff@davenportiowa.com

Each of the Parties agrees and confirms by signing below that they have received valid consideration in connection with this Agreement and the transactions contemplated herein.

IN WITNESS WHEREOF, the parties have executed this Agreement in duplicate the day and year first above written.

CITY OF DAVENPORT

BY: _____
Mike Matson, Mayor Date

ATTEST: _____
Brian Krup, Deputy City Clerk Date

HUMANE SOCIETY OF SCOTT COUNTY

BY: _____
HSSC Board Chair Date

ATTEST: _____
Sign and Print Name Date

City of Davenport

Department: Finance

Contact Info: Basia Gerlach | 563-326-7792

Action / Date

2/19/2025

Subject:

Resolution authorizing public officials as signers for City of Davenport-approved depositories.
[All Wards]

Recommendation:

Adopt the Resolution.

Background:

Barbara Gerlach was appointed to the position of Chief Financial Officer effective February 3, 2025. In accordance with the City's investment policy, the Finance Director/City Treasurer and designee(s) authorized by resolution can execute banking agreements, signature cards, and all related documents with City Council-approved financial institutions (Resolution 2022-32). Additionally, they are granted authority to take necessary actions to secure the repayment of public fund deposits, including executing relevant agreements and documents. This Resolution authorizes Barbara Gerlach, Chief Financial Officer, and James Odean, Assistant Finance Director, to carry out those functions.

Once approved, a certified copy of the resolution will be forwarded to all City Council-approved depositories.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderwoman Newton.

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

RESOLUTION authorizing public officials as signers for City of Davenport-approved depositories.

WHEREAS, the City of Davenport has adopted an investment policy where only the Finance Director/City Treasurer and designee(s) authorized by resolution can invest public funds; and

WHEREAS, Barbara Gerlach was appointed Chief Financial Officer of the City of Davenport, Iowa effective February 3, 2025.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the following officers are hereby authorized and directed to execute banking agreements; execute and deliver signature cards to Depository concurrently therewith; and execute all drafts, checks, and other documents and correspondence regarding any accounts of the City of Davenport, Iowa at Depository:

Chief Financial Officer Barbara Gerlach

Assistant Finance Director James J. Odean; and

BE IT FURTHER RESOLVED that the officers described above are hereby authorized and directed to take such action and execute such documents and agreements as may be necessary to secure the repayment of the deposits of public funds authorized hereunder, including, but not limited to, Security Agreements, Bailment Agreements, Notices, and any documents or instruments supplemental or incidental thereto; and

BE IT FURTHER RESOLVED that the Finance Department shall forward a certified copy of this resolution to the Depository, and any other parties which may request it for purposes of effectuating the deposit of public funds, authorized hereunder or any security therefore, together with a certificate attesting to the names and signatures of the present incumbents of the offices described above; and that the Clerk further certify to Depository or other parties from time to time the signatures of any successors in office of any of the present incumbents.

Passed and approved this 26th day of February 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Parks and Recreation
Contact Info: Chad Dyson | 563-328-7275

Action / Date
2/19/2025

Subject:

Motion awarding a contract for the Golf Course Maintenance Roads Repaving project to Taylor Ridge Paving & Construction of Andalusia, Illinois in the amount of \$75,100, CIP #64116. [Wards 1 & 6]

Recommendation:

Pass the Motion

Background:

An Invitation to Bid was issued on January 15, 2025, and sent to contractors. On February 7, 2025, the Purchasing Division opened and read six (6) responsive and responsible bids. Taylor Ridge Paving & Construction of Andalusia, Illinois was the lowest responsive and responsible bidder and is recommended for award.

The maintenance driveways at Duck Creek and Emeis Golf Courses are in need of replacement. Due to the constant wear from heavy equipment, plowing & salting, major renovation work is needed to smooth the surface and regrade the sub-surface appropriately directing storm water and minimizing material run off.

This project is funded through CIP #64116 | Golf Course Improvements Program.

Attachments:

1. Bid Tab

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Repaving Golf Course Maintenance Roads

BID NUMBER: 25-51

OPENING DATE: February 5, 2025

FUNDING: 64116 | Golf Course Improvements Program

RECOMMENDATION: Award the contract to Taylor Ridge Paving & Construction of Andalusia, Illinois in the amount of \$75,100.00.

<u>VENDOR NAME</u>	<u>Bid Price</u>
Taylor Ridge Paving & Construction of Andalusia, IL	\$75,100.00
Porter Brothers Construction, Inc of Rock Falls, IL	\$75,650.00
Valley Construction Company of Rock Island, IL	\$85,200.00
Brandt Construction Co of Milan, IL	\$99,500.00
Langman Construction, Inc. of Rock Island, IL	\$112,870.00
Manatts, Inc. – Eastern Iowa Division of Camanche, IA	\$124,750.00

Approved By _____

Purchasing

Date _____

Approved By _____

Equipment

Date _____

Approved By _____

Approved By _____

City of Davenport

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

Action / Date
2/19/2025

Subject:

Motion approving a three-year collective bargaining agreement between the City of Davenport and the American Federation of State, County and Municipal Employees, Local 887 for the term July 1, 2025 through June 30, 2028. [All Wards]

Recommendation:

Pass the Motion.

Background:

Pursuant to Chapter 20 of the Iowa Code, the City and the Union exchanged initial proposals and reached a tentative agreement on a new collective bargaining agreement on January 27, 2025, to cover the period of July 1, 2025 through June 30, 2028. The tentative agreement includes the following general wage increases (GWIs): 3.0% (July 1, 2025), 2.75% (July 1, 2026), and 2.75% (July 1, 2027). A summary of the tentative agreement is attached for review.

Attachments:

1. AFSCME Tentative Agreement

**TENTATIVE AGREEMENT
BETWEEN
CITY OF DAVENPORT, IOWA
AND
AFSCME, LOCAL 887**

Package Deal

1) Article 1 – Recognition, Section 4 – Temporary Employees

Temporary employees are those hired for a specific period of time, to accomplish particular projects or implement special programs or to fill positions of permanent employees assigned to those special projects. Upon completion of one year of service, temporary employees will be eligible for the wages and benefits provided in this Agreement for permanent positions working comparable hours, except promotion and layoff rights.

2) Article 2 – General Provisions, Section 3 – Labor/Management Meetings

Representatives of the Union and the Employer may request and shall be granted a meeting at a mutually agreeable time no longer than thirty (30) days beyond the date of the original request, the purpose being to provide a forum for open communications between the parties. These communications could include proposed changes, which would generate cost savings and increase services. Agenda items shall be exchanged at least one week in advance of the meeting.

3) Article 7, Section 2 - Hours of Work

The regular workweek shall consist of forty (40) hours per week and such overtime as may from time to time be required in the judgment of the Employer to serve the citizens of the City. The normal hours of work each day shall be consecutive and the normal workweek shall consist of five (5) consecutive days unless otherwise agreed to (i.e., a four (4) day workweek with ten (10) hour work days) in a side letter between the Employer and the Union.

4) Article 8 – Pay, Section 3 – Wages

The Employer will pay the wages as set forth in Appendix "A" which reflect the following general wage increases:

EFFECTIVE DATE	PERCENTAGE INCREASE
07/01/2021	1.75%
07/01/2022	1.75%
07/01/2023	2.0%
07/01/2024	2.0%
<u>07/01/2025</u>	<u>3.0%</u>
<u>07/01/2026</u>	<u>2.75%</u>
<u>07/01/2027</u>	<u>2.75%</u>

Employees will ordinarily start at Step 1 of the pay plan. At the successful completion of the six month probation period, employees will advance to Step 2 of the

plan. Thereafter, employees will receive a step increase on the 1st day of the pay period that falls between December 25 and January 7 of each year until they reach the maximum step of their classification. Step increases may be delayed or denied on an exceptional basis only with good and sufficient cause.

Employees ineligible for the step increase because they have reached the maximum rate for their respective classification will be provided a bonus payment on the last pay period in November based upon their years of service on the following January 1st as follows:

Less than 10 years	None
10 through 14 years	\$325
15 through 19 years	\$475
20 years or more	\$625

5) **Article 8 – Pay, Section 4 – Out-of-Class Pay**

If an employee is temporarily assigned a majority of the duties of a higher rated classification in excess of ~~five (5)~~ **three (3)** consecutive working days, the employee will be paid in accordance with Article 11, Section 1 ~~Article 12, Section 4~~, for the time spent performing these duties, retroactive to the first day the duties were performed. During negotiations for the 2006-2009 collective bargaining agreement, the City proposed and the Union accepted the condition that past practice prior to July 1, 2006, will not be considered in the interpretation of this section.

6) **Article 8 – Pay, Section 8 - Retirement Health Savings Plan**

The City will make available to employees a Retirement Health Savings Plan with terms and conditions equal to those agreed upon between the City and Union representatives on the Insurance Cost Containment Committee during January 2006. Employees will be allowed to make pre-tax contributions into the plan, provided that all AFSCME bargaining unit employees covered under this bargaining unit agree to make the same contribution.

Effective July 1, 2015, the City will make available to employees a Retirement Health Savings Plan with terms and conditions agreed to by the parties. Effective July 1, 2015, the City will contribute to an individual plan 1% of the individual's annual income as defined by all regular and overtime hours worked. **Effective July 1, 2025, the City will contribute to an individual plan 2.25% of the individual's annual income as defined by all regular and overtime hours worked.**

7) **Article 10 – Seniority, Section 2 – Probationary Period**

Each employee shall be considered a probationary employee for the first six (6) months of continuous service, after which his/her seniority shall date back to his/her date of hire. There shall be no seniority among probationary employees, and they may be ~~laid-off or~~ discharged without recourse at the sole discretion of the Employer. **Part-time employees who become full-time employees in different classifications shall also serve a six (6) month probationary period in their new full-time classification and may be discharged without recourse at the sole discretion of the Employer.**

8) **Article 11 – Promotions and Transfers, Section 1 – Pay Upon Promotion**

Upon promotion to a job classification of a higher pay range, an employee will advance to a rate in the pay schedule which yields an increase of approximately five percent (5%) or to the minimum rate of the higher range, whichever is greater. Employees who are placed at step 1 of the pay range as a result of promotion from a full-time classification to another full-time classification will advance to step 2 upon successful completion of the thirty (30) days in the new classification trial period specified in section 3 above.

9) **Article 11 – Promotions and Transfers, Section 2 – Reclassifications**

Employees who believe they are improperly classified may submit a completed reclassification questionnaire (available at the Human Resources office) to their supervisor and Human Resources. ~~The supervisor shall sign the completed reclassification questionnaire at the time of receipt from the employee. The supervisor shall review the completed reclassification questionnaire and submit it to the Human Resources Department within five (5) working days of receipt. The employer shall review all such requests and shall respond to both the employee and the supervisor within thirty (30) working days from the Human Resources Department's receipt of the completed reclassification questionnaire.~~ Upon request of Human Resources, the employer shall be entitled to one extension of thirty (30) working days. Further extension may be granted through mutual agreement between the employer and the Union. Reclassification decisions by the employer shall be subject to the grievance procedure. Employees shall be paid retroactively if the reclassification is approved, to the date the completed reclassification questionnaire was submitted to their supervisor and Human Resources.

10) **Article 14 – Leaves of Absence, Section 5 – Medical Leave**

Employees who are disabled due to medical reasons will be granted a leave of absence not to exceed twelve (12) months. During the 12 month period, employees may exhaust all of their accumulated sick leave, vacation, holiday, or compensatory hours prior to applying for long term disability benefits. The City will continue the health insurance for the employee and his/her family for a period not to exceed twenty- four (24) months after the initial date that leave commenced. The employee may, however, as an option, apply for long term disability benefits after a 90-day waiting period in accordance with the provisions of the long term disability plan in lieu of their accumulated sick leave. Inability to work as a result of a pregnancy related disability will be considered as any other disability for purposes of eligibility for benefits for sick leave usage and long term disability.

~~An employee may request a six month extension of the leave of absence at least 14 days prior to the end of the twelve (12) month leave. The employer shall grant the extension if medical evidence indicates that the employee will be able to return to work within 6 months of the end of the original leave. The employer may deny the extension if a second opinion regarding the ability of the employee to return to work indicates that there is not sufficient medical evidence of the ability to return to work during the extension. The second opinion shall be paid for by the City. The second opinion shall~~

~~be requested from a health care provider mutually agreed upon between the employee and the City.~~

11) **Article 14 – Leaves of Absence, Section 10 – Union Business Leave**

Employees who are elected or appointed to a State or National Union office may request a leave of absence for a period not to exceed two (2) years. Requests for such leaves will not be unreasonably denied by the Employer. Return from a Union business leave shall be in accordance with ~~Section 8~~ **Section 7** of this Article.

12) **Article 17 – Holidays, Section 1 – Holidays & Appendix I**

Add Juneteenth to the list of recognized holidays in Article 17, Section 1 and delete Appendix I.

At the beginning of each year the City shall specify the day on which each of the foregoing holidays shall be observed. If a holiday occurs on a Saturday, it shall be observed on Friday. If a holiday occurs on a Sunday, it shall be observed on Monday. Holidays shall be considered as time worked for the computation of overtime pay providing, however, the provisions of Section 2 of this Article are met.

In addition to the aforementioned holidays, employees using forty (40) hours or less of sick leave in a fiscal year will be permitted eight (8) hours floating holiday. ~~Such holiday will be scheduled with the approval of the Department Head.~~

Floating holidays will be scheduled with the approval of the Department Head **or designee**. Requests for the use of floating holidays will be answered within one working day after receipt of written request by the supervisor who has authority to approve the leave. Floating holiday requests submitted with less than one (1) working day advance notice shall not be unreasonably denied provided workload allows.

13) **Article 21 – Period of Agreement**

This Agreement shall be effective as of the 1st day of July, ~~2021~~**2025**, and shall remain in full force and effect until the 30th day of June, ~~2025~~**2028**. It shall be automatically renewed from year to year thereafter, unless terminated or modified by both parties.

THIS AGREEMENT is executed as of _____, to become effective as provided in Article ~~23~~**21**, Period of Agreement. The duly authorized representatives of the parties hereby affix their signatures to that effect.

This Agreement is executed as of _____ to become effective as of the day and year first written above by the duly authorized representatives of the parties.

14) **Appendix A – Wage Schedules**

Update salary schedules to incorporate negotiated wage increase.

15) **Appendix D – Letter of Agreement/Crime Scene Technicians**
Amended 07/01/09

Further Amended 07/01/12
Further Amended 07/01/25

Appendix J—Side Letter of Agreement

The City of Davenport added four additional positions to the Police Department in May 2001. It is agreed by both parties that these positions, Lead Civilian Crime Scene Technician (1) and Civilian Crime Scene Technician (4) would be members of the AFSCME collective bargaining unit. It is further agreed that due to the unique duties of these positions that the collective bargaining agreement would need to be modified as follows:

Section **7.2** ~~8.2~~ Hours of Work: The Civilian Crime Scene Technicians will work 2 distinct shifts (days/afternoon) The five work days shall consist of two (2) work days of eight and one half (8 ½) hours, then one (1) work day of nine (9) hours, and finally two (2) work days of eight and one half (8 ½) hours, on a repeating cycle of five (5) days on and two (2) days off, then five (5) days on and three (3) days off. The shift hours will be consecutive and be set by management ~~between the hours of 5am and 4am.~~ The Civilian Crime Scene Technicians will bid shifts every six (6) months.

Section **7.5** ~~8.5~~ Meal Periods: Lead Civilian Crime Scene Technician and Civilian Crime Scene Technicians will be provided a thirty minute paid lunch period during their regularly scheduled work day.

Section **7.7** ~~8.7~~ Shift Differential: The monetary amounts in said section are applicable. However, those working second shift will receive the shift allowance for second shift the entire shift and those working third shift will receive the shift allowance for third shift the entire shift.

Section **9.1** ~~10.1~~ Overtime Pay: All provisions of the collective bargaining agreement shall apply, except that paid leave time will not be counted as hours worked for the purpose of computing overtime for regular hours (scheduled overtime). However, all hours worked in excess of those regularly scheduled shall be paid at the overtime rate. For example: if an employee's regular hours for a work week totals forty-three (43) hours and the employee has taken paid leave of three (3) or more hours during that week, the employee would not be eligible for overtime rate for the three (3) hours over forty (40) hours. The employees would be paid at straight time for all forty-three (43) hours.

Section **14.2** ~~16.2~~ Court Time: (a) If as the result of the performance of duties on behalf of the City, an employee is subpoenaed as a witness to appear or notified by the court to appear in a court or court-related proceeding on a scheduled day off, or outside a scheduled shift on a regularly scheduled duty day, the City will pay the employee a minimum of two (2) hours pay at the rate of one and one-half (1-1/2) times his/her straight time hourly rate of pay for all time spent in court.

This minimum guarantee shall not apply if the court appearance is within one hour from the beginning of the employee's shift; in that event the employee shall be paid at the overtime rate until the beginning of his/her shift. The employee shall be permitted to retain any fees or expenses paid to him for testifying.

(b) Court time shall be paid exclusively as provided above and no prior provisions in this Article shall apply to court time. Court time paid as provided above shall not count toward the computation of overtime, nor shall it be considered as time worked or paid for within the meaning of any other provision of this Agreement.

(c) It is agreed that civilian crime scene technicians have a responsibility to respond to subpoenas when properly issued and served by a court of law. The City and the Union agree that, whenever reasonably possible, subpoenas should be served at least twenty-four (24) hours prior to the appointed court time.

(d) In the event that an employee exchanges a tour of duty and subsequently as a result is not scheduled for work on a day when the employee was to have appeared in court, such employee shall not receive minimum pay as provided in subsection (a) above. This provision shall not apply if an employee is notified to appear in court after the employee has requested an exchange of tour of duty.

Section ~~15.1~~^{15.117.1}: Holidays: Holidays shall be observed on their actual date, not a Monday or Friday if the actual holiday lands on a weekend. The Lead and Civilian Crime Scene Technicians will be allowed to carry over a maximum of 40 hours of holiday leave at the end of each fiscal year. The employee will lose any holiday hours in excess of 40 at the end of the fiscal year.

Section **15.3 and 15.4** ~~17.3 and 17.4~~ Holiday Pay:

(a) When any of the **holidays designated in Section 15.1, excluding floating holidays,** ~~eight (8) above-referenced holidays~~ fall on an employee's regularly scheduled day off, or on a day of vacation, and said holiday is not worked, an eligible employee shall accumulate eight (8) hours of holiday time off. Said holiday time off shall be granted insofar as practicable on the day requested by each employee, with the determination on preference being made on a first come basis. It is expressly understood that the final right to designate said day off is exclusively reserved by the Chief of Police in order to **ensure** ~~insure~~ the orderly and efficient performance of services.

(b) When any of the **holidays designated in Section 15.1, excluding floating holidays,** ~~eight (8) above-referenced holidays~~ fall on an employee's regularly scheduled work day which the employee, in fact works, an eligible employee shall be paid for the time actually worked that day at a rate of one and one-half (1-1/2) times the regular rate of pay, and in addition shall accumulate eight (8) hours of holiday time off. Such holiday time off shall be granted insofar as practicable on the day requested by each employee.

(c) When an employee who is scheduled to be off duty on **any of the holidays designated in Section 15.1, excluding floating holidays,** ~~eight (8) above-referenced holidays~~ is called back to work on that holiday, that employee shall be paid at the rate

of one and one-half (1-1/2) times the regular rate of pay for all hours worked plus an equal amount of holiday time off. The provisions of Section 10.5 shall apply.

The following provisions shall apply for these four (4) holidays: President's Day, Independence Day, Veteran's Day, and Labor Day.

(a) When any of the four (4) above-referenced holidays fall on an employee's regularly scheduled day off or on a vacation day, and said holiday is not worked, an eligible employee shall accumulate no hours of holiday time off.

(b) When any of the above-referenced four (4) holidays fall on an employee's regularly scheduled work day which the employee, in fact works, an eligible employee shall be paid for the time actually worked that day at a rate of one and one-half (1 ½) times the regular rate of pay, and in addition shall accumulate holiday time off for all hours worked in excess of their regularly scheduled hours that day. Such holiday time off shall be granted insofar as practicable on the day requested by the employee.

(c) When an employee who is scheduled to be off duty on any of the above-referenced four (4) holidays is called back to work on that holiday, that employee shall be paid at the rate of one and one half (1 ½) times the regular rate for hours worked, plus they shall accumulate holiday time off for all hours worked in excess of 8.5 hours. The provisions of Section 10.5 shall apply.

16) Appendix F – Letter of Agreement/Police Service Generalists

Add Juneteenth to list of recognized holidays.

17) Appendix G – Letter of Agreement/Building Inspector Multiple Certifications Incentive

Incorporate into Article 8 – Pay as new section.

This tentative agreement is subject to ratification by both entities.

Principal Negotiators:

AFSCME, Local #887



Signature

1-27-25

Date

City of Davenport



Signature

1/27/25

Date

City of Davenport

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

Action / Date
2/19/2025

Subject:

Motion approving a three-year collective bargaining agreement between the City of Davenport and the American Federation of State, County and Municipal Employees-Library, Local 887 for the term July 1, 2025 through June 30, 2028. [All Wards]

Recommendation:

Pass the Motion.

Background:

Pursuant to Chapter 20 of the Iowa Code, the City and the Union exchanged initial proposals and reached a tentative agreement on a new collective bargaining agreement on January 27, 2025 to cover the period of July 1, 2025 through June 30, 2028. The tentative agreement includes the following general wage increases (GWIs): 3.0% (July 1, 2025), 2.75% (July 1, 2026), and 2.75% (July 1, 2027). A summary of the tentative agreement is attached for review.

Attachments:

1. AFSCME-Library Tentative Agreement

**TENTATIVE AGREEMENT
BETWEEN
CITY OF DAVENPORT, IOWA
AND
AFSCME-LIBRARY, LOCAL 887**

Package Deal

1) Entire Agreement

Remove article number listed with each section number. For example, "Art. 1, Section 1" would change to "Section 1."

2) Article 1 – Recognition, Section 1 – Bargaining Unit

City agrees to pursue updated amendment to certified bargaining unit.

3) Article 6 – Hours of Work, Section 3 – Scheduling

A. Library Scheduling Practices

The employer agrees to make a good faith effort to adhere to scheduling practices outlined below. Work schedules showing the Employee's shifts, work days, and hours shall be posted at a central department location. The Employer may make temporary work schedule changes for reasonable cause and with as much notice to affected employee(s) as possible. Employees shall work at locations operated by the Davenport Public Library. Work performed at locations not operated by the Davenport Public Library shall be directed and determined by the employer but the determination shall take into account the safety of the effected employee(s). Employees may be required to attend conferences, workshops, seminars, and conventions at locations not operated by the Davenport Public Library.

Work schedules should be available at least one month in advance before the start of the month barring emergency situations (e.g. by the end of August, the October 1-31 schedule is posted).

The Department Head Supervisor or designee shall have the flexibility to schedule employees based on the needs of the respective department. The Davenport Public Library Departments are as follows:

Customer Services

~~Eastern Facilities~~

~~Fairmount Facilities~~

Information Services

~~IT~~ Information Technology Services

~~Main Facilities~~ Facility Services

Special Collections Services

Technical Services

Youth Services ~~and Programming~~

Community Outreach Services

Staff that are shared between departments at times will collaborate with other Department Heads Supervisors according to predetermined guidelines.

Vacations will be scheduled within each department on a quarterly basis and on the basis of seniority, with the most senior employee having preference with regard to the selection of vacation. Department Supervisors will not be included in the department for purposes of selecting vacation.

B. Equitable Share Scheduling

The Department Supervisor or designee will do their best to schedule equally amidst their staff. This means in order to cover all the nights and Saturdays that the Library is open, the different departments may work different numbers. There is no guarantee that each staff member will always be scheduled to work the exact same number, as vacations, sickness, and emergencies do happen.

When a staff member is scheduled for a Saturday shift, the Department Head **Supervisor** or designee will schedule an alternate day off during the week that works best for the overall department schedule.

4) Article 6 – Hours of Work, Section 7 – Meal and Rest Periods

Employees scheduled for 7 to 8 hours of work shall be granted a meal period of 30 minutes or one hour without pay and two fifteen (15) minute rest periods. Employees scheduled for 6 to 6.99 hours of work shall be granted a meal period of thirty (30) minutes) or one hour without pay and one fifteen (15) minute rest period. Employees scheduled for 3.5 to 5.99 hours of work shall be granted one fifteen (15) minute rest period. Employees scheduled for 0 to 3.49 hours of work shall not be permitted to take a rest period. ~~Employees may take a thirty (30) minute lunch period Monday-Thursday only.~~

The rest period shall be taken near the middle of each one-half (1/2) shift whenever this is feasible. Employees granted a meal during their work shift shall be scheduled at the middle of the shift when feasible. Variations to scheduled meal times are acceptable when approved by the department supervisor.

Employees will indicate their preference of length of meal period on their Quarterly Request Form that is due on February 1st **and August 1st** of each year. Any needed changes will be effective the first full pay period in March **and September**.

5) Article 7 – Wages, Section 2 – Wage Scale

The Employer will pay the wages as set forth in Appendix A.

EFFECTIVE DATE	PERCENTAGE INCREASE
07/01/2021	1.75%
07/01/2022	1.75%
07/01/2023	2.0%
07/01/2024	2.0%
<u>07/01/2025</u>	<u>3.0%</u>
<u>07/01/2026</u>	<u>2.75%</u>
<u>07/01/2027</u>	<u>2.75%</u>

Employees will normally start at Step One of the pay plan. At the successful completion of the six (6) month probation period, employees will advance to Step Two of the plan. Thereafter, employees will receive a step increase on the first day of the pay period that falls between December 25th and January 7th of each year until she/he reaches the maximum step of her/his classification. Step increases may be delayed or denied on an

exceptional basis only with good and sufficient cause. Post-probationary pay raises become effective on the first day of the pay period in which the probation period ends.

Employees ineligible for the step increase because they have reached the maximum rate for their respective classification will be provided a longevity payment on the last pay period in November based upon their years of service on the following January 1st as follows:

Less than 10 years	None
10 through 14 years	\$325
15 through 19 years	\$475
20 years or more	\$625

6) **Article 7 – Wages, Section 3 – Out-of-Class Pay**

If an employee is temporarily assigned a majority of the duties of a higher rated classification in excess of five (5) consecutive working days, the employee will be paid in accordance with ~~Article 12, Section 5~~ **Article 10, Section 1**, for the time spent performing these duties, retroactive to the first day the duties were performed.

~~During negotiations for the 2006-2009 collective bargaining agreement, the Library proposed and the Union accepted the condition that past practice prior to July 1, 2006 will not be considered in the interpretation of this section.~~

7) **Article 7 – Wages, Section 7 – Retirement Health Savings Plan**

The Library will make available to employees a Retirement Health Savings Plan. Employees will be allowed to make pre-tax contributions into the plan.

Effective July 1, 2015, the Library will make available to employees a Retirement Health Savings Plan with terms and conditions agreed to by the parties. Effective July 1, 2015, the Library will contribute to an individual plan 1% of the individual's annual income as defined by all regular and overtime hours worked. **Effective July 1, 2025, the City will contribute to an individual plan 2.25% of the individual's annual income as defined by all regular and overtime hours worked.**

8) **Article 8 – Overtime, Section 2 – Compensatory Time**

A. The decision to be paid overtime or accrue compensatory time off rests with the employee. Compensatory time may accrue to a maximum of ~~240 hours~~ **80 hours**, however, it may not be carried into a new fiscal year. In the event an employee has unused compensatory time accrued as of June 30th of any year, the employee will be paid in cash for such accrual.

B. Compensatory time off shall be scheduled by mutual agreement between the employee and the supervisor. Such agreement shall not be unreasonably withheld. Compensatory time requests for earned compensatory time that are submitted on the Quarterly Vacation/Absence request form shall be answered within fifteen (15) working days.

9) **Article 13 – Leaves of Absence, Section 4 – Maternity and Paternity Leave**

An employee ~~Employees~~ taking maternity ~~or paternity~~ leave shall be entitled to use ~~her~~ **their** accumulated sick leave. An employee ~~Employees~~ exhausting ~~her~~ **their** sick leave may use ~~her~~ **their** accumulated vacation leave. An employee ~~Employees~~ exhausting ~~her~~ **their** sick leave and vacation leave hours shall be entitled to a leave of absence without pay. All employees requiring such leave shall notify the department head **director or designee**, prior to the anticipated date of birth, if possible, and must be assigned to duty so long as health permits.

~~The employee requesting the maternity leave shall present a doctor's statement verifying when the employee's condition requires her to leave work and she will present a doctor's statement following the birth or miscarriage or other pregnancy related disabilities as to when the employee is able to return to work.~~

A paternity or maternity leave in conjunction with the birth or adoption of new family member shall be considered a reasonable purpose for an unpaid leave of absence request.

10) **Article 13 – Leaves of Absence, Section 6 – Medical Leave**

Employees who are disabled due to medical reasons will be granted a leave of absence not to exceed twelve (12) months. During the 12 month period, employees may exhaust all of their accumulated sick leave, vacation, holiday, or compensatory hours prior to applying for long term disability benefits. The Library will continue the health insurance for the employee and his/her family for a period not to exceed twenty-four (24) months after the initial date that the leave commenced. The employee may, however, as an option, apply for the long term disability benefit after the 90-day waiting period in accordance with the provisions of the long term disability plan in lieu of their accumulated sick leave. Inability to work as a result of pregnancy related disability will be considered as any other disability for purposes of eligibility for benefits for sick leave usage and long term disability.

~~An employee may request a six month extension of the leave of absence at least 14 days prior to the end of the twelve (12) month leave. The employer shall grant the extension if medical evidence indicates that the employee will be able to return to work within 6 months of the end of the original leave. The employer may deny the extension if a second opinion regarding the ability of the employee to return to work indicates that there is not sufficient medical evidence of the ability to return to work during the extension. The second opinion shall be paid for by the Library. The second opinion shall be requested from a health care provider mutually agreed upon between the employee and Library.~~

11) **Article 13 – Leaves of Absence, Section 7 – Bereavement Leave**

Employees, upon request, will be excused for up to three (3) ~~consecutive~~ workdays, including travel time, without loss of pay in the event of death of any of the following persons:

Spouse, parents, children, legal ward, brother, sister, mother-in-law, father-in-law, son-in-law, daughter-in-law, grandparents, grandchildren, guardian, resident family member or significant other person residing in the employee's immediate household.

In the case of a significant other person, the burden of proof shall rest on the employee to establish the tenure and nature of the relationship.

In the event of circumstances requiring more than three (3) consecutive workdays for the bereavement of a family member, employees may utilize accumulated sick leave or excused leave of absence without pay with the approval of the Department Head Supervisor.

Such leave shall be utilized within six (6) months of the death of the persons outlined above. An employee may be required to submit documentation of the need for bereavement leave.

12) **Article 14 – Holidays, Section 1 – Holidays Recognized and Observed; Appendix E**

Add Juneteenth to list of recognized holidays in Article 14, Section 1, and delete Appendix E.

13) **Article 20 – Duration and Modification**

This Agreement shall be effective as of July 1, ~~2021~~**2025**, and remain in full force and effect until June 30, ~~2025~~**2028**. It shall be automatically renewed from year to year thereafter, unless modified as provided in this section. Negotiations shall occur at such times as mutually agreeable in accordance with procedures under the Iowa Public Employment Relations Act.

14) **Appendix A – Wage Schedules**

Update salary schedules to incorporate negotiated wage increase.

15) **Appendix B – Pay Grades**

Job Class	Job Class Description	Grade
1111	CLERK AIDE	5
1112	CLERK LIB/A	7
1147	LIBRARY CLERK	7
1110	<u>LIBRARY TECHNICAL SERVICES CLERK</u>	10
1113	SR CLERK LIB/A	12
1145	<u>LIBRARY SR CLERK LIBRARY CUSTOMER SERVICES SENIOR CLERK</u>	12
1218	<u>LIBRARY TECHNICAL SERVICES ACQUISITIONS CLERK</u>	13
2101	LIBRARY PR ASSISTANT	15
1114	<u>LIBRARY SPECIAL COLLECTIONS PRINCIPAL CLERK</u>	16
1146	LIBRARY CO PR CLERK	16
2102	<u>LIBRARY YOUTH SERVICES LIBRARY ASSISTANT –YS</u>	19
2121	<u>LIBRARY COMMUNITY OUTREACH LIBRARY ASSISTANT –OR</u>	19

2120	LIBRARY ASSISTANT SC	19
2112	<u>LIBRARY INFORMATION TECHNOLOGY</u> COMPUTER TECHNICIAN	22
2104	LIBRARIAN-CATALOGER <u>LIBRARY</u> <u>TECHNICAL SERVICES CATALOGING</u> <u>LIBRARIAN</u>	25
2115	LIBRARY <u>YOUTH SERVICES</u> YS LIBRARIAN	28
2132	LIBRARY MARKETING COORDINATOR	25
2131	LIBRARY SOCIAL WORKER	25
2125	LIBRARY SC ARCHIVIST <u>LIBRARY</u> <u>INFORMATION SERVICES LIBRARIAN</u>	28
2126	LIBRARY <u>SPECIAL COLLECTIONS</u> <u>ARCHIVIST</u> SC LIBRARIAN	28
2127	LIBRARY <u>SPECIAL COLLECTIONS</u> <u>LIBRARIAN</u>	28
2111	LIBRARY DEVELOPMENT OFFICER	29
2105	SR LIBRARIAN	33

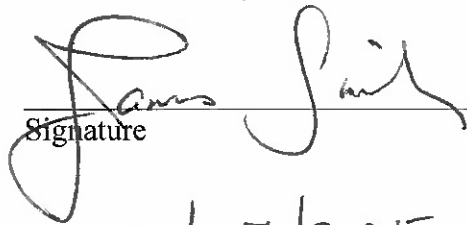
16) **Appendix C – Job Evaluation Committee**
Delete Appendix C

17) **Appendix D – Reserve Draw Down**
Delete Appendix D

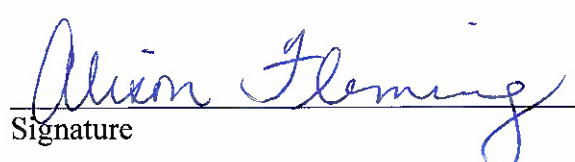
This tentative agreement is subject to ratification by both entities.

Principal Negotiators:

AFSCME-Library, Local #887

Signature 
Date 01/27/2025

City of Davenport

Signature 
Date 1/27/25