

TENTATIVE AGENDA
SCOTT COUNTY BOARD OF SUPERVISORS
January 26 - 30, 2015

Tuesday, January 27, 2015

Committee of the Whole - 8:00 am
Board Room, 1st Floor, Administrative Center

- ___ 1. Roll Call: Holst, Sunderbruch, Earnhardt, Kinzer, Hancock

Facilities & Economic Development

- ___ 2. Policy for purchase of right of way for 2015. (Item 2)
- ___ 3. Authorization for County Engineer to make necessary road closures. (Item 3)
- ___ 4. Equipment purchase of a tractor and mower. (Item 4)
- ___ 5. Appointment of the Scott County Engineer as the Scott County Weed Commissioner. (Item 5)
- ___ 6. Presentation of the Planning and Zoning Commission's Recommendation regarding the Sketch Plan/Final Plat of Harvest Heights, a minor subdivision plat located in Part of SW¼ SE¼ of Section 31, Cleona Township. (Item 6)
- ___ 7. Discussion of Davenport's Downtown TIF projects. (Item 7)
- ___ 8. Court House Phase Two asbestos abatement bids. (Item 8)
- ___ 9. Vehicle replacement for the Sheriff's Office. (Item 9)

Human Resources

- ___ 10. Staff appointments. (Item 10)

Finance & Intergovernmental

- ___ 11. Setting of a public hearing for Thursday February 12, 2015 at 5:00 p.m. for an amendment to the County's current FY15 Budget. (Item 11)
- ___ 12. Setting of a public hearing for Thursday February 12, 2015 at 5:00 p.m. on the FY16 Annual Budget and the five year Capital Improvement Plan. (Item 12)
- ___ 13. Approval of beer/liquor license renewals for Mt. Joy Amoco and Donahue American Legion.

Other Items of Interest

___ 14. Board appointment. (Item 14)

___ 15. Adjourned.

Moved by _____ Seconded by _____
Ayes
Nays

Thursday, January 29, 2015

**Regular Board Meeting - 5:00 pm
Board Room, 1st Floor, Administrative Center**

Presentation

___ 1. FY16 County Administrators Recommended Budget

SCOTT COUNTY ENGINEER'S OFFICE

500 West Fourth Street
Davenport, Iowa 52801-1106

(563) 326-8640
FAX – (563) 326-8257
E-MAIL - engineer@scottcountyiowa.com
WEB SITE - www.scottcountyiowa.com



JON R. BURGSTRUM, P.E.
County Engineer

ANGELA K. KERSTEN, P. E.
Assistant County Engineer

BECKY WILKISON
Administrative Assistant

MEMO

TO: Dee F. Bruemmer
County Administrator

FROM: Jon Burgstrum
County Engineer

SUBJ: Resolution Approving Policy for Purchase of Right of Way 2015

DATE: January 29, 2015

Iowa Code Section 6B.54 requires counties to adopt a policy for the purchase of uncomplicated right-of-way parcels. Scott County occasionally purchases right-of-ways if needed around new bridge or culvert construction. In most cases right-of-way is not needed. In order to determine a fair market value the county assessor has provided a list of land purchases over the past year. We have used this list to evaluate a multiplier to determine the price of land when a right-of-way is purchased by the county. Land prices fluctuate from year to year so it's important that prices are reviewed annually.

The factor in 2014 for land by easement or deed was 4.94 times the assessed valuation per acre. The 2015 factor will be 4.55 times the assessed valuation per acre.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY
THE BOARD OF SUPERVISORS ON _____
DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

Policy for Purchase of Right of Way for 2015

January 29, 2015

WHEREAS: The uniform treatment of landowners in right-of-way is of paramount importance, and

WHEREAS: Assurance must be given to the Iowa Department of Transportation that Scott County is in compliance with the provisions of the 1970 Uniform Relocation Assistance and Land Acquisition Policies Act,

NOW, THEREFORE BE IT RESOLVED by the Scott County Board of Supervisors on this twenty-ninth day of January, 2015, that the Scott County Engineer is authorized to purchase the necessary right-of-way for construction and maintenance during the calendar year 2015, using the values computed in accord with the following schedule of allowances:

SCHEDULE I - AGRICULTURAL LAND:

For land by easement or deed: 4.55 times the assessed valuation per acre as it currently exists at the time an offer is made.

SECTION II - RESIDENTIAL, COMMERCIAL OR INDUSTRIAL LAND:

For land by easement or deed, where such land is classified by the assessor as residential, commercial or industrial for zoning

purposes - generally the appraisal method will be used.

SECTION III - FEDERALLY FUNDED PROJECTS, FARM-TO-MARKET FUNDED PROJECTS, AND SPECIAL PURCHASES - APPRAISAL METHOD:

This section will only be utilized when the following conditions are determined to exist:

1. Where any buildings or special improvements or appurtenances exist on the parcel being taken.
2. Where there are definable damages to the remaining property.
3. Where federal funds or farm-to-market funds are involved requiring the complete appraisal method.
4. Where the parcel being taken is not representative of the total piece.
5. For properties as noted under Section II.

The County Engineer will seek two or more quotes for the service of an appraiser for the review by the Board of Supervisors prior to employment of an appraiser. The appraisal document will serve as the basis for purchase of the parcel.

SECTION IV - BORROW:

For land disturbed by reason of borrow or backslope: The value shall be based on the price per cubic yard of material taken - (\$0.30/cu.yd.). Agreement will also be made for the restoration of the area disturbed for borrow or backslope, either by removing and replacing 8 inches of top soil or by other appropriate measures, in accordance with Section 314.12, 1995 Code of Iowa. Compensation for crop loss or other land use loss in borrow or backslope areas will be determined based on the rental value for

similar land in the area. If crops have been planted, payment will be made to cover tillage cost, seed cost and fertilizer cost based on the pro-rated actual cost incurred. If the crop is harvested before the area is disturbed there will be no compensation for crop loss.

SECTION V - WATER LINES:

For existing privately owned water lines crossing the roadway: The total cost of any alterations required on the line within the new or existing right-of-way will be at the expense of the County.

SECTION VI - FENCES:

For the relocation of functional fences made necessary by the reconstruction of an existing roadway, a new fence will be allowed for all of the same type as the existing right-of-way fence. Allowances are \$25.00 per rod for woven wire, \$16.00 per rod for barbed wire. If no fence exists, no fence payment will be allowed. The length for payment will be the footage required to fence the new right-of-way. For relocating cross fences to the new right-of-way, the length of fence required to be moved shall be compensated at the rate for the same type of right-of-way fence above. For angle points introduced into the fence line by the design of the roadway, an allowance of \$166.00 for a two-post panel and \$260.00 for a three-post panel will be made.

NOTE: All salvage from the existing fence shall become the property of the property owner. Payment for fencing will be withheld until all existing fence has been removed and cleared

from the right-of-way. If the fence or any part thereof is not removed at the time of construction, it will be removed by Scott County or its contractor and a penalty of \$3.00 per rod assessed and deducted from the fence payment. For the removal of non-functional fences made necessary for the reconstruction of an existing roadway, the County will compensate the owner for his labor and equipment at the following rates:

Woven Wire	-	\$10.00 per rod
Barbed Wire	-	\$ 8.00 per rod

NOTE: All salvage from existing fence shall become the property of the owner. Payment for removal of non-functional fences will be withheld until all existing fences has been removed and cleared from the right-of-way. If fence or any part thereof is not removed at time of construction, it will be removed by Scott County or its contractor and the owner will forfeit any payment tendered for the fence.

DEFINITIONS:

Functional: In good state of repair and capable of containing livestock for which the fence was constructed.

Non-functional: In disrepair and incapable of containing the livestock for which the fence was constructed. Compensation for relocating fences of a type other than those described shall be negotiated.

SECTION VII - TREES AND SHRUBS:

For trees and ornamental shrubs which must be removed from the residence areas: compensation will be made on basis of appraisal

by an arborist or by negotiation.

SECTION VIII - INCIDENTAL EXPENSES:

A lump sum of \$50.00 which shall compensate the owner for any out-of-pocket expense incurred as a result of this transaction; i.e., abstracting fees, postage, telephone, etc.

SECTION IX - EASEMENT PRIORITY AGREEMENTS:

Scott County will pay all costs assessed by mortgage holders in executing "Easement Priority Agreements" for the easements obtained under the terms of this policy.

SECTION X:

PASSED AND APPROVED this twenty-ninth day of January, 2015, by the Scott County Board of Supervisors.

SECTION XI: This resolution shall take effect immediately.

SCOTT COUNTY ENGINEER'S OFFICE

500 West Fourth Street
Davenport, Iowa 52801-1106

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County Engineer

ANGELA K. KERSTEN, P.E.
Assistant County Engineer

BECKY WILKISON
Administrative Assistant

MEMO

TO: Dee F. Bruemmer
County Administrator

FROM: Jon Burgstrum
County Engineer

SUBJ: Resolution Authorizing Engineer to Make Necessary Road Closures

DATE: January 29, 2015

Resolution authorizing the County Engineer to make necessary road closures 2015 due to approved construction or maintenance projects on county roads and also any emergency closures as deemed necessary. Other road closures during the 2015 year for activities such as the Quad City Air Show and other community sponsored events will be handled by a separate resolution and are not included in this resolution.

This resolution also authorizes the county engineer to post a reduced speed limit in work zones to ensure the safety of the workers and county employees within the work zones.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
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THE BOARD OF SUPERVISORS ON _____
DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

January 29, 2015

AUTHORIZATION FOR COUNTY ENGINEER TO MAKE NECESSARY ROAD CLOSURES.

WHEREAS, the Code of Iowa, Section 306.41, provides for the temporary closure of County Secondary Roads for various reasons and purposes.

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

SECTION 1 That the County Engineer be authorized to close Scott County Secondary Roads during the 2015 calendar year, as necessary, with the actual dates and times of closure to be determined by the County Engineer as follows:

For Construction: Any project as described in the approved "Scott County Secondary Roads Construction and Farm-to-Market Construction Program" and any supplements thereto.

For Maintenance: Any maintenance project or activity requiring the road to be closed.

For any emergency road closure of any route as deemed necessary by the County Engineer.

SECTION 2 That this resolution shall take effect immediately.

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MEMO

TO: Dee F. Bruemmer
County Administrator

FROM: Jon Burgstrum
County Engineer

SUBJ: Equipment Bid

DATE: January 29, 2015

A resolution approving the purchase of a Case IH Tractor and a Diamond Mower. Bids received were as follows:

TRACTORS

Kunau Implement 2114 270 th Av, DeWitt IA	\$31,700.00 with trade
Diamond Mowers 27134 Parklane Dr, Sioux Falls, SD	\$32,123.00 with trade
P & K Midwest Inc 1801 11 th St, DeWitt, IA	\$32,592.82 with trade

MOWER

Diamond Mowers 27134 Parklane Dr, Sioux Falls, SD	\$61,008.00
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Diamond Mowers was the only bid received for the mower.

The FY 2015 equipment budget is \$653,000.00. We have purchased a motor grader, a single axle truck, a utility truck and a 4x4 pickup. Including the tractor and mower listed here we will have spent \$472,040.18 – leaving a balance of \$180,959.82. I recommend purchasing the mower and tractor in the amount of \$92,708.00.

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DATE _____

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

January 29, 2015

AWARD OF BIDS FOR A CASE IH TRACTOR AND A DIAMOND MOWER.

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

Section 1. That the bid for a Case IH Tractor and a

Diamond Mower be awarded to the following bidders:

Kunau Implement for a Case IH tractor in the
Amount of \$31,700.00

AND

Diamond Mowers for a mower in the amount of
\$61,008.00

Section 2. That the Chairman be authorized to sign

the purchase orders on behalf of the Board.

Section 3. That this resolution shall take effect

immediately.

SCOTT COUNTY ENGINEER'S OFFICE

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JON R. BURGSTRUM, P.E.
County Engineer

BECKY WILKISON
Administrative Assistant

MEMO

TO: Dee F. Bruemmer
County Administrator

FROM: Jon Burgstrum
County Engineer

SUBJ: Appointment of Weed Commissioner

DATE: January 29, 2015

Iowa Code Chapter 317.3 requires the yearly appointment of a Weed Commissioner. A resolution approving the appointment of the Scott County Engineer as the 2015 Weed Commissioner for Scott County.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
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THE BOARD OF SUPERVISORS ON _____
DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

January 29, 2015

APPROVING APPOINTMENT OF THE SCOTT COUNTY ENGINEER
AS THE SCOTT COUNTY WEED COMMISSIONER

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

SECTION 1. In compliance with Chapter 317.3 of the Iowa Code,
the Scott County Weed Commissioner shall be the responsibility
of the Scott County Engineer effective immediately.

SECTION 2. This resolution will certify to the Scott County Auditor
and the Secretary of Agriculture that the Scott County
Weed Commissioner is the Scott County Engineer.

SECTION 3. That this resolution shall take effect immediately.

PLANNING & DEVELOPMENT

500 West Fourth Street
Davenport, Iowa 52801-1106
Office: (563) 326-8643 Fax: (563) 326-8257
Email: planning@scottcountyiowa.com



Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator
From: Brian McDonough, Planning & Development Specialist
Date: January 20, 2015
Re: Presentation of the Planning and Zoning Commission's recommendation regarding the Final Plat of Harvest Heights, a one (1) lot minor subdivision plat located in Part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Cleona Township.

At their January 6, 2015 meeting, the Scott County Planning and Zoning Commission recommended approval, by a 4-1 vote, of the combination Sketch Plan and Final Plat of Harvest Heights subdivision. The recommendation was in accordance with staff's recommendation, including the conditions that all platting documents be submitted and the City of Durant review and approve the Plat, all prior to consideration by the Board of Supervisors.

Approval of this Final Plat allows for the creation of an approximately 3 acre parcel out of an existing approximately 9 acre tract of land. The current owners have indicated that this new Lot 1 is being created in order to transfer ownership of the property. The prospective buyers intend to locate a new church on the site. The property is zoned Agricultural-General (A-G) which allows churches as a permitted use. The property is within $\frac{1}{4}$ mile of the City of Durant, but is nearly $\frac{3}{4}$ mile from City sewer and water infrastructure. The City has reviewed and approved the Plat, noting that the property is not within their current service area, or any future growth area for municipal services. As staff presented to the Commission, had this been a rezoning request staff's recommendation would likely have been different. Similarly, had this property been directly adjacent to City limits, staff would have required the applicants to approach the City regarding annexation prior to any consideration by the County. In this case, the property is not directly adjacent to the City, and it is currently zoned A-G, which allows the proposed future use of a church by right. The property is located on a flat, paved road with adequate site distances. Prior to the issuance of a building permit for any future development, the Planning Commission would be required to review and approve a site plan addressing site specific details including parking and circulation, building setbacks, and storm water drainage.

The applicants, Denis and Kerri Bland, were present at the meeting and spoke in favor of the request, along with their engineer. Don Holst, neighboring property owner, spoke against the request citing Ag preservation and drainage issues. Mr. Holst pointed out the approximate location of farm tiles on adjacent land that he farms. None of the tiles appeared to cross the proposed new lot.



PLANNING & ZONING COMMISSION

STAFF REPORT

January 6, 2014



-
- Applicant:** IGW Trust, c/o Denis and Kerri Bland
- Request:** Minor Subdivision – Sketch Plan/Final Plat: Harvest Heights
- Legal Description:** Part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Cleona Township
- General Location:** Approximately $\frac{1}{4}$ mile east of the City of Durant on the north side of 200th Street / Hwy 927
- Existing Zoning:** Agricultural-General (A-G)
- Surrounding Zoning:**
- North:** Agricultural-General (A-G)
 - South:** 200th Street / Muscatine County
 - East:** Agricultural-Preservation (A-P)
 - West:** Agricultural-General (A-G) / City of Durant

GENERAL COMMENTS: This request is for a one (1) lot subdivision, creating a new 3 acre parcel, more or less, out of an existing approximately 9 acre parcel of land. The applicant has indicated that this split serves to create an appropriately sized and separately transferrable tract of land for the future location of a church. The property is zoned Agricultural-General (A-G) which allows churches as a principal permitted use. If this Minor Plat is approved, the applicant or any future owner would be required to submit a site plan for review and approval by the Planning Commission prior to the establishment of any new use or the issuance of any building permit(s). This proposal requires subdivision review and approval because this split constitutes the repeated creation of three (3) or more lots out of this original aliquot part of land, being the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31 in Cleona Township. Previous splits out of this same aliquot part do not allow for this request to be reviewed administratively as a plat of survey.

STAFF REVIEW: Staff has reviewed the plat for compliance with the requirements of *Chapter 9: Subdivision Ordinance* and *Chapter 6: Zoning Ordinance* of Scott County Code. This subdivision is classified as a minor plat because it creates less than five (5) lots and does not involve the extension of any new streets or other public services. For minor subdivision plats an applicant may combine the sketch plan and final plat phases into a single step for the Planning and Zoning Commission's review and recommendation, which has been done in this case.

Proposed Lot 1 meets all of the lot size requirements for an A-G district, including the required minimum overall size, frontage, width, and depth. Lot 1 also meets all pertinent lot sizing and dimension requirements contained in the Subdivision Ordinance. This property could be used for any of the principal permitted uses listed in the A-G zoning district regulations, including farms, farming and farmhouses, parks, churches, schools, cemeteries, charitable institutions, and



PLANNING & ZONING COMMISSION

STAFF REPORT

January 6, 2014



municipal buildings/facilities. New single-family houses are not a permitted use in A-G. As stated previously, the applicant has indicated that the future use will be a church.

Staff has notified neighboring property owners within 500 feet of this request, and has received one phone call with questions. The County Engineer was notified of the request and had no comments. The County Health Department was also notified, and commented that every effort should be made for any future use to connect to Durant's municipal sewer and water systems if available. The site is located less than ¼ mile east of the corporate limits of the City of Durant. However, the City's water and sewer infrastructure is only extended to existing developed areas, and such infrastructure is nearly ¾ of a mile west of proposed Lot 1. The cost to extend these services to the site is likely cost prohibitive for development at this time. Any development in the near future requiring water provision and wastewater treatment would need to provide these facilities on-site, and do so in accordance with the requirements of the Scott County Health Department.

This Plat has also been sent to the City of Durant for their review, since it is within their two-mile extraterritorial review jurisdiction for platting. Prior to any consideration of this request by the Board of Supervisors, the City of Durant must take official action to approve the Plat.

RECOMMENDATION:

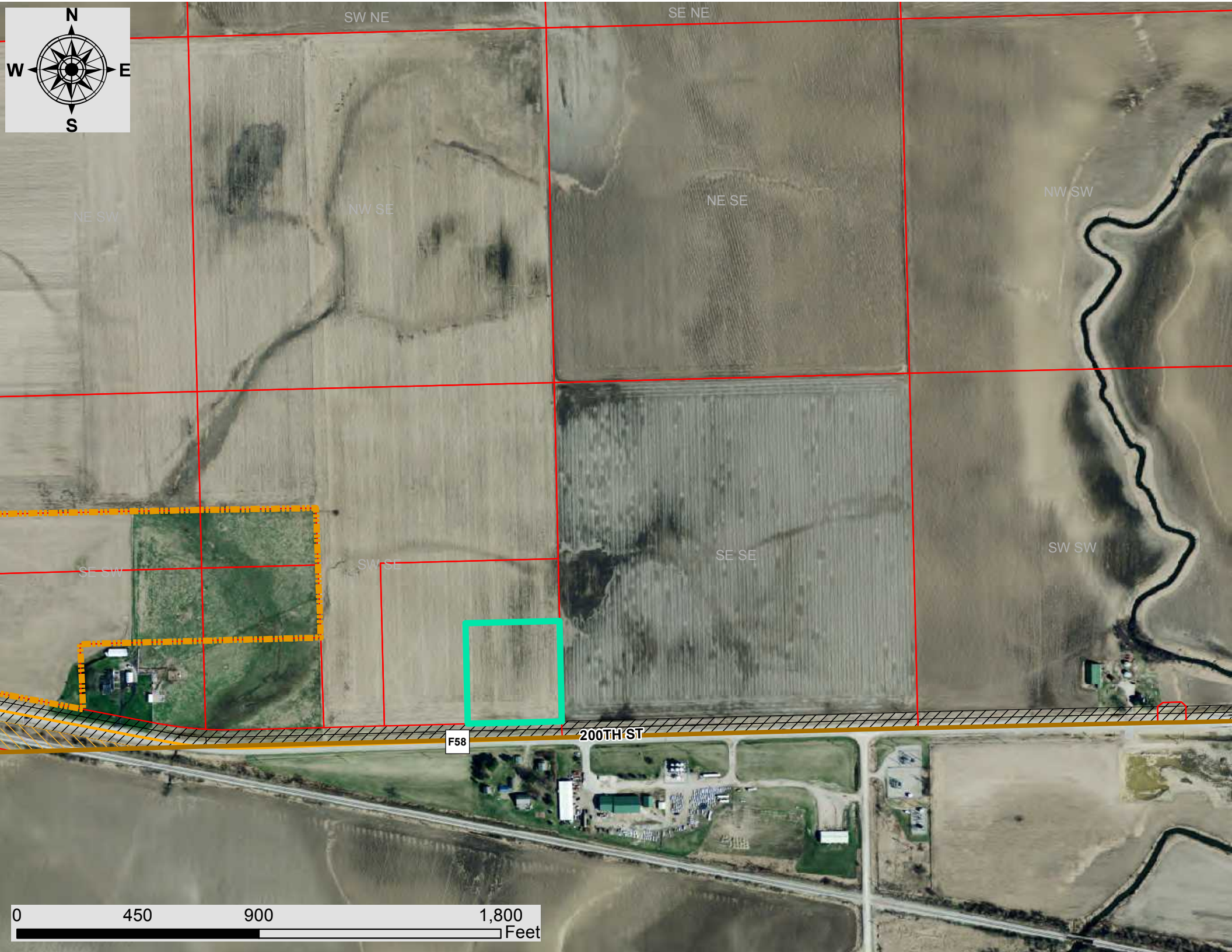
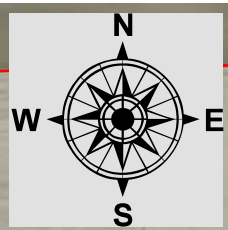
Staff recommends approval of this request due to its conformity with the Scott County Zoning and Subdivision Ordinances.

Approval is subject to the following conditions:

1. Signed copies of all required platting documents shall be submitted to the Planning & Development Department prior to this item being placed on the Board of Supervisors agenda for final approval.
2. The City of Durant shall review and approve the Final Plat prior to its consideration by the Board of Supervisors.

Submitted by:

Brian McDonough
Planning & Development Specialist
December 31, 2014



SW NE

SE NE

NE SW

NW SE

NE SE

NW SW

SE SW

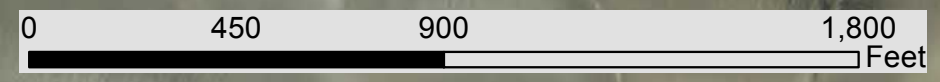
SW SE

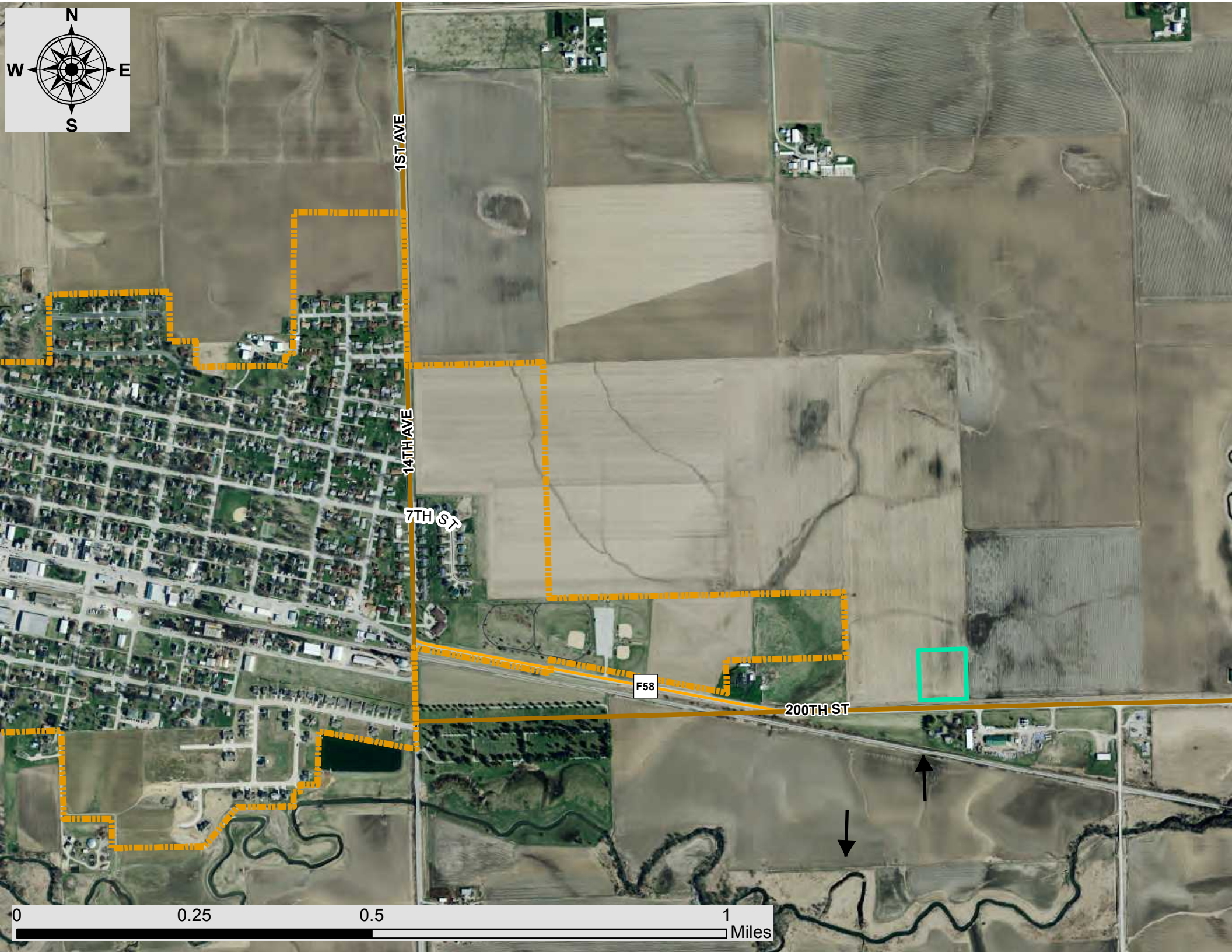
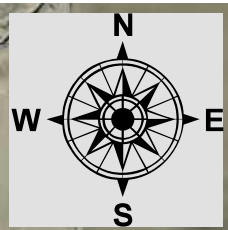
SE SE

SW SW

200TH ST

F58





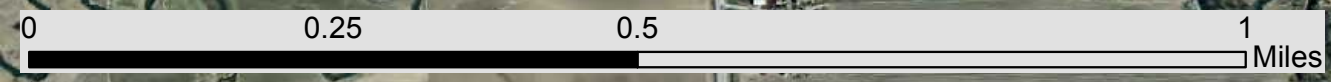
1ST AVE

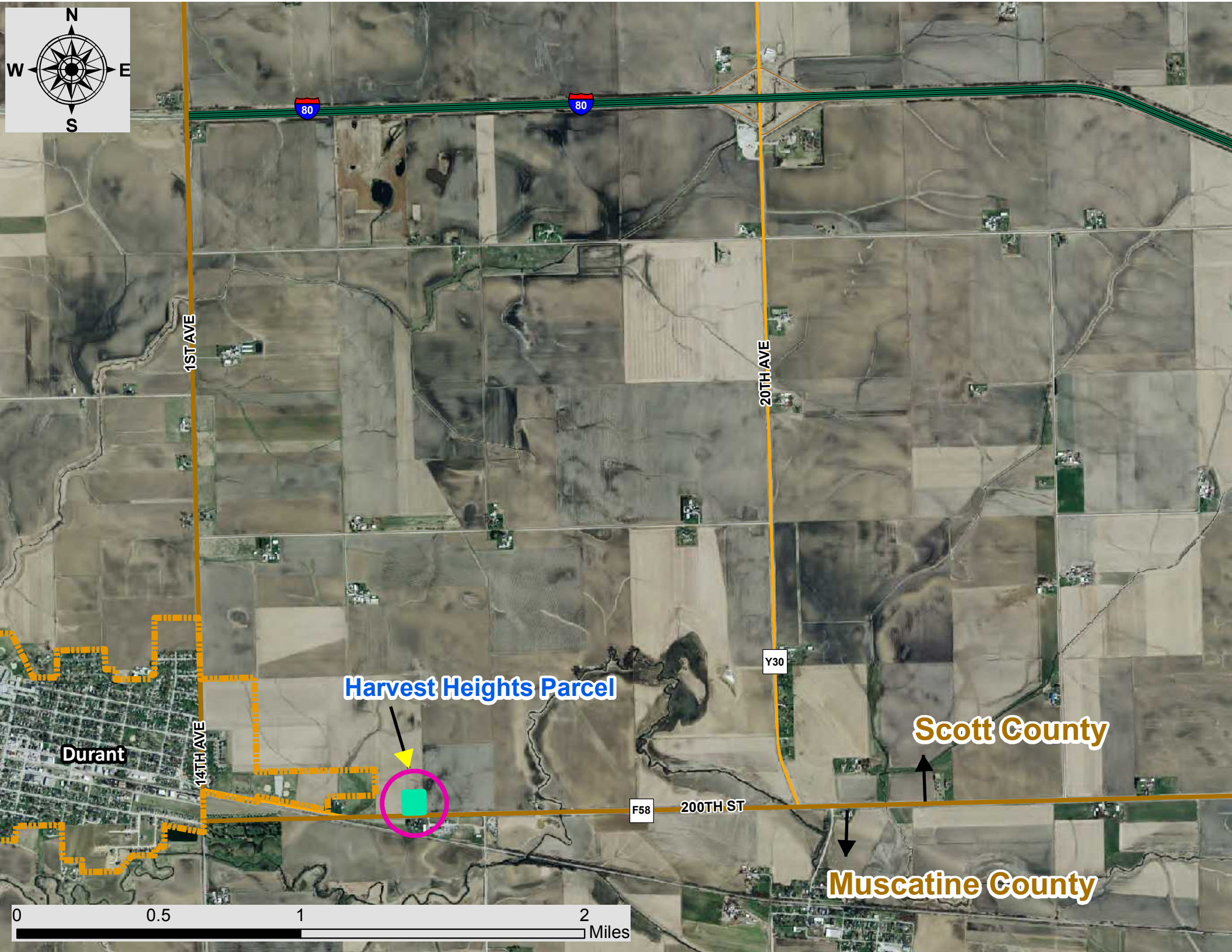
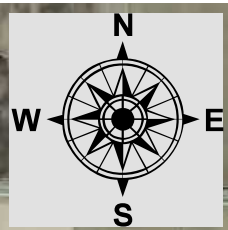
14TH AVE

7TH ST

F58

200TH ST





Harvest Heights Parcel

Durant

Scott County

Muscatine County

1ST AVE

14TH AVE

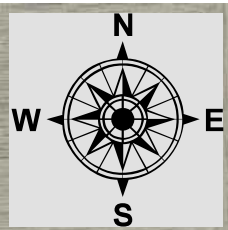
20TH AVE

Y30

F58

200TH ST





Legend

- Parcels
- Harvest Heights Parcel
- Incorporated City Limits

Zoning Districts

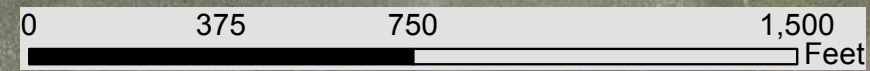
- Ag-Preservation
- Ag-General



440

F58

200TH ST



CERTIFICATE OF APPROVAL BY SCOTT COUNTY

I, Tom Sunderbruch, Chairman of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on January 29, 2015 in which it approved the Final Plat of **Harvest Heights Subdivision** as follows:

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

Section 1. As the local governing body responsible for the approval of subdivision plats within its rural jurisdiction, the Scott County Board of Supervisors has, on this 29th day of January 2015, considered the Final Plat known as **Harvest Heights**. Said Plat is a subdivision being Part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31 in Township 79 North, Range 1 East of the 5th Principal Meridian (Cleona Township), Scott County, Iowa. The Scott County Board of Supervisors, having found said Plat to be in substantial compliance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision and Zoning Ordinances, does hereby approve the Final Plat of **Harvest Heights**.

Section 2. The Board Chairman is authorized to sign the Certificate of Approval on behalf of the Board of Supervisors and the County Auditor to attest to his signature.

Section 3. This Resolution shall take effect immediately.

Signed this 29th day of January, 2015

SCOTT COUNTY, IOWA

BY: _____
Tom Sunderbruch, Chairman

ATTESTED BY: _____
Roxanna Moritz, Auditor

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY
THE BOARD OF SUPERVISORS ON _____
DATE

SCOTT COUNTY AUDITOR

RESOLUTION

SCOTT COUNTY BOARD OF SUPERVISORS

January 29, 2015

APPROVING THE FINAL PLAT OF HARVEST HEIGHTS SUBDIVISION

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

- Section 1.** As the local governing body responsible for the approval of subdivision plats within its rural jurisdiction, the Scott County Board of Supervisors has, on this 29th day of January 2015, considered the Final Plat known as **Harvest Heights**. Said Plat is a subdivision being Part of the SW¹/₄ SE¹/₄ of Section 31 in Township 79 North, Range 1 East of the 5th Principal Meridian (Cleona Township), Scott County, Iowa. The Scott County Board of Supervisors, having found said Plat to be in substantial compliance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision and Zoning Ordinances, does hereby approve the Final Plat of **Harvest Heights**.
- Section 2.** The Board Chairman is authorized to sign the Certificate of Approval on behalf of the Board of Supervisors and the County Auditor to attest to his signature.
- Section 3.** This Resolution shall take effect immediately.

PLANNING & DEVELOPMENT

500 West Fourth Street
Davenport, Iowa 52801-1106
E-mail: planning@scottcountyiaowa.com
Office: (563) 326-8643 Fax: (563) 326-8257



Timothy Huey
Director

To: Dee F. Bruemmer, County Administrator
From: Scott County TIF Review Committee
Date: January 21, 2015

Re: City of Davenport's proposed Downtown Urban Renewal Area Amendment and Opportunity for Affected Taxing Entities to Consult meeting.

The City of Davenport has notified Scott County of an opportunity to consult that was scheduled for Tuesday, January 20 regarding the proposed amendment to the Downtown Davenport Urban Renewal Plan. The proposed Urban Renewal Plan Amendment included the proposed new project for the former Howard Johnson Hotel property at 227 LeClaire Street, Riverwatch Place and also the identification of three previous projects approved by the City of Davenport. It is staff's understanding that previously the City was not required to notify affected taxing entities of these previous projects but due to a change in the State law they now must do so.

The information provided by the City does not give much detail on the project other the name and address and the total TIF income proposed to be reimbursed to the developer over a 15 year period. In checking Scott County Auditors/Treasurers Report on the property the 2013 annual tax on the property is \$34,337 based on a 2013 assessed valuation of \$828,600. Since 2012 the assessed valuation has dropped about 85% from a 2012 assessed valuation of \$1,433,200 to 2014 assessed valuation of \$210,000. Currently at tax certificate with a redemption total of \$57,465 is held by Forrest Holding, Inc. The plan amendment states that: *"The City will use TIF funds to reimburse the developer 60% of the incremental taxes of their development for fifteen years. Reimbursement is estimated to be \$4,745,000"*

Based on that information the City has provided and from Scott County Treasurer records, staff calculates the following:

Estimated annual total tax increment	\$527,222
Estimated annual TIF rebate to developer (60%)	\$316,333
Estimated annual TIF distributed to taxing bodies	\$210,889
Estimated total increment over 15 years	\$7,908,333
Estimated total TIF rebates to developer (60%)	\$4,745,000
Estimated total TIF distributed to taxing bodies	\$3,163,333

The TIF Review Committee has submitted a request to the City's Economic Development staff for more information on the Riverwatch Place project and the four others listed as previously approved. The TIF Review Committee will discuss this proposal with the Board at the next Committee of the Whole meeting to determine what response, if any, the Board should send to the City on this use of Tax Increment Financing.

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7748 • Fax: 563-328-6714
www.cityofdavenportiowa.com

Date: January 12, 2015

To: Board of Supervisors, Scott County
Superintendent, Davenport Community School District
President, Scott Community College

From: City Council
City of Davenport, Iowa

RE: Downtown Urban Renewal Area Amendment

The City of Davenport is in the process of amending the urban renewal area known as the Downtown Urban Renewal area, and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our new renewal plan amendment has been set for Tuesday, January 20, 2015 at 3:00 o'clock p.m. at City Hall, 2nd floor large conference room, 226 W 4th St. in Davenport. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives you designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than second days following the date of the meeting.

The City will also hold a public hearing on this urban renewal plan amendment at 5:30 o'clock p.m. on February 4, 2015, and a copy of the notice of hearing is enclosed for your information.

Please call Sarah Ott, Economic Development Coordinator, at 326-6167 or via email at sott@ci.davenport.ia.us if you have questions.

Enclosure

CC: Dee Bruemmer

CITY OF DAVENPORT, IOWA
URBAN RENEWAL PLAN AMENDMENT
DOWNTOWN URBAN RENEWAL AREA

January 21, 2015

The Urban Renewal Plan (the “Plan”) for the Downtown Urban Renewal Area (the “Area”) is being amended for the purpose of identifying new urban renewal projects to be undertaken therein.

1) **Identification of New Projects.** By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project descriptions:

A) Name of Project: Riverwatch Place

Cost: \$4,745,000

Rationale: The City will use TIF funds to reimburse the developer 60% of the incremental taxes of their development for fifteen years. Reimbursement is estimated to be \$4,745,000.

2) **Identification of Previous Projects:**

B) Name of Project: The Dock

Cost: \$3,600,000

Rationale: The City will use TIF funds to reimburse the developer 75% of the incremental taxes of their development for fifteen years. Reimbursement is estimated to be \$3,600,000.

C) Name of Project: City Square

Cost: \$25,900,000

Rationale: The City shall issue to the developer a TIF note in the amount of \$15,000,000. The TIF note shall bear interest at the rate of 6.0% The total principal and interest payments anticipated during the TIF period will be approximately \$25.9 million. Any principal and interest in excess of this amount shall not be the responsibility of the City.

D) Name of Project: Renwick 2

Cost: \$1,067,965

Rationale: The City shall issue a loan to the developer to outfit the commercial space of the Renwick building.

E) Name of Project: MDI

Cost: \$78,930

Rationale: The City shall issue to the developer a rebate of 100% of the incremental taxes of their development for two years. Reimbursement is estimated to be \$78,930.

Working Together to Serve You

2) **Required Financial Information.** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa.

Outstanding general obligation debt of the City: \$200,100,000

Remaining Constitutional debt capacity of the City: \$101,681,943

Proposed debt to be incurred in the Urban Renewal Area: \$4,745,000

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
NORTH ECONOMIC DEVELOPMENT AREA AND ON PROPOSED URBAN
RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 5:30 o'clock p.m., at City Council Chambers on the first floor of City Hall, 226 W. 4th Street, Davenport, Iowa, on the 4th day of February, 2015, there will be conducted a public hearing on the question of amending the Downtown Urban Renewal Area Plan, pursuant to Chapter 403, Code of Iowa, by including the following project:

- 1) Riverwatch Place: 227 LeClaire St, Davenport, IA 52801

A copy of the proposed amendment is on file for public inspection in the office of the City Clerk.

The proposed amendment to the urban renewal plan brings the property described above under the plan and makes it subject to the provisions of the plan.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Jackie Holecek
Deputy City Clerk

Facility and Support Services

600 West 4th Street
Davenport, Iowa 52801-1003
fss @ scottcountyiowa.com
(563) 326-8738 Voice (563) 328-3245 Fax



January 20, 2015

To: Dee F. Bruemmer, County Administrator
Dave Donovan, Director, Facility & Support Services

From: Tammy Speidel, Operations Manager
Facility and Support Services

Subj: Approval of award of bid – Court House Phase Two Asbestos Abatement

As we move towards phase two of the Court House first floor renovation project, Facility & Support Services obtained bids for additional asbestos abatement for floor mastic and fireproofing materials on I-beams located in the northwest quadrant of the first floor. This area includes the east / west corridor as well as the space that the Clerk of Court currently occupies in that area (map attached).

Bids were received as follows:

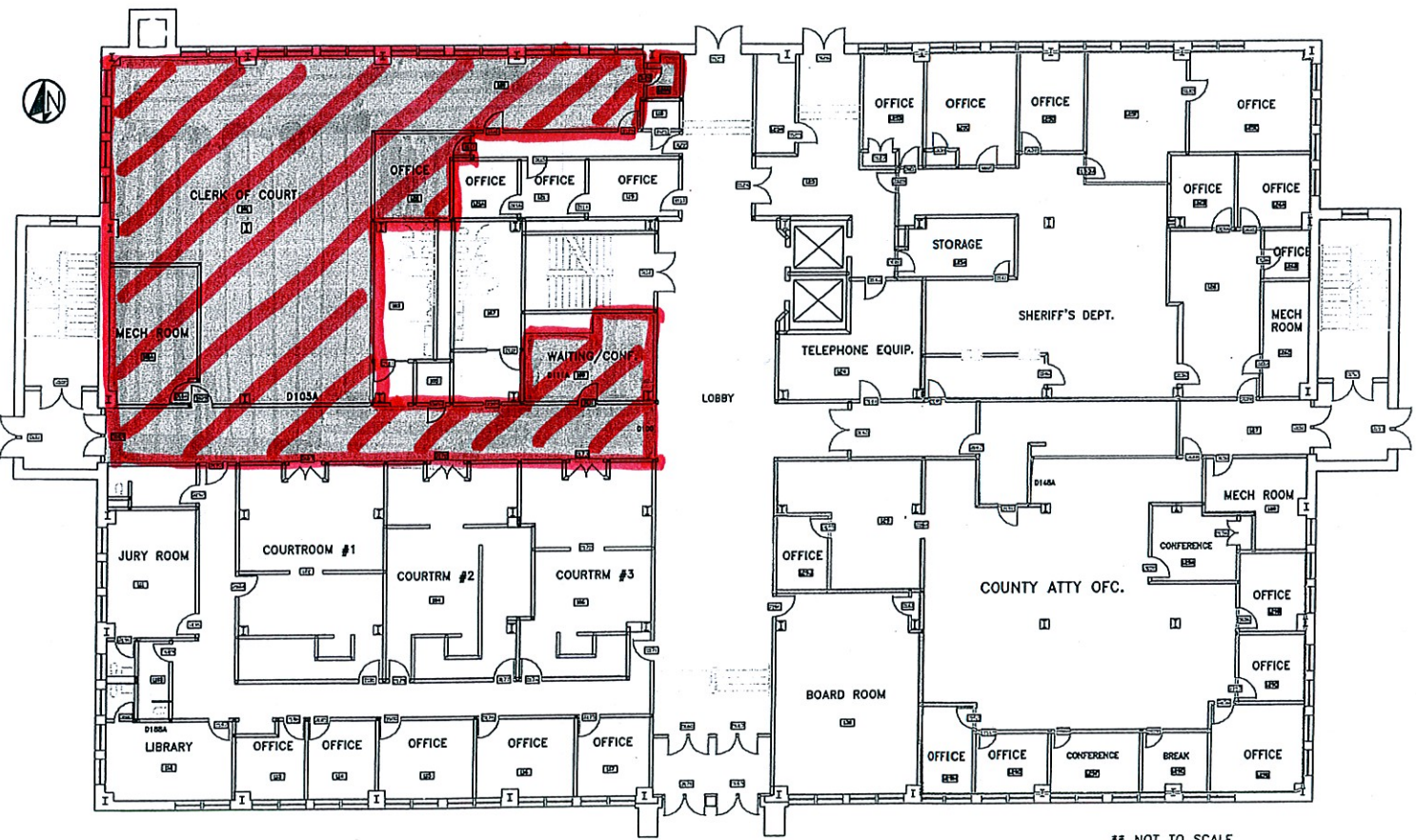
CONTRACTOR NAME	BID TOTAL- ALL PHASES
Abatement Specialties	\$ 24,500.00
Iowa- Illinois Taylor Insulation	\$ 26,760.00

Facility and Support Services has worked with Abatement Specialties during phase one of the Court House project and they have been very responsive to our needs.

It is my recommendation that the board award the bid to Abatement Specialties in the total amount of \$24,500.00. This expense is funded as part of the Court House project in the Capital Improvement Plan.

Dave Donovan will be at the next Committee of the Whole meeting to discuss this recommendation and to answer any questions you or the Board may have.

CC: FSS Management Team



** NOT TO SCALE

SCOTT COUNTY COURTHOUSE -- 1ST FLOOR

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

January 29, 2015

A RESOLUTION APPROVING THE BID FOR ASBESTOS ABATEMENT PHASE TWO
OF THE COURTHOUSE PROJECT IN THE AMOUNT OF \$24,500.00.

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

- Section 1. That the bid for abatement of asbestos for Phase 2 of the first floor Courthouse project is hereby approved and awarded to Abatement Specialties in the amount of \$24,500.

- Section 2. This resolution shall take place immediately.

Facility and Support Services

600 West 4th Street
Davenport, Iowa 52801-1003
fss @ scottcountyiowa.com
(563) 326-8738 Voice (563) 328-3245 Fax



January 21, 2015

To: Dee F. Bruemmer
County Administrator

From: Dave Donovan, Director
Facility and Support Services

Subj: Vehicle Replacement for the Sheriff's Office

In the current fiscal year Capital Plan, there is funding to replace an investigator's vehicle for the Sheriff's Office. This is a vehicle that an investigator uses in lieu of a marked squad car. We typically purchase a variety of mid-sized sedans and small SUV's to allow investigators to be more non-descript in their activities. The Sheriff's Office has requested us to get bids on mid-sized SUV's and a specific mid-sized sedan that meets their needs.

The Purchasing Division solicited bids for this purchase. Below summarizes the bid results:

Dealer	Year/Make/Model	Purchase Price
Dahl Ford	2015 Ford Taurus	\$18,597.00 (1)
Reynolds Motors	2015 Ford Taurus	\$21,579.96
Reynolds Motors	2015 Ford Edge	\$28,974.64
Green Buick	2015 GMC Terrain	\$22,270.97
Green Buick	2015 GMC Acadia	\$28,867.53
Smart Toyota	2015 Toyota Highlander	\$30,574.00

1) Apparent low bid – recommended for award

We recommend award to the low bid from Dahl Ford for a 2015 Ford Taurus at the amount listed above. This purchase is funded in the current fiscal year in the vehicle replacement portion of the Capital Improvements Plan.

CC: Sheriff Conard
Lt. Bryce Schmidt
Barb Schloemer
David Farmer

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

January 29, 2015

A RESOLUTION APPROVING THE AWARD OF BID FOR THE PURCHASE OF ONE INVESTIGATOR'S VEHICLE FROM DAHL FORD IN THE AMOUNT OF \$18,597.00.

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

- Section 1. That the bids for a replacement investigator's vehicle for the Sheriff's Office are hereby approved and awarded to Dahl Ford for a 2015 Ford Taurus in the total amount of \$18,597.00.
- Section 2. This resolution shall take effect immediately.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

January 29, 2015

APPROVAL OF STAFF APPOINTMENTS

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. The hiring of James Wilson for the position of Truck Driver/Laborer in the Secondary Roads Department at the entry level rate.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY THE BOARD OF SUPERVISORS ON _____ DATE _____ SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

January 29, 2015

APPROVING THE SETTING OF A PUBLIC HEARING ON AN AMENDMENT TO THE
COUNTY'S CURRENT FY15 BUDGET

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. A public hearing date on an amendment to the County's current FY15 Budget is set for Thursday, February 12, 2015 at 5:00 p.m.

Section 2. The County Auditor is hereby directed to publish notice of said amendment as required by law.

Section 3. This resolution shall take effect immediately.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

January 29, 2015

AUTHORIZING THE SETTING OF A PUBLIC HEARING ON THE FY16 ANNUAL
BUDGET AND THE FIVE YEAR CAPITAL IMPROVEMENT PLAN

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. All County departmental FY16 budget requests and all authorized agency FY16 funding requests are hereby authorized for filing and publication as the budget estimate for FY16.

Section 2. The Board of Supervisors hereby fixes the time and place for a public hearing on said budget estimate for Thursday, February 12, 2015 at 5:00 p.m. in the Board Room at the Scott County Administrative Center.

Section 3. The Scott County Auditor is hereby directed to publish the notice and estimate summary as required by law.

Section 4. This resolution shall take effect immediately.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

January 29, 2015

APPROVAL OF APPOINTMENT OF LORI ELAM TO THE
COMMUNITY ACTION OF EASTERN IOWA

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. That the appointment of Lori Elam to the Community Action of Eastern Iowa for a one (1) year term expiring on December 31, 2015 is hereby approved.

Section 2. This resolution shall take effect immediately.