

TENTATIVE AGENDA
SCOTT COUNTY BOARD OF SUPERVISORS
October 31 - November 4, 2016

Tuesday, November 1, 2016

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

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

Facilities & Economic Development

- ___ 2. Discussion of the Public Hearing and presentation of Planning and Zoning Commission's recommendation on the request of Mike Coffman to rezone a 1.57-acre portion of Scott County Parcel #952705003, deed holder Paul Schwarz, from "Agricultural-General (A-G)" to "Single-Family Residential (R-1)," described as Part of the NW ¼ of the NE ¼ of Section 27 of LeClaire Township. (Item 2)
- ___ 3. Discussion of the Public Hearing and presentation of Planning and Zoning Commission's recommendation on the request of Paul and Marijo Anderson to rezone 350 acres, more or less, from Agricultural-Preservation (A-P) to Agricultural-General (A-G), described as Part of the NW¼SW¼ and SW¼SW¼ of Section 11 and SW¼ of Section 10, and the SE¼NE¼ and SW¼NE¼ of Section 10 and part of NW¼NE¼ of Princeton Township. (Item 3)
- ___ 4. Final Plat submitted by Building R Values, LLC / Bobby Schilling to subdivide a fifteen (15) acre tract in Part of the SW ¼ of Section 14 of LeClaire Township into four (4) residential lots to be named Mt. Carmel Addition. (Item 4)
- ___ 5. Final Plat submitted by Robert and Bonnie Kauth to subdivide a seven (7) acre tract in Part of the NE ¼ of the SW ¼ of Section 15 of Buffalo Township into eight (8) residential lots to be named Kauth's Third Addition. (Item 5)
- ___ 6. Discussion of City of Davenport's proposed Amendment to the City's North Urban Renewal Area Plan to allow the reimbursement to the City's General Fund for Economic Development Staff costs and other related activities. (Item 6)

Human Resources

- ___ 7a.Staff appointment. (Item 7a)
- ___ 7b.Amendment to Flexible Spending Account Plan. (Item 7b)

Health & Community Services

- ___ 8. FY2017 Contractual agreement between the Center for Alcohol & Drug Services, Inc. (CADS) and Scott County. (Item 8)
- ___ 9. Tax suspension requests. (Item 9)

Finance & Intergovernmental

- ___ 10. Tax abatement requests. (Item 10)

Other Items of Interest

- ___ 11. Beer/liquor license renewal for Lady Di's Parkview Inn, Eldridge.
- ___ 12. Adjourned.

Moved by _____ Seconded by _____
Ayes
Nays

Thursday, November 3, 2016

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

Public Hearing

- ___ 1. Public hearing relative to Planning and Zoning Commission’s recommendation on the request of Mike Coffman to rezone a 1.57-acre portion of Scott County Parcel #952705003, deed holder Paul Schwarz, from “Agricultural-General (A-G)” to “Single-Family Residential (R-1).
- ___ 2. Public hearing relative to Planning and Zoning Commission’s recommendation on the request of Paul and Marijo Anderson to rezone 350 acres, more or less, from Agricultural-Preservation (A-P) to Agricultural-General (A-G).

PLANNING & DEVELOPMENT

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



Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: October 25, 2016

Re: Discussion of the Public Hearing and presentation of Planning and Zoning Commission's recommendation on the request of Mike Coffman to rezone a 1.57-acre portion of Scott County Parcel #952705003, deed holder Paul Schwarz, from "Agricultural-General (A-G)" to "Single-Family Residential (R-1)," described as Part of the NW ¼ of the NE ¼ of Section 27 of LeClaire Township.

The Planning Commission unanimously recommended approval of the rezoning in accordance with staff's recommendation based on their determination that the request met a preponderance of the criteria of the land use policies. Even though the parcel was determined to have prime ag soils, it did meet a preponderance of other criteria such as having access and frontage on a hardsurfaced county maintained road, and being adjacent to other property that was zoned R-1. Additionally the property is currently zoned A-G, the designated holding zone until appropriate development is proposed and is shown on the Future Land Use Map as an area appropriate for residential development.

The applicant, Mike Coffman, was present to formally request approval and answer questions from the Commission. A neighboring property owner, Michael Gravert, 21704 Mc Carty Creek Drive, described the storm water runoff problems that began when the current property owners took ownership. Gravert expressed concern that developing the land would worsen the problems. Coffman assured the Commission that he would review the tenant farmer's storm water management practices.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the request to rezone 1.57 acres (more or less) from Agricultural-General (A-G) to Single-Family Residential (R-1) based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies as enumerated in the Planning Staff Report. Vote 6-0



PLANNING & ZONING COMMISSION

STAFF REPORT

October 18, 2016



- Applicant:** Mike Coffman
- Request:** Rezone a 1.57-acre portion of Scott County Parcel #952705003 from Agricultural General (A-G) to Residential Single-Family (R-1)
- Legal Description:** A 1.57-acre portion of Scott County Parcel #952705003, located in Part of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 27 of LeClaire Township.
- General Location:** Approximately $\frac{3}{4}$ mile north of the incorporated city limits of the City of LeClaire on the west side of 277th Avenue
- Existing Zoning:** Agricultural-General (A-G)
- Surrounding Zoning:**
- North:** Agricultural-General (A-G)
 - South:** Residential Single-Family (R-1)
 - East:** Residential Single-Family (R-1)
 - West:** Agricultural-General (A-G)

GENERAL COMMENTS: This request is to rezone a 1.57-acre portion of a larger 80-acre plot of land from Agricultural-General (A-G) to Residential Single-Family (R-1). The applicant's application states that the rezoning is to establish one (1) single-family dwelling on the property, as permitted as a Principal Permitted Use in the R-1 zoning district described in Section 6-12 of the Revised Zoning Ordinance.

STAFF REVIEW: Staff has reviewed this request for compliance with the criteria set forth in both the Scott County Zoning Ordinance and the Scott County Land Use Policies (enumerated in the 2008 Scott County Comprehensive Plan) for rezoning applications.

The Zoning Ordinance states that it is the intent of the Agricultural-General (A-G) District to serve the agricultural community and act as a holding zone until a compatible urban development proposal is approved through special use permits or rezoning. It is the intent of the Single-Family Residential (R-1) District to provide for the development of both low and medium density single-family subdivisions in the rural areas. Furthermore, the Zoning Ordinance general intent for the R-1 District states that any land rezoned to R-1 shall be located on adequately-constructed and paved County/State roads.

The guidelines for reviewing rezoning proposals are outlined in the Scott County Land Use Policies as follows:

Is the development in compliance with the adopted Future Land Use Map?

This land is shown on the Future Land Use Map as an appropriate area for future



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residential development. Haessler's 1st through 7th Subdivisions and Bowker's Hilltop 4th Addition are located to the south of Parcel #952705003, and other residential subdivisions are located along the Mississippi River, beginning approximately 1/3 mile to the east.

Is the development on marginal or poor agricultural land?

The land use policies rank any soil with a CSR of 60 or greater as productive agricultural soil. The Natural Resources Conservation Service has not, as of yet, responded to the notification of this rezoning request. Review of the Soil Survey of Scott County indicated that this portion of the property has soils identified as Fayette silt loam with slopes ranging from 2 to 25% with Corn Suitability Ratings between 28 and 83. These soils are classified II, III, and VI for land capability, which indicates moderate to severe limitations for growing field crops, most likely due to the site's topography. At the same time, Fayette silt loam is listed in the soil survey as prime agricultural land and the current property owners are utilizing it as such. Therefore, the request does not meet this criterion.

Does the proposed development have access to adequately-constructed, paved roads?

The area to be rezoned has frontage on an adequately-constructed, paved County road, 277th Avenue. Therefore, the request meets this criterion.

Does the proposed development have adequate provision for public or private sewer and water services?

The area to be rezoned would have a development right for one (1) single-family dwelling, which would require the installation of a private well and septic system. The Scott County Health Department reviews and approves private well and septic systems prior to construction.

Is the area near existing employment centers, commercial areas and does not encourage urban sprawl?

The area to be rezoned is near other residential development in the unincorporated area between the cities of Princeton and LeClaire, both of which have employment centers and commercial areas, and the larger parcel is directly adjacent to R-1 zoning to the south. Since the area to be rezoned would have a development right for only one (1) single-family dwelling with no addition of private or County roads, urban sprawl is not a concern. Therefore this request meets this criterion.

Is the proposed development located where it is least disruptive to existing agricultural activities?

Again, the area to be rezoned is near other residential development between the cities of Princeton and LeClaire, and the larger parcel is directly adjacent to R-1 zoning to the south. Agricultural activities would continue on the remainder of the parcel, which would



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retain its A-G zoning designation. Since the area to be rezoned would have a development right for only one (1) single-family dwelling with no addition of private or County roads, the rezoning would likely be only minimally disruptive to existing agricultural activities.

Does the area have stable environmental resources?

The area to be rezoned is near other residential development as well as productive farmland, both of which require stable environmental resources. A rezoning of this size is not likely to destabilize any of the resources currently available. Therefore, it would appear that this request meets this criterion.

Is the proposed development sufficiently buffered from other less intensive land uses?

Since the request is to rezone only a 1.57-acre portion of a larger 80-acre plot, the remaining acreage, which would remain zoned Agricultural-General (A-G), would act as a buffer to the agricultural land uses nearby. Additionally, since residential development has occurred immediately to the south of the property as well as to the east toward the Mississippi River, the rezoning would not be inconsistent with the general vicinity's land use patterns.

Is there a recognized need for such development?

Planning and Development Department staff is frequently approached by parties interested in building new single-family dwellings in the unincorporated areas of Scott County, so there is certainly a *desire* for such development. Indeed, the County's adopted Land-Use Policies recognize that there is a need for providing opportunities for a variety of housing types. However, the County's Comprehensive Plan and Zoning Ordinance are in place to, among other things, encourage efficient urban development patterns. This request fits generally in the development pattern of its immediate vicinity, in that there is residential development to the south and east. Also, the current zoning of the property is A-G, which is intended to act as a holding zone for future compatible development. Given its proximity to other residential development and the fact that this area is shown on the Future Land Use Map as an appropriate area for future residential development, the request seems compatible.

Staff has mailed notification to the adjacent property owners within five hundred feet (500') of this property of this hearing. A sign has also been placed on the property stating the date and time this request would be heard by the Planning and Zoning Commission. Staff has not, as of yet, received any calls or comments on this request. Staff also notified the County Engineer, County Health Department, Scott County soil conservationist, Bi-State Regional Commission, and the cities of LeClaire and Princeton for review and comment. Bi-State Regional Commission provided a review memorandum for the request, which described the proposal's adherence to the Future Land Use map, its consistency with the Comprehensive Plan, and its lack of impact on industrial



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development, recreational facilities, future transportation projects, or other historic, cultural, or natural features. No comments from the other parties notified have been received.

RECOMMENDATION: Staff recommends that the rezoning of this property from Agricultural-General (A-G) to Single-Family Residential (R-1) be approved based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies.

Submitted by:

Timothy Huey, Director
October 12, 2016



Serving local governments in Muscatine and Scott Counties, Iowa; Henry, Mercer and Rock Island Counties, Illinois

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MEMORANDUM

TO: Timothy Huey, Director, Scott County Planning & Development

FROM: Patty Pearson, Senior Planner

DATE: October 11, 2016

RE: Rezoning of 1.57 Acres in LeClaire Township

This memorandum is being submitted in response to a regional zoning review request from Scott County, Iowa. The hearing date is scheduled for Tuesday, October 18, 2016 at 7:00 p.m. The applicant, Mike Coffman is requesting a rezoning of 1.57 acres more or less from Agricultural General Zone (A-G) to Single-Family Residential (R-1).

The property is legally described as part of the NW ¼ of the NE ¼ of Section 27, of LeClaire Township, Scott County, Iowa. The parcel is number #95705003. The property is approximately ¾ mile north of the incorporated city limits of the City of LeClaire on the west side of 277th Avenue.

Having reviewed the information relevant to the proposed rezoning and map amendment, the following items were ascertained. The January 2008 Comprehensive Plan for Scott County, Iowa, shows that the property is designated as Residential on the Future Land Use map. There is low density residential and farm related uses in the vicinity of this parcel.

For the rezoning from AG to R-1, a review of the Comprehensive Land Policies provides guidelines for conversion – access to paved roads, proximity to public services, minimal disruption to existing agriculture, among others. The property would need to have access to 277th Avenue (paved road), which it has. The property is within a ¾ mile of LeClaire City limits, which may be able to provide public services. Low-density residential development already exists in the vicinity of the property, which is consistent with the change in future land use. The 2008 Scott County Comprehensive Plan contains a listing of the County's goals, land use objectives and land use policies that are to be used as part of the land development review process. The request appears to be consistent with the plan.

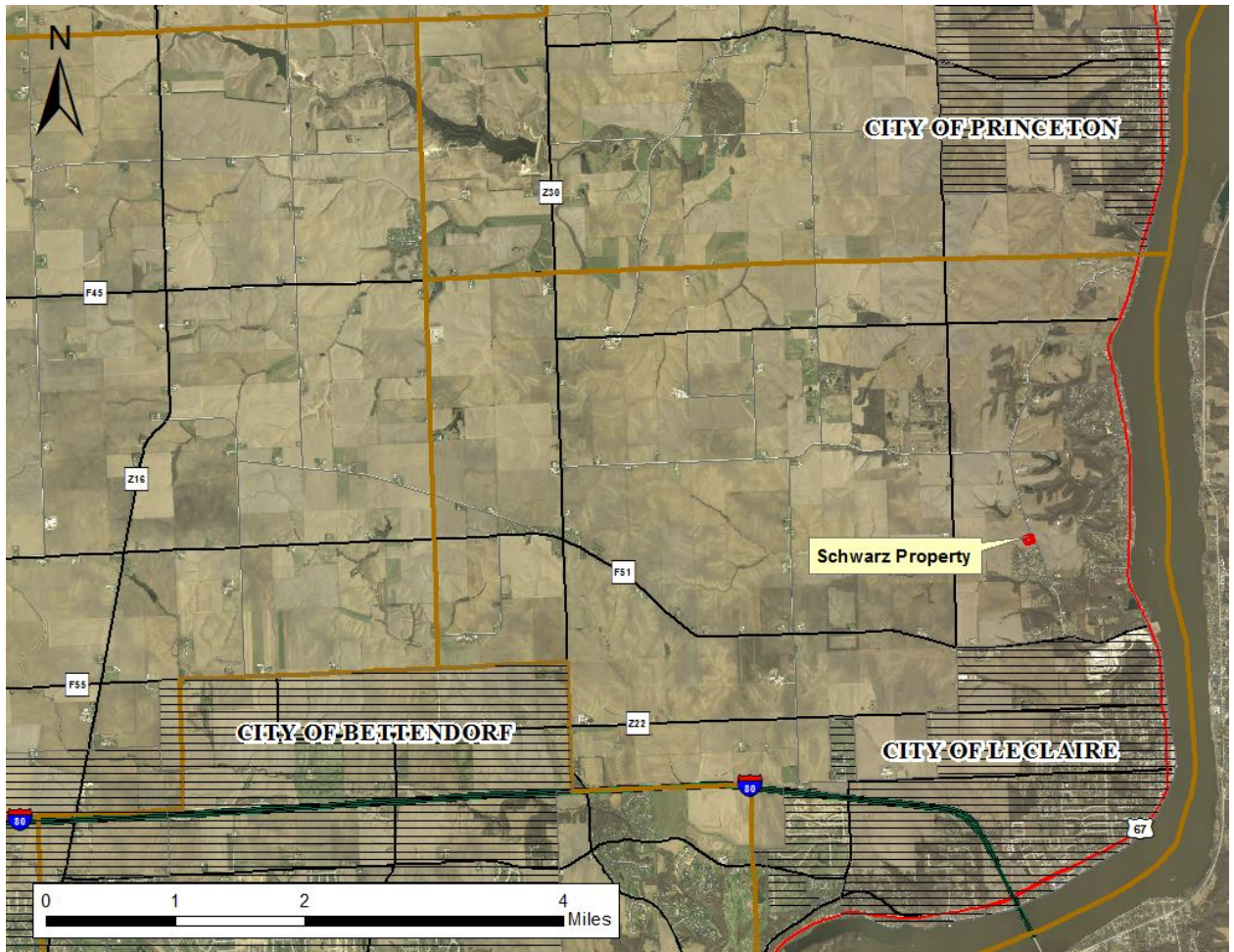
The property is located with the Quad Cities Metropolitan Planning Organization (MPO) Area. The boundary encompasses areas where urban development is expected to occur within a 20-year horizon. There are no long-range transportation projects programmed/scheduled in the vicinity of the property. The proposed rezoning is not anticipated to impact regional industrial development. The proposed rezoning is not anticipated to impact regional recreational facilities.

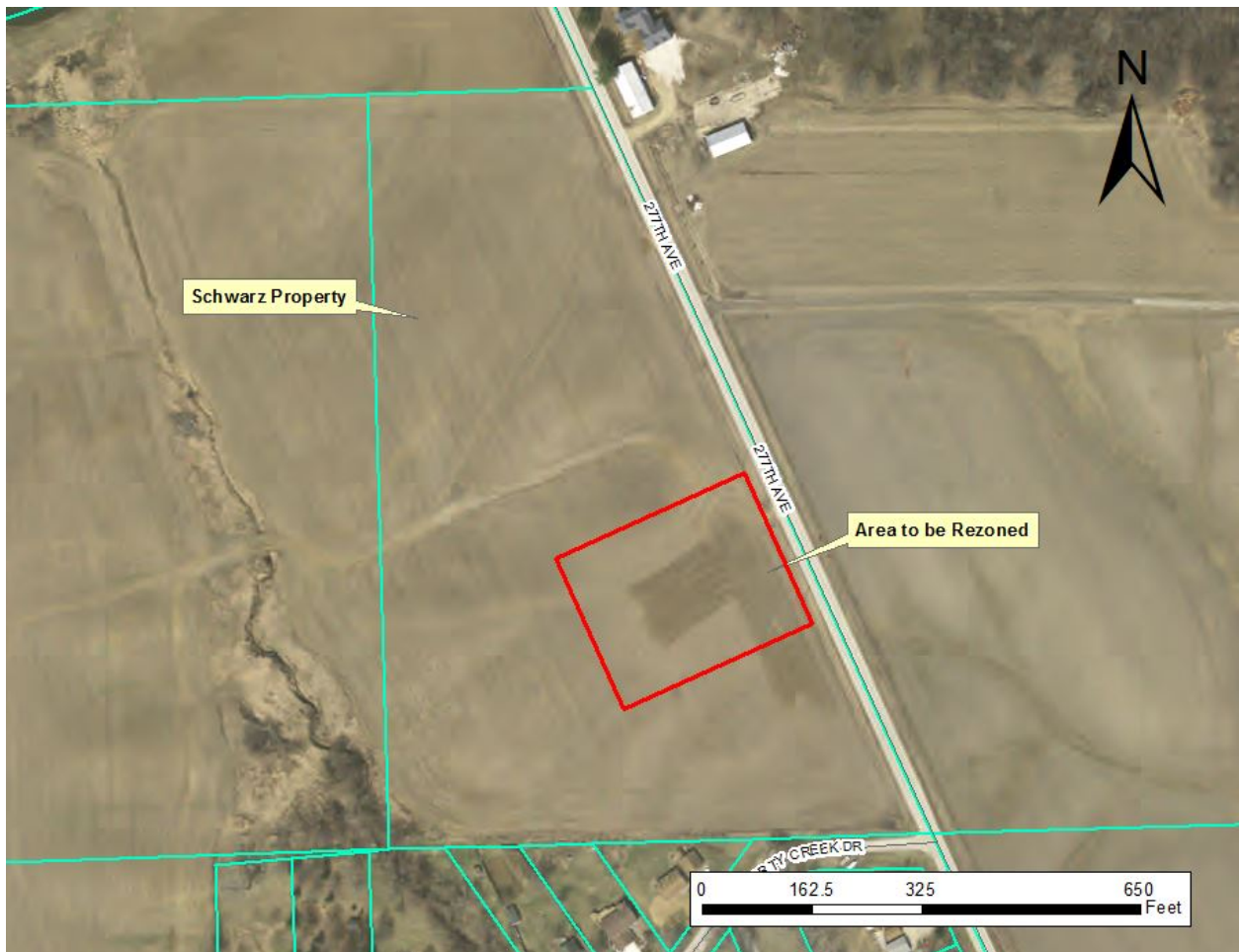
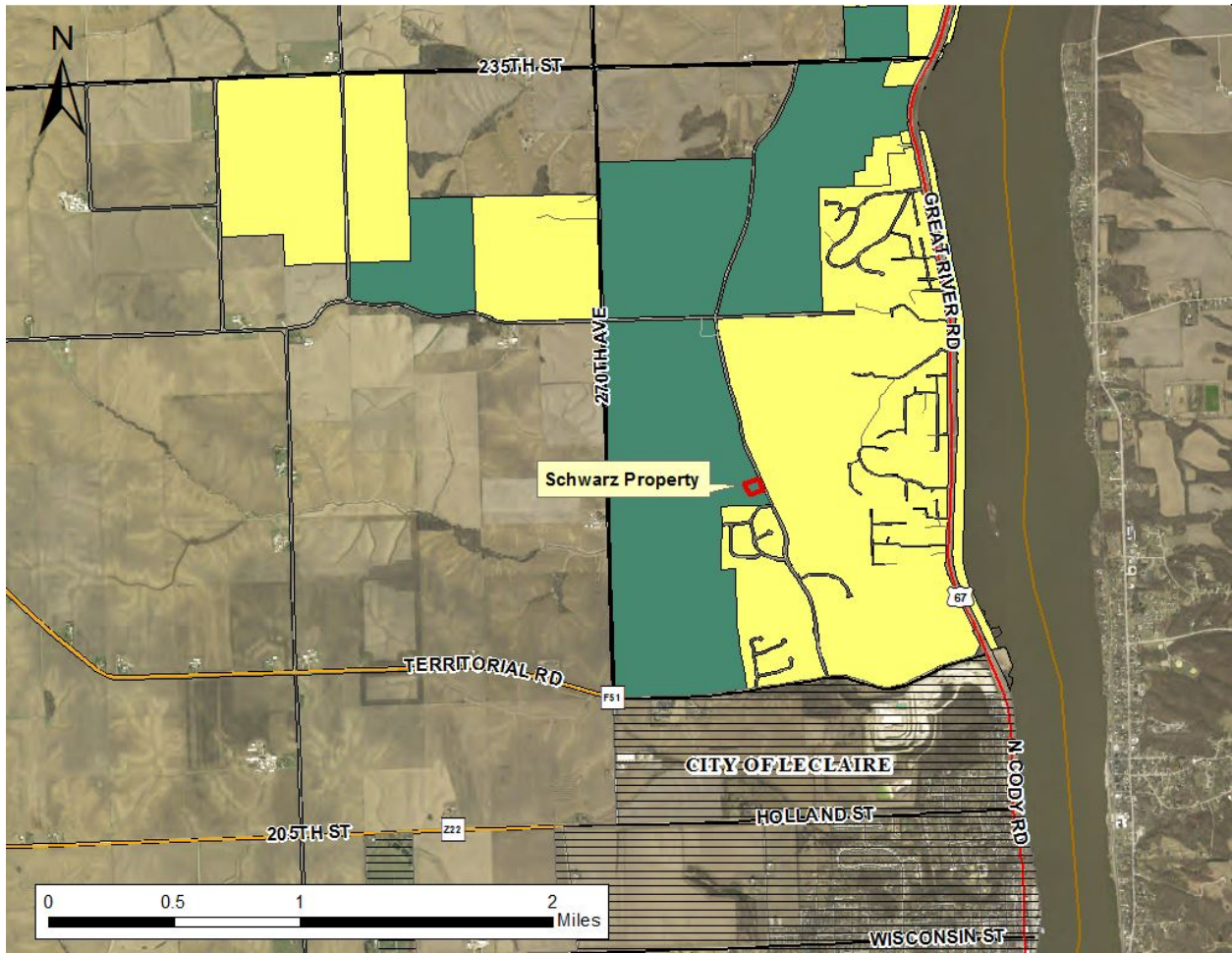
The property is not located in a flood hazard area, groundwater vulnerability zone, high earthquake incident area, or an airport restricted zone. The proposed rezoning will not have an impact on historic or cultural features, wetlands, wildlife refuges, Indian mounds or forest preserves. According to the 2012 Scott County Hazard Mitigation Plan, the property and vicinity have a high incidence of thunderstorms that contain frequent cloud to ground lightning, high winds, hail, tornados, and flash flooding.

Should you have any questions regarding this review, please contact me at (309) 793-6302 ext. 138.

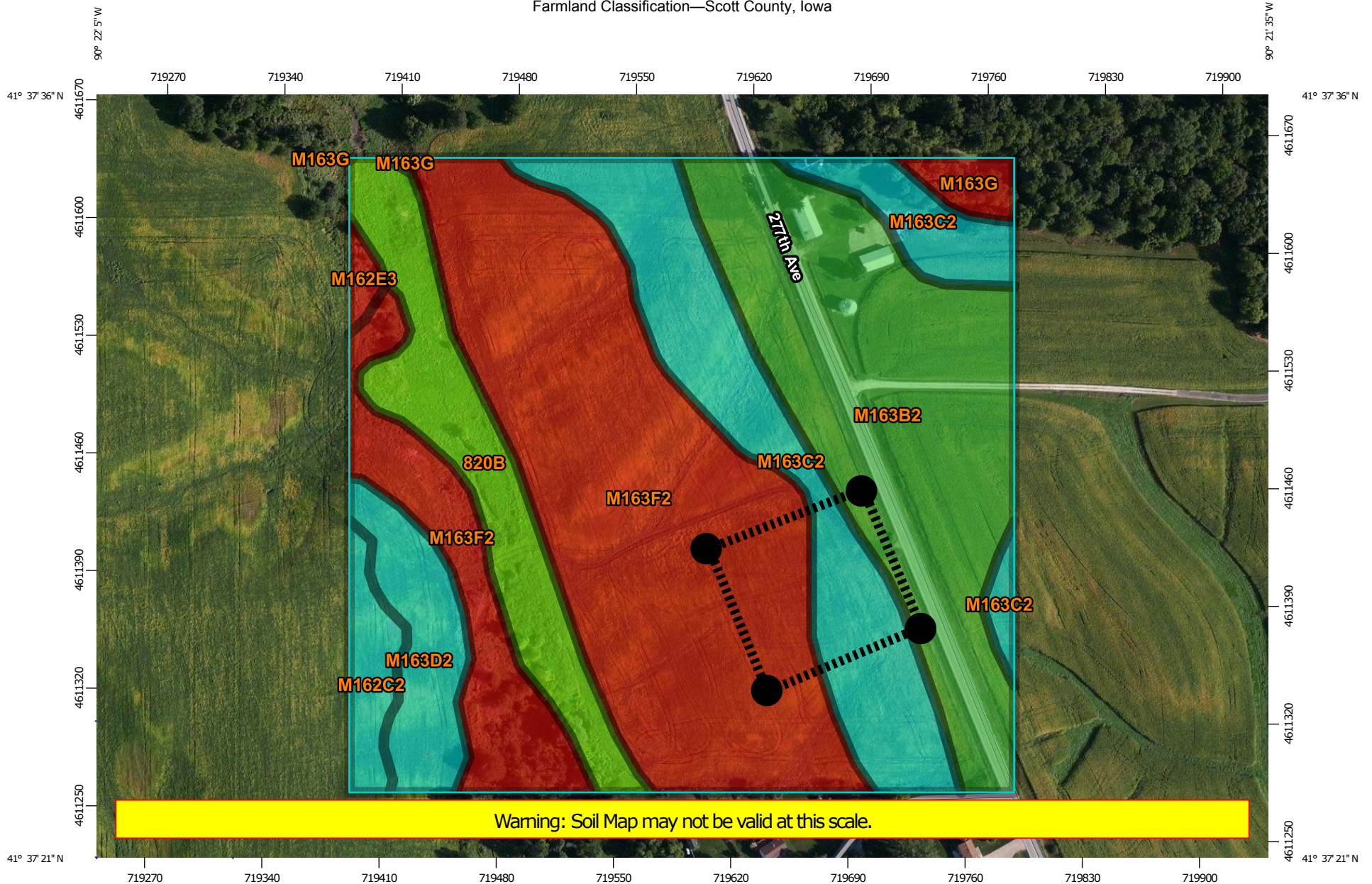
Enclosure: As stated above

PAP/sg
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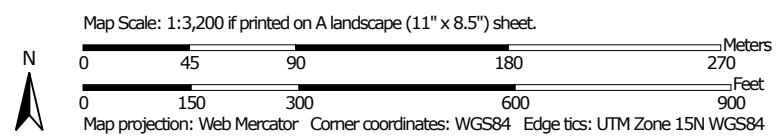




Farmland Classification—Scott County, Iowa




Warning: Soil Map may not be valid at this scale.











MAP LEGEND








Area of Interest (AOI)

-  Area of Interest (AOI)




Soils





Soil Rating Polygons






-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available







Soil Rating Lines










-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained

-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available








Soil Rating Points

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available

Water Features

MAP INFORMATION

-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Scott County, Iowa
Survey Area Data: Version 23, Sep 24, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 31, 2011—Sep 11, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Farmland Classification— Summary by Map Unit — Scott County, Iowa (IA163)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
820B	Dockery silt loam, 2 to 5 percent slopes	Prime farmland if protected from flooding or not frequently flooded during the growing season	3.6	9.8%
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	Farmland of statewide importance	0.9	2.4%
M162E3	Downs silty clay loam, till plains, 14 to 18 percent slopes, severely eroded	Not prime farmland	0.2	0.6%
M163B2	Fayette silt loam, till plain, 2 to 5 percent slopes, eroded	All areas are prime farmland	8.8	23.7%
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	Farmland of statewide importance	6.4	17.2%
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	Farmland of statewide importance	1.9	5.0%
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	Not prime farmland	14.9	40.0%
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	Not prime farmland	0.5	1.3%
Totals for Area of Interest			37.2	100.0%

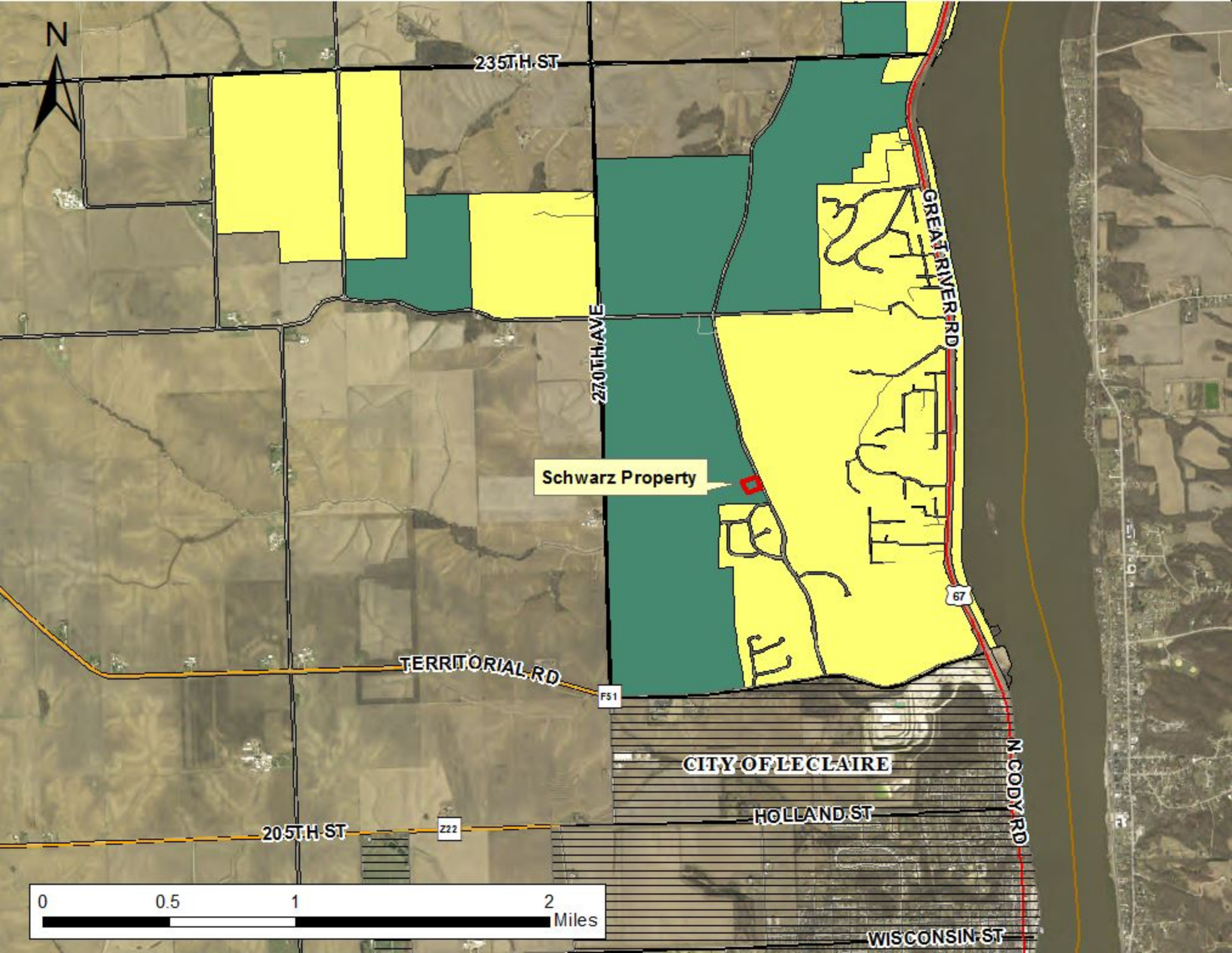
Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower



235TH ST

270TH AVE

GREAT RIVER RD

Schwarz Property

TERRITORIAL RD

F51

67

CITY OF LECLAIRE

HOLLAND ST

N CODY RD

205TH ST

Z22

WISCONSIN ST

0 0.5 1 2 Miles



NOTICE OF PUBLIC HEARING

MIKE COFFMAN hereby applies for a
APPLICANT

REZONING: 15+ acre PORTION
OF PIN# 957705003 AG → R-1

10/18/24 3PM Scott County Admin. Center.

DATE TIME In Davenport, Iowa. Please
Contact Planning & Development If You
Have Any Questions. Call 563-326-8643.

PLANNING & DEVELOPMENT

500 West Fourth Street

Davenport, Iowa 52801-1106

Office: (563) 326-8643 Fax: (563) 326-8257

Email: planning@scottcountyiowa.com



Item 3
11/1/16

Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: October 25, 2016

Re: **Discussion of the Public Hearing and presentation of Planning and Zoning Commission's recommendation on the request of Paul and Marijo Anderson to rezone 350 acres, more or less, from Agricultural-Preservation (A-P) to Agricultural-General (A-G), described as Part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ and SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 11 and SW $\frac{1}{4}$ of Section 10, and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10 and part of NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Princeton Township.**

The Commission recommended approval of this request in accordance with staff's recommendation. The applicant, Marijo Anderson, was present to formally request approval and answer questions from the Commission. Neighboring property owner Kathryn Hall, 27630 235th Avenue, expressed concerns about the effects future development of the Anderson property will have on the creeks on her property that flow to the Anderson's land.

The Commission stated that any proposed future development will undergo a thorough review process that will consider, among other things, the storm water management requirements. The Commission also stated that this rezoning, if approved, will not allow any non-agricultural development of this property. It is the intermediate step to allow future consideration of a rezoning to allow development to be proposed.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommended approval of the request to rezone 350 acres (more or less) from Agricultural-Preservation (A-P) to Agricultural-General (A-G) based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies as enumerated in the Planning Staff Report. Vote 5-1 (Schneckloth dissenting)



PLANNING & ZONING COMMISSION

STAFF REPORT

October 18, 2016



Applicant: Paul and Marijo Anderson

Request: Rezone 350 acres, more or less, from Agricultural-Preservation (A-P) to Agricultural-General (A-G)

Legal Description: Part of the SW ¼ of Section 11 and NE ¼ of Section 10, and the SW ¼ and SE ¼ of Section 10 of Princeton Township

General Location: Adjoining and directly south of the incorporated city limits of the City of Princeton

Existing Zoning: Agricultural-Preservation (A-P)

Surrounding Zoning:

North: *City of Princeton:* Agricultural (A1)

South: Agricultural-Preservation (A-P)
Agricultural-General (A-G)
Residential Single-Family (R-1)

East: *City of Princeton:* Agricultural (A1)
City of Princeton: Moderate Family Residential (R2)
City of Princeton: Commercial (C1)
Agricultural-General (A-G)

West: *City of Princeton:* Agricultural (A1)
Agricultural-Preservation (A-P)

GENERAL COMMENTS: This request is to rezone approximately 350 acres from Agricultural-Preservation (A-P) to Agricultural-General (A-G). The applicants' application states that the rezoning is to establish a "holding zone," creating an opportunity for future development, which is the intention of the Agricultural-General (A-G) zoning district as described in Section 6-10 of the Revised Zoning Ordinance.

The Zoning Ordinance also states in Section 6-6.A., "...it is the intent of this Ordinance that the 'R-1', 'R-2', 'C-1', 'C-2' and 'I' Zoning Districts not be established through rezoning the 'A-P' District..." Thus, rezoning to Agricultural-General (A-G) is the recommended intermediate step for the consideration of future rezoning applications in order to develop non-agricultural uses. This specific rezoning request will not, by itself, enable any development of this property.

STAFF REVIEW: Staff has reviewed this request for its adherence to the Scott County Zoning Ordinance and to the Scott County Land Use Policies. The Zoning Ordinance states that it is the intent of the Agricultural-General (A-G) District to serve the agricultural community and act as a holding zone until a compatible urban development proposal is approved through



PLANNING & ZONING COMMISSION

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special use permits or rezoning. Any proposed changes in land use and zoning should comply with a preponderance of the applicable Scott County Land Use Policies.

The guidelines for reviewing rezoning proposals are outlined in the Scott County Land Use Policies as follows:

Is the development in compliance with the adopted Future Land Use Map?

This area is not shown on the Future Land Use Map as having an intended future land use other than agricultural. However, County policy encourages development to occur within cities so therefore it would generally be expected that land adjacent to a corporate boundary would be annexed into that City prior to development. Therefore, in areas such as this, a future land use map designation was determined not to be necessary when the current map was adopted.

Is the development on marginal or poor agricultural land?

The land use policies rank any soil with a CSR of 60 or greater as productive agricultural soil. The Natural Resources Conservation Service has not, as of yet, responded to the notification of this rezoning request. Review of the Soil Survey of Scott County and the Natural Resources Conservation Service's web map indicated that this property is comprised of a number of different soil types, including large portions of Timula, Dockery, Downs, and Fayette silt loams with slopes ranging from 2 to 40% and Corn Suitability Ratings between 5 and 83. These soils are classified II, III, IV, VI, and VII for land capability, which indicates moderate to severe limitations for growing field crops, most likely due to the site's topography and the lower-lying areas' vulnerability to flooding along Bud Creek and its tributaries. At the same time, Fayette, Downs, and Dockery silt loams are listed in the soil survey as prime agricultural land and the current property owners are utilizing appropriate areas as such. Therefore, the request does not meet this criterion.

Does the proposed development have access to adequately-constructed, paved roads?

The area to be rezoned has an access point off of Great River Road/Highway 67. A long, unpaved private driveway extends along the property's northern boundaries leading to the existing farmhouses. The access point and private drive have been adequate for the current owners' purposes.

Does the proposed development have adequate provision for public or private sewer and water services?

The property is not currently served by either public sewer or water service, and therefore any development must comply with State and County health regulations for private wells and on-site wastewater treatment unless sewer is extended. This request was forwarded to the County Health Department for review and comment and no comments have been received.



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Is the area near existing employment centers, commercial areas and does not encourage urban sprawl?

The area to be rezoned is directly adjacent to the city limits of the City of Princeton which has employment centers and commercial areas. However, this rezoning request will not, by itself, enable any development of this property – The A-G zoning district will continue to serve the agricultural community and act as a holding zone until a compatible urban development proposal is approved through special use permits or rezoning. Therefore, urban sprawl is not a concern at this time and the request meets this criterion.

Is the proposed development located where it is least disruptive to existing agricultural activities?

The proposed rezoning would allow existing agricultural activities on the property and nearby to continue without disruption.

Does the area have stable environmental resources?

The area to be rezoned includes wooded areas, tilled and rolling agricultural land, and prairie remnants along the steeper slopes and other untilled areas. Bud Creek, which drains into the Mississippi River, also runs along the northern portion of the property with a number of smaller tributaries extending north- and southward. Any environmental instability would be attributed to erosion from the steeper slopes and seasonal flooding of Bud Creek, but the existing agricultural activities on the property indicates that the environmental resources are stable enough to continue such activities.

Is the proposed development sufficiently buffered from other less intensive land uses?

Since this request does not propose land uses that are more intensive than agricultural, the surrounding agricultural land uses should be able to continue without buffering.

Is there a recognized need for such development?

As stated before this rezoning request will not, by itself, enable any development of this property. The change to A-G zoning will allow the existing agricultural activities to continue, but will also create a holding zone until a compatible urban development proposal is approved through special use permits or rezoning.

Staff has mailed notification to the adjacent property owners within five hundred feet (500') of this property of this hearing. A sign has also been placed on the property stating the date and time this request would be heard by the Planning and Zoning Commission. To date, staff has received one phone call from a representative of the River Highlands Subdivision (south of the property to be rezoned) Homeowners' Association. The Association's primary concern was that future developers may want to utilize and/or expand the subdivision's private road system since an easement extends northward from a private cul-de-sac in the subdivision to property owned by the applicants. Staff also



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received one email opposing the rezoning request.

Staff also notified the County Engineer, County Health Department, Scott County soil conservationist, Bi-State Regional Commission, and the cities of LeClaire and Princeton for review and comment. No comments have been received.

RECOMMENDATION: Staff recommends that the rezoning of this property from Agricultural-Preservation (A-P) to Agricultural-General (A-G) be approved based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies.

Submitted by:

Timothy Huey, Director
October 13, 2016

From: [PD Mail Box](#)
To: ["Scott Davis"](#)
Cc: [Sabat, Alan N.](#)
Subject: RE: October 18 Public Planning for Rezoning
Date: Tuesday, October 11, 2016 1:29:53 PM

Thank you for your comments. We will pass them on, along with any others we receive, to the Planning and Zoning Commission and the Board of Supervisors.

Sincerely,

Timothy Huey
326-8643

From: Scott Davis [mailto:davis.scott60@gmail.com]
Sent: Tuesday, October 11, 2016 12:04 PM
To: PD Mail Box
Subject: October 18 Public Planning for Rezoning

Timothy Huey P&Z Director
500 West Fourth Street
Davenport Ia 52801

Dear Mr. Huey,

We are an adjoining land owner to the Anderson Property scheduled for a hearing on rezoning from ag preservation to holding zone for future development.

We respectfully request the farm be denied rezoning due to the following reasons:

- 1) We specifically purchased our house in 2009 for the view of ag land to the north and the value of our property would be impacted.
- 2) We see no advantage of becoming annexed in the future into the City of Princeton since we have invested heavily into new wells and private streets.
- 3) The damage to the natural prairies, woods, environmentally sensitive area would be irreversible.
- 4) There are three or more lots in our subdivision which have been for sale for over nine years.
- 5) The land use in the present form is the best use.

Thank you sincerely.
Scott and Susan Davis
28030 238th st
Le Claire IA 52753

October 12, 2016

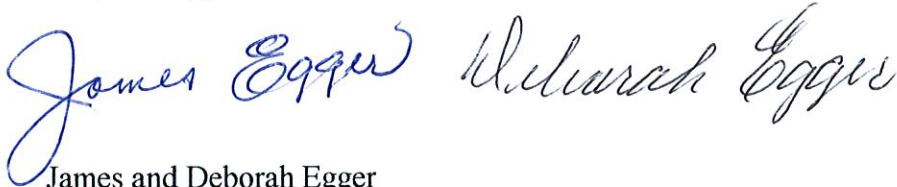
Scott County Planning and Development
County Court House Annex
500 West 4th Street
Davenport, Iowa 52801

Attn: Mr. Tim Huey, Director

Re: Petition by Paul Anderson to rezone 350 acres near Princeton, Iowa

The application submitted by the Andersons to rezone the 350 acres they own to A-G is acceptable to us. We have no objection to this request.


Respectfully,



James and Deborah Egger
23811 284th Avenue
Le Claire, Iowa 52753
Lot 14, River Highlands 1st Addition to Scott County, Ia.









MAP LEGEND








Area of Interest (AOI)

-  Area of Interest (AOI)




Soils






Soil Rating Polygons






-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available







Soil Rating Lines










-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained

-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available








Soil Rating Points

-  Not prime farmland
-  All areas are prime farmland
-  Prime farmland if drained
-  Prime farmland if protected from flooding or not frequently flooded during the growing season
-  Prime farmland if irrigated
-  Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

-  Prime farmland if irrigated and drained
-  Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
-  Prime farmland if subsoiled, completely removing the root inhibiting soil layer
-  Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
-  Prime farmland if irrigated and reclaimed of excess salts and sodium
-  Farmland of statewide importance
-  Farmland of local importance
-  Farmland of unique importance
-  Not rated or not available

Water Features

MAP INFORMATION

-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Scott County, Iowa
Survey Area Data: Version 23, Sep 24, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 31, 2011—Sep 11, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Farmland Classification— Summary by Map Unit — Scott County, Iowa (IA163)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	Farmland of statewide importance	9.7	1.1%
65G	Lindley loam, 25 to 40 percent slopes	Not prime farmland	11.3	1.3%
120B2	Tama silty clay loam, 2 to 5 percent slopes, eroded	All areas are prime farmland	9.0	1.1%
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	Farmland of statewide importance	24.7	2.9%
179F2	Gara loam, 18 to 25 percent slopes, moderately eroded	Not prime farmland	4.4	0.5%
179F3	Gara clay loam, 18 to 25 percent slopes, severely eroded	Not prime farmland	0.8	0.1%
273C	Olmitz loam, 3 to 9 percent slopes	Farmland of statewide importance	0.8	0.1%
673E3	Timula silt loam, 14 to 18 percent slopes, severely eroded	Not prime farmland	122.3	14.3%
763E3	Exette silt loam, 14 to 18 percent slopes, severely eroded	Not prime farmland	6.7	0.8%
767E3	Mula silt loam, 14 to 18 percent slopes, severely eroded	Not prime farmland	6.5	0.8%
820B	Dockery silt loam, 2 to 5 percent slopes	Prime farmland if protected from flooding or not frequently flooded during the growing season	115.2	13.5%
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	All areas are prime farmland	15.8	1.8%
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	Farmland of statewide importance	75.2	8.8%
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	Farmland of statewide importance	50.9	5.9%
M162D3	Downs silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	Farmland of statewide importance	23.6	2.8%

Farmland Classification— Summary by Map Unit — Scott County, Iowa (IA163)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
M163B2	Fayette silt loam, till plain, 2 to 5 percent slopes, eroded	All areas are prime farmland	41.3	4.8%
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	Farmland of statewide importance	129.7	15.2%
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	Farmland of statewide importance	41.4	4.8%
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	Farmland of statewide importance	71.6	8.4%
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	Not prime farmland	12.5	1.5%
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	Not prime farmland	41.1	4.8%
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	Not prime farmland	26.1	3.1%
M163F3	Fayette silty clay loam, till plain, 18 to 25 percent slopes, severely eroded	Not prime farmland	14.6	1.7%
W	Water	Not prime farmland	0.6	0.1%
Totals for Area of Interest			856.1	100.0%

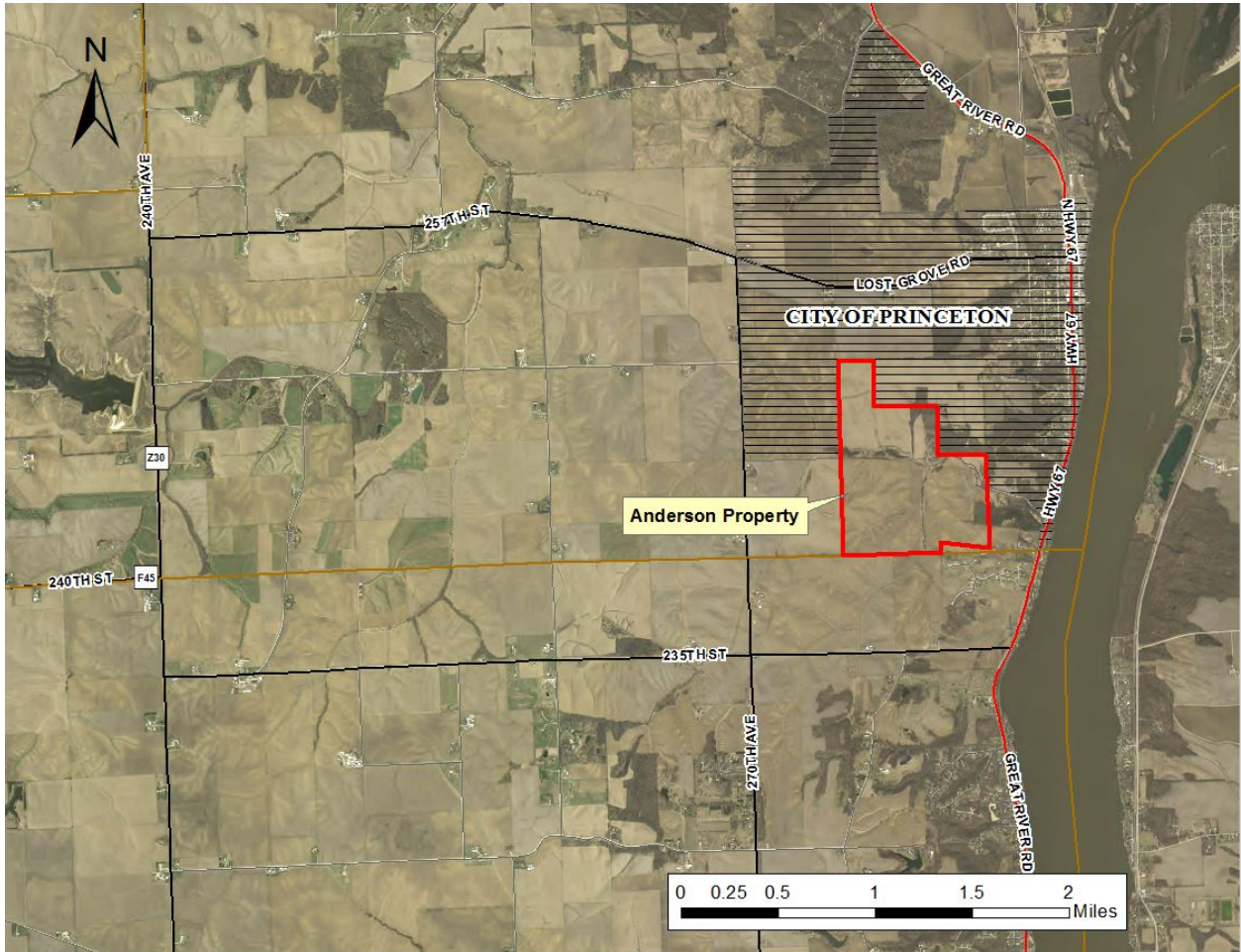
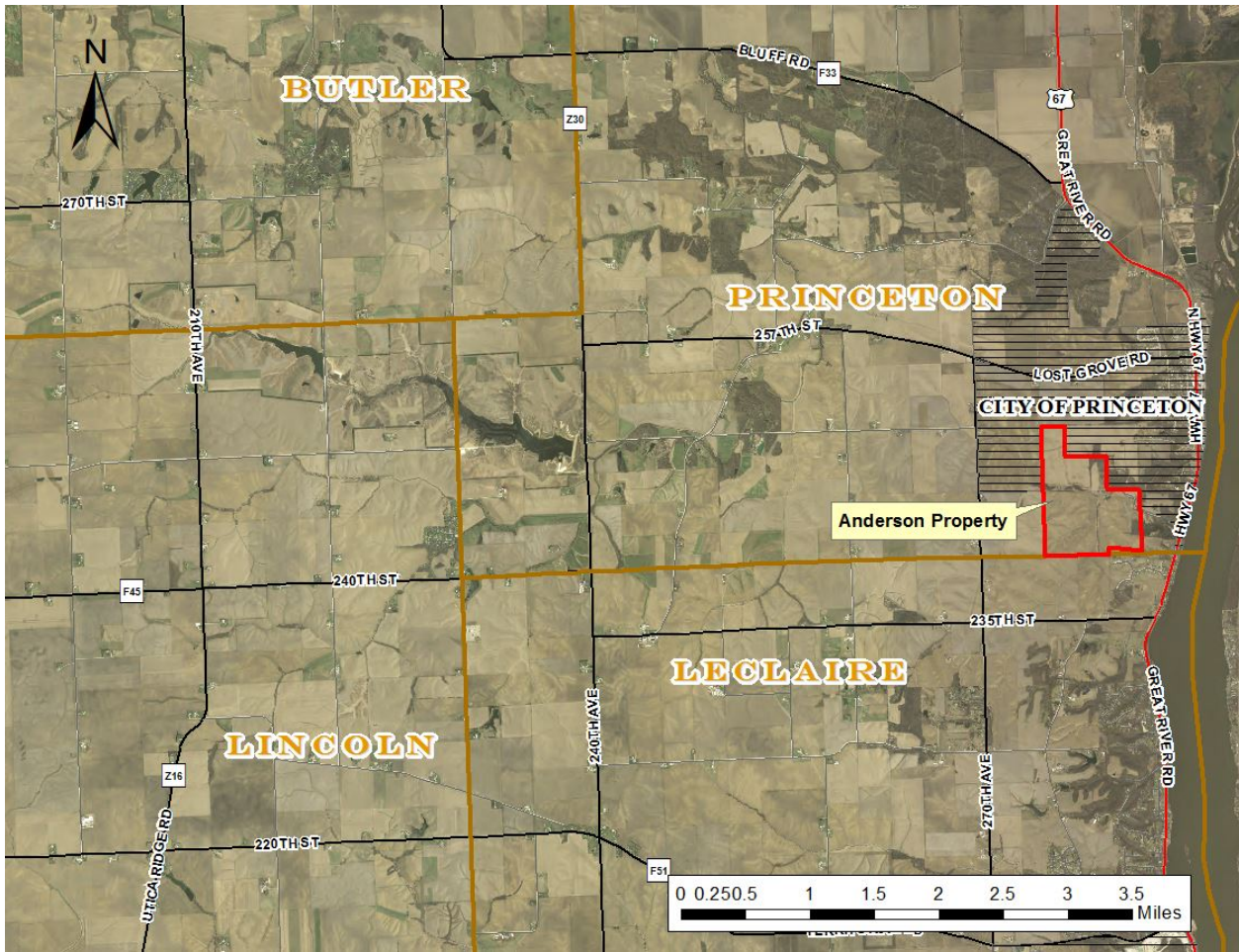
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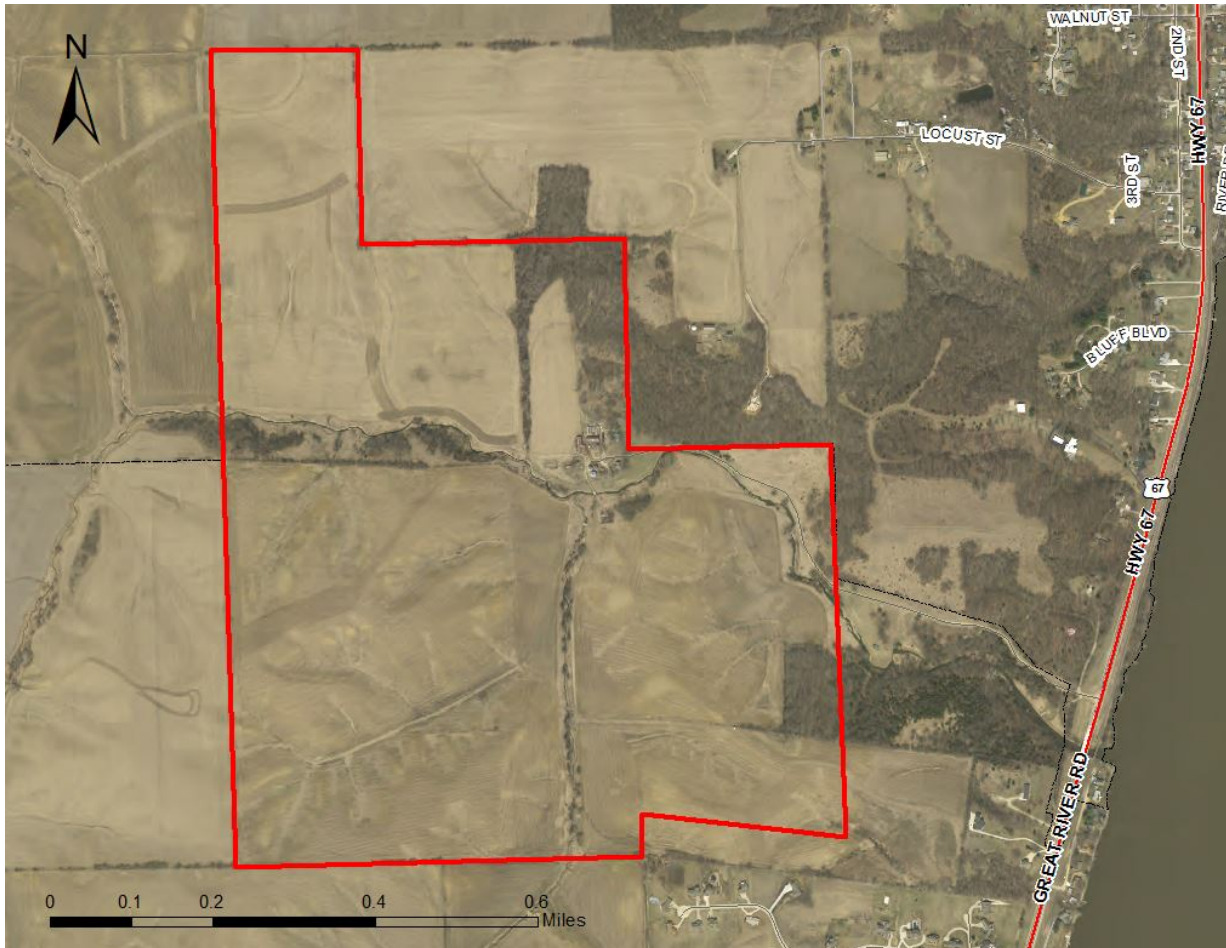
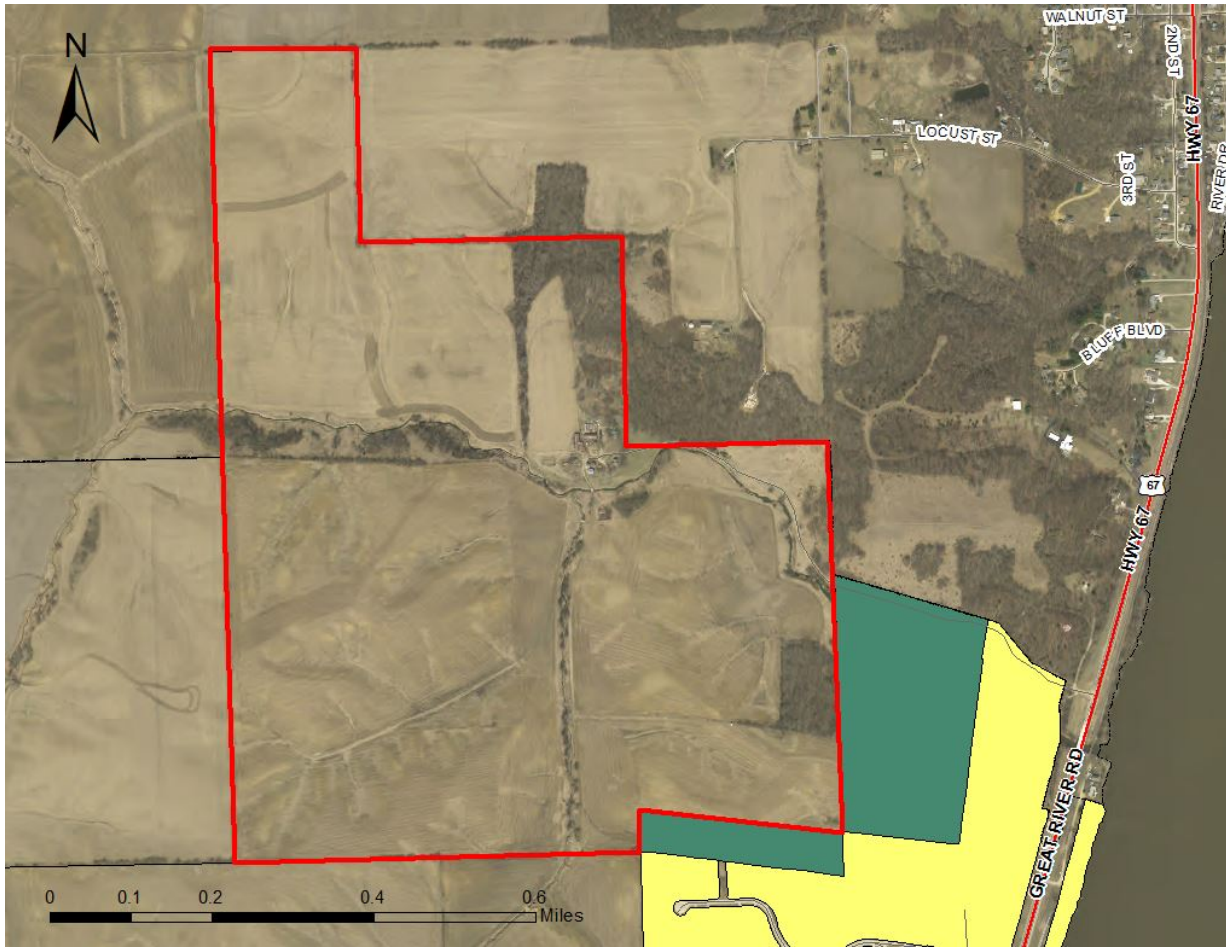
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower







240TH AVE

25TH ST

GREAT RIVER RD

N HWY 67

LOST GROVE RD

CITY OF PRINCETON

HWY 67

HWY 67

Anderson Property

240TH ST

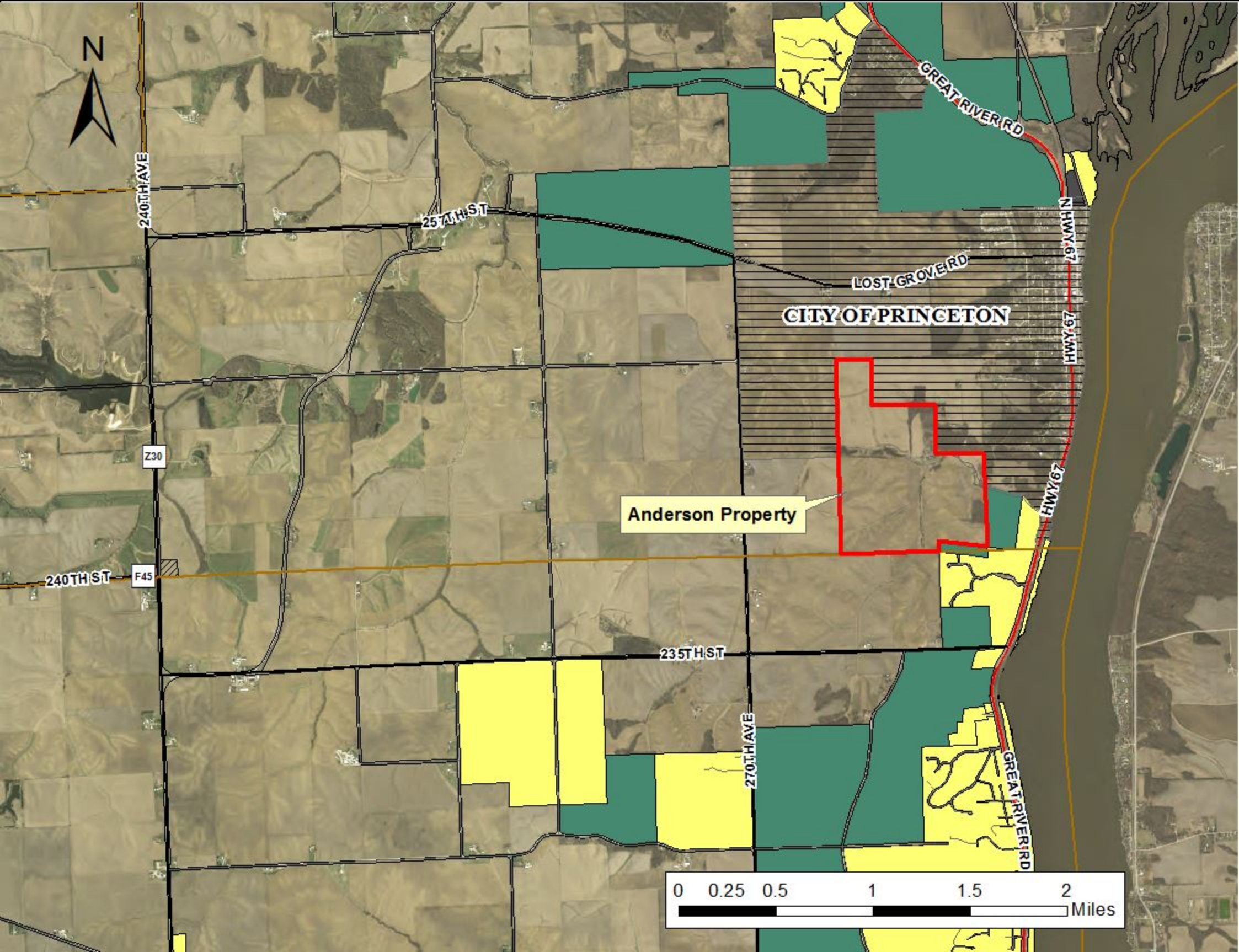
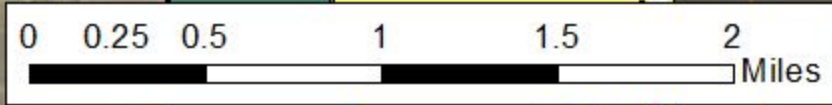
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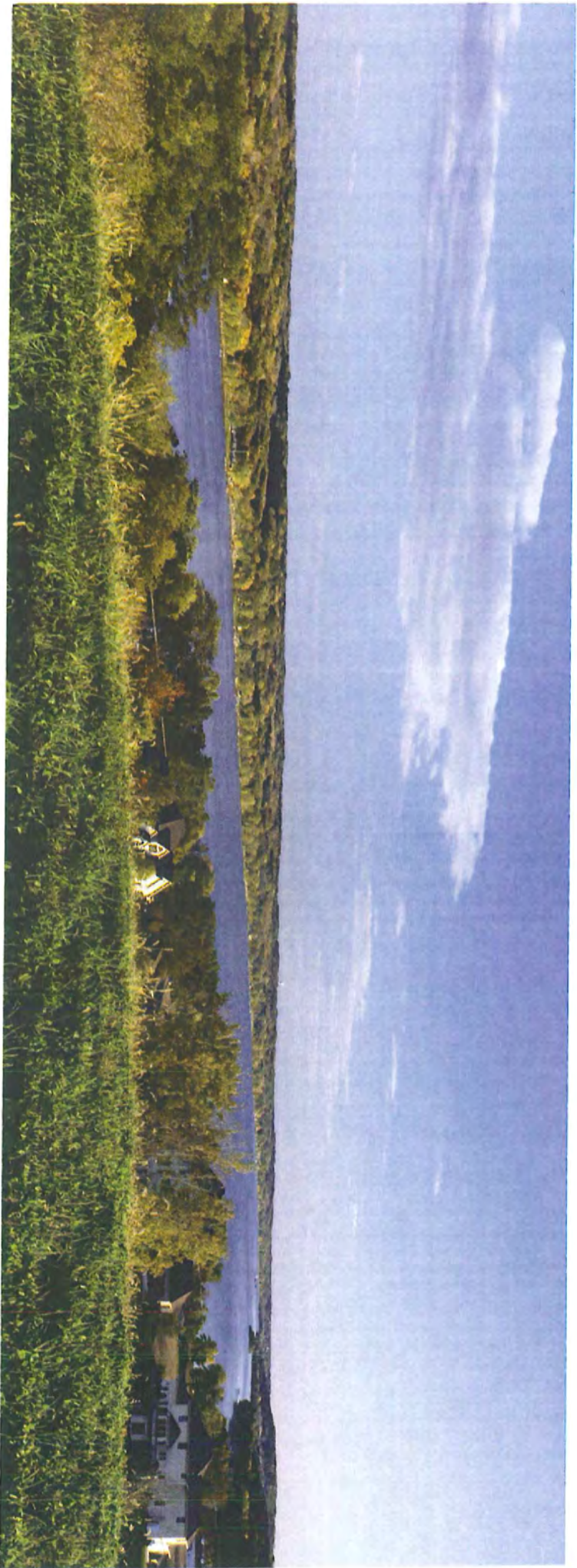
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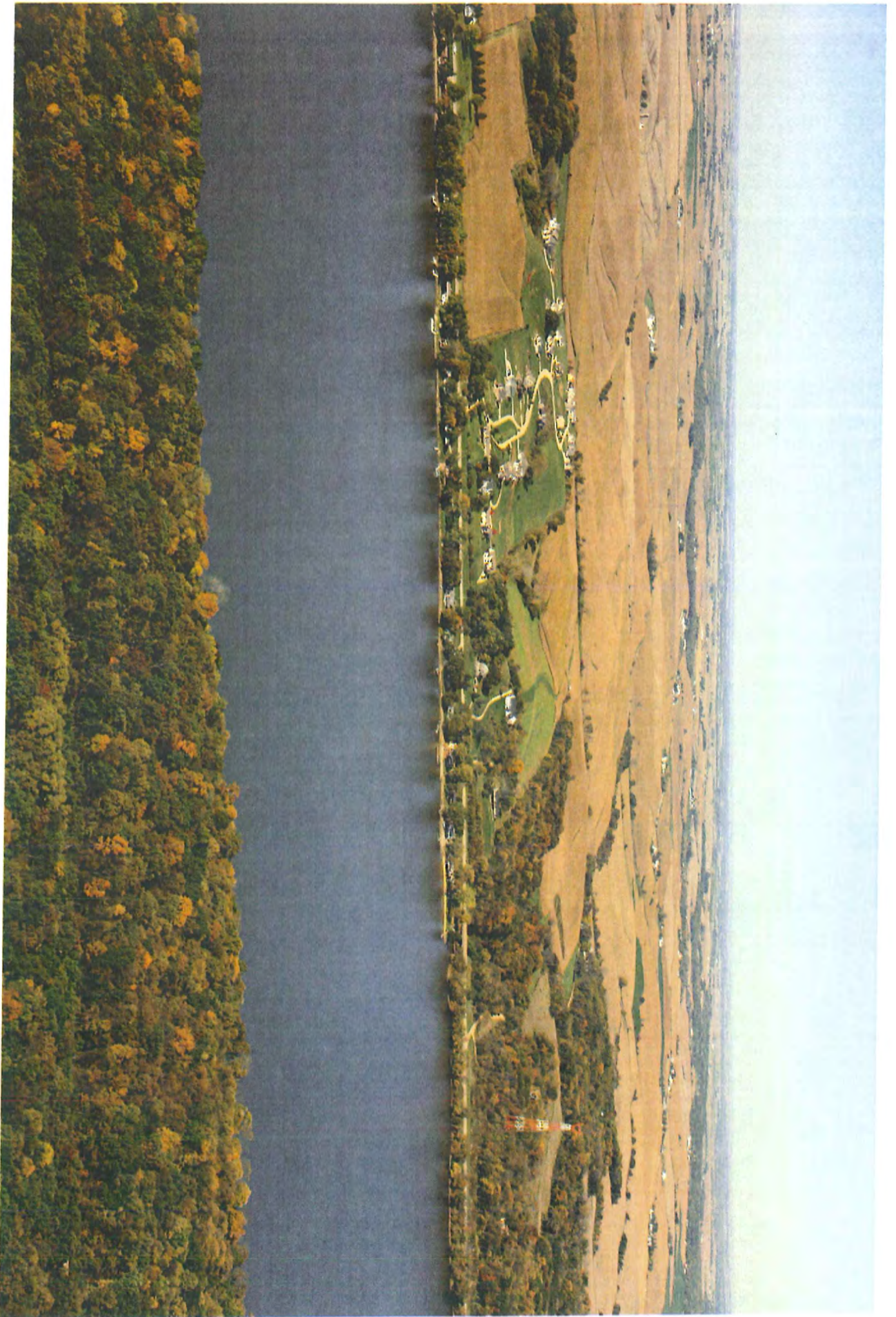
235TH ST

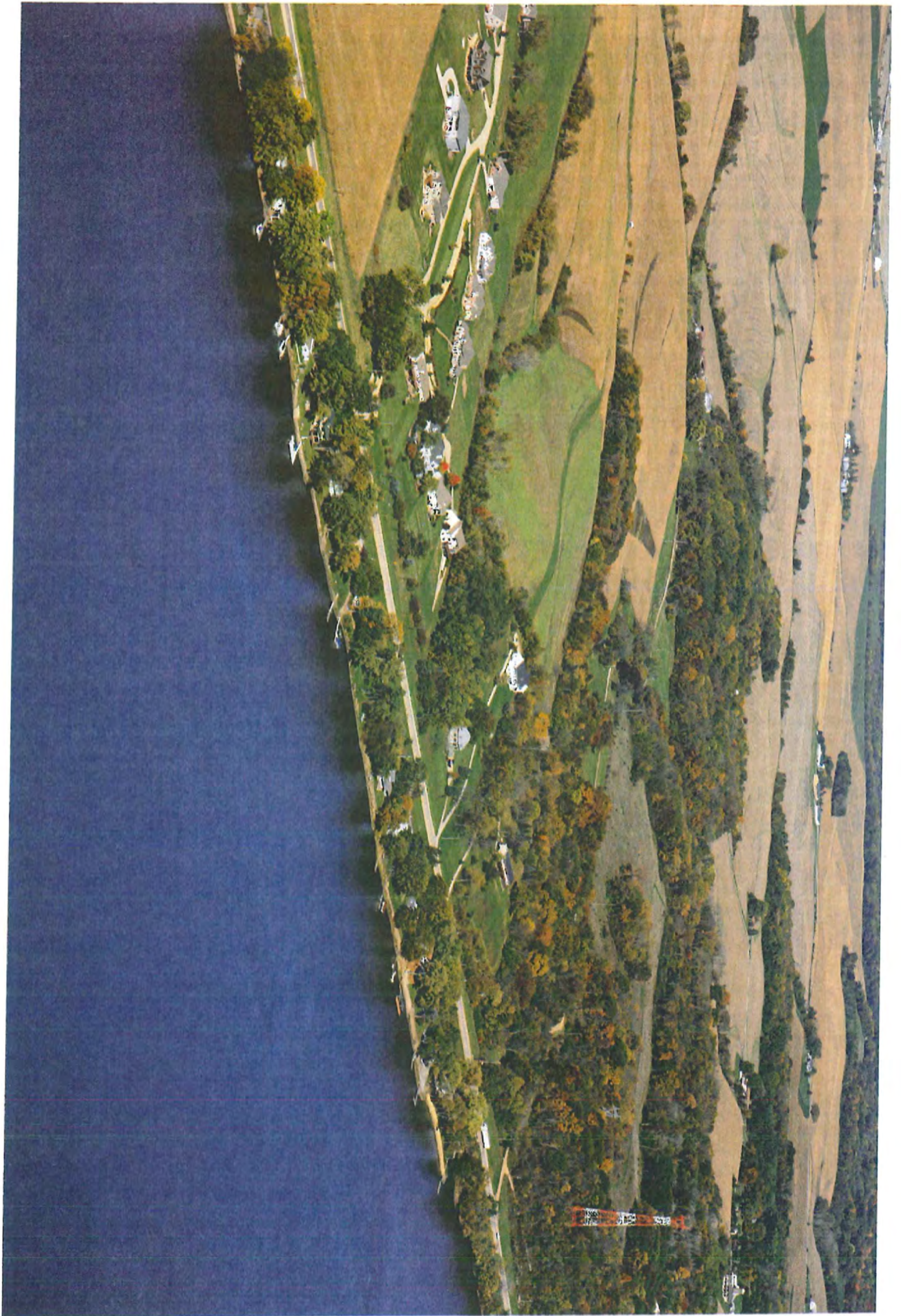
270TH AVE

GREAT RIVER RD









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: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: October 25, 2016

Re: A request by Bobby Schilling, dba Building R Values LLC for approval of the Final Plat of Mt Carmel Addition, a proposed four (4) lot residential subdivision, located west of Great River Road and adjacent to Olethea Golf Course located in part of the SW¹/₄ Section 14 of LeClaire Township.

The Planning Commission unanimously recommended approval of the Final Plat with the two (2) conditions recommended by staff. The two conditions are that a surety for any remaining road improvements be posted prior to approval by the Board of Supervisors; and that the City of Princeton approve the final plat. A representative for the applicant, Christie Schilling, was present to formally request approval and answer questions from the Commission. Two (2) members of the public, who plan to purchase and build in the Mt. Carmel Addition once the plat is approved, were present to observe the proceedings

RECOMMENDATION: The Planning Commission recommends that the Final Plat of Mt. Carmel Addition be approved with the following two (2) conditions:

1. That a surety for any remaining road improvements be posted prior to approval by the Board of Supervisors; and
2. The City of Princeton approve the Final Plat.

Vote: 5-0



PLANNING & ZONING COMMISSION

STAFF REPORT

September 20, 2016



- Applicant:** Building R Values, LLC / Bobby Schilling
- Request:** Final Plat approval of a four (4) lot residential major plat
- Legal Description:** A fifteen (15) acre parcel located in part of the SW¼ Section 14 of LeClaire Township
- General Location:** West of Great River Road (US Hwy 67), North of Woods and Meadows Addition, and adjacent to Olathea Golf Course.
- Zoning:** Single Family Residential (R-1)

Surrounding Zoning:

- North:** Agricultural General (A-G)
South: Single Family Residential (R-1)
East: Single Family Residential (R-1)
West: Agricultural General (A-G)

Existing Land Use: Previously used as golf course driving range; no existing structures

Surrounding Land Use:

- North:** Olathea Golf Course
South: Single Family Dwellings
East: Single Family Dwellings
West: Olathea Golf Course

GENERAL COMMENTS: This existing parcel was split from the golf course property with the approval of a plat of survey in 2012. It was rezoned from Agricultural-General (A-G) to Single Family Residential (R-1) just prior to the plat of survey approval. At that time, the proposed buyer intended to build a single residence on the property with an accessory private horse stable. The property has frontage on and access to US Hwy 67/Great River Road. Previously, the property served as the driving range for Olathea Golf Course. Directly adjacent to the south is an approximately 50-lot residential subdivision known as Woods and Meadows Addition. To the east across Hwy 67 are a number of residential river front lots which are zoned R-1. The adjacent property to the north and west is the main golf course property and is zoned A-G.

The applicant submitted a number of proposed sketch plans and preliminary plats for this development to the Planning Commission. The current proposed Final Plat creates a short cul-de-sac, 231st Street Court shown as Lot A, from Great River Road with four private driveways to access the building sites on the four proposed development lots.



PLANNING & ZONING COMMISSION

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STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision and Zoning Ordinances. The subdivision regulations define a minor plat as any subdivision or re-subdivision containing not more than four (4) lots fronting on an existing street, not involving any new street or road, or extension of municipal facilities, or the creation of any public improvements, and not adversely affecting the remainder of the parcel or adjoining property. The subdivision regulations define a major plat as any subdivision not classified as a minor plat, including but not limited to subdivisions of five (5) or more lots, or any size plat requiring any new street or extension of public facilities, or the creation of any public improvements. The necessity to construct a road in conjunction with the platting of these proposed four (4) lots required this subdivision to be reviewed as a major plat. While the proposed road that serves these 4 lots is private, it still must be built to County standards as a shared driveway. The Preliminary Plat was approved by the Board of Supervisors on December 3, 2015.

Zoning, Land Use, and Lot Layout

The existing configuration of the property as a single 15-acre tract that allows for the construction of one (1) single-family dwelling with access to Hwy 67. The platting of this tract into 4 lots served via a private road would allow for the construction of a single-family dwelling on each lot. The two lots at the entrance to the subdivision are both just over one (1) acre in size. The other two proposed lots will be served by longer private driveways that will come off the end of the short cul-de-sac entry road. Those two lots are 2.6 and 9.7 acres in size, respectively.

The plat shows a forty-foot rear building setback line on Lot 3 and Lot 4, and a fifty-foot front building setback line on Lot A, which is unnecessary and somewhat inaccurate. Staff recommends that the setback restrictions on the plat be removed. Setbacks are subject to zoning review at the time building permits are issued.

Access and roadway improvements

The property has frontage and access on Great River Road / Hwy 67. The four (4) lots would be served by a short private cul-de-sac entrance connecting to Hwy 67. The subdivision regulations require that all new subdivision streets projected to serve no more than four (4) lots shall be constructed at a minimum with a 6" stone aggregate base with an asphalt surface at a minimum of 2" thickness. The design shall also at a minimum include 2 foot wide shoulders and 2 foot wide drainage ditches with 3:1 slopes, as well as a minimum right-of-way width of 50 feet. The street is designed and will be constructed to provide year round access for motorized vehicles, including an area for vehicle turnaround sufficient for emergency vehicles within the roadway easement. The County Engineer has approved the plans for the road, cross section, shoulders and ditches before the road construction began. The Iowa DOT has approved the design and construction of this private road's intersection with US Hwy 67. The construction of the road has not, as of yet, been completed. Unless the road improvements are completed prior to Final Plat



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approval by the Board of Supervisors a performance bond or some financial surtey will need to be posted to guarantee their completion.

The County Engineer and Assistant Engineer reviewed the Plat and road design and had no comments or concerns with the road design and lot configuration. Construction of the road with the grading and aggregate base has been initiated but, as stated above, has not been completed.

Stormwater management

The Subdivision Regulations require the internal street to be adequately drained, and that storm water runoff from a one hundred (100) year rain event, calculated at post-developed flows, is conveyed/detained and metered out at a volume not to exceed the five (5) year event, calculated at pre-developed flows. The storm water drainage plan and the design of detention facilities are required prior to preliminary plat approval. However, due to the scope of this development, having relatively few lots large in size and a relatively small amount of road being constructed, staff has not required a separate storm water drainage plan. Instead the minimal improvements and design is shown on the submitted Preliminary Plat itself and accompanying road design. Storm water will be conveyed through surface drainage including the newly constructed road ditches, carrying water east to the ditch adjacent to Hwy 67. Prior to entering the Hwy 67 right-of-way storm water is shown detained and metered out.

Erosion and sediment control plan

The Subdivision Regulations also require the submission of an erosion and sediment control plan prior to preliminary plat approval. However, similar to the requirement for a storm water drainage plan, this provision is intended for large, multi-lot major plats. This subdivision is being reviewed as a major plat because it involves the construction of a new road. Staff has reviewed the erosion and sediment control plan and did not have any comments or concerns. The entrance road is just over 200 feet in length with less than a 10% grade. It ends at a higher but relatively level spot for the turnaround bulb that is 80 feet in diameter

Wastewater Disposal and Water Provision

The lots within this subdivision will have to be served by on-site water and wastewater treatment facilities. The Health Department has commented that either individual wells or a community well design would be acceptable. Given the size of the lots, they have no concerns that adequate on-site systems can be constructed. The design and capacity for these systems will be determined at the time a house is built on each lot.

City of Princeton review

This property is within two miles of Princeton city limits. Therefore, review and approval of the Final Plat by the City of Princeton is required. At this time, staff has notified the City of the Preliminary Plat submittal. The City had no comments at this time, and the City's approval is required prior to final approval by the Board of Supervisors.



PLANNING & ZONING COMMISSION

STAFF REPORT

September 20, 2016



Notification of Final Plat review

The Subdivision Ordinance requires notification of the following County Departments: Assessor, Auditor, and District Soil Conservationist. No comments have been received from any of these offices. Staff notified adjacent property owners within five hundred feet (500') of the public hearing as required for the Preliminary Plat. Staff did not receive any calls or comments on the Preliminary Plat. No additional notice is required or was made of this Final Plat application.

RECOMMENDATION: Staff recommends approval of the Final Plat with the following conditions:

1. That a surety for any remaining road improvements be posted prior to approval by the Board of Supervisors; and
2. The City of Princeton approve the Final Plat.

Submitted by:
Timothy Huey,
Planning Director,
September 15, 2016

Prepared by: Theodore J. Priester, 601 Brady Street, Suite 220, Davenport, IA 52803, (563) 322-5386

**DECLARATION OF RESTRICTIVE AND PROTECTIVE COVENANTS,
SHARED MAINTENANCE AGREEMENT, SHARED DRIVEWAY AGREEMENT,
AND SHARED WELL AGREEMENT**

The undersigned, Building R Values, LLC, an Iowa limited liability company, (“Declarant” or “Developer”), as original owner and developer of all real estate described as and comprising Mt. Carmel Addition to Scott County, Iowa (“Addition” or “Subdivision”), does hereby declare and establish the following Restrictive and Protective Covenants, Shared Maintenance Agreement, Shared Driveway Agreement and Shared Well Agreement, which covenants and agreements run with the land and are binding upon all successors in title.

RESTRICTIVE AND PROTECTIVE COVENANTS

The undersigned Declarant hereby stipulates that each and every lot in the Addition is subject to the following Restrictive and Protective Covenants (“Covenants”):

1. All numbered lots of the Addition (and excepting Lot A) herein described shall be known, described and used solely as single-family residential lots and for no other purpose. No building shall be erected, altered, placed or permitted to remain on any lot other than a detached, single-family dwelling, not to exceed two stories in height, with a private garage for not less than two automobiles. All garages shall be completely enclosed and shall be part of, or attached to, the residential dwelling.

2. No single-family dwelling shall be erected on any lot having a living area with square footage of less than 1500 square feet exclusive of the basement, garage, breezeways and open porches. No one and one-half story dwelling shall be erected on any lot having a living area with square footage of less than 1800 square feet exclusive of the basement, garage, breezeways and open porches. No two story dwelling shall be erected on any lot having a living area with square footage of less than 2000 square feet exclusive of the basement, garage, breezeways and open porches. Notwithstanding the foregoing, given the large “estate-size” of Lot 4 in comparison with the other lots in the Addition, the owner of Lot 4 shall be allowed to construct appropriate outbuildings on said lot that are not otherwise incompatible with customary and reasonable land usage of such an estate-size lot.

3. In order that there be harmony in the design of the exterior of all dwellings in said Addition, the exterior design of all dwellings to be erected in the subdivision shall be approved by the developer, or its assigns, in writing, and unless such exterior design is so approved, such dwelling shall not be erected.

4. No noxious or offensive activity shall be conducted on any lot in said Addition, nor shall anything be done thereon which may be or become an annoyance or nuisance to the other lot owners in said subdivision.

5. No sign of any kind shall be displayed to the public's view on any lot except for an unlit real estate sign indicating the property is being offered for sale. Notwithstanding the foregoing, political advertising signs shall be permitted, but such signs shall be permitted no more than thirty days before the election to which they refer, and shall be removed within three days after such election.

6. With respect to any lot in the Addition, all lawn seeding, sodding and shrubbery shall be completed and/or installed by the end of the first growing season after the issuance of a permit for the occupancy of a dwelling on such lot.

7. No fences shall be constructed in the front yard or side yards of any lots. Back yards may be fenced. The fence used for such back-yard areas shall not exceed six feet in height and the design and material of construction shall be approved by the developer or its assigns, in writing, and unless such design and material is so approved, such fence shall not be erected.

8. Unless pre-approved in writing by the developer, or its assigns, no lot may be re-subdivided unless such re-subdivision shall combine adjoining lots and shall result in larger and fewer lots in the Addition.

9. Each lot owner shall have sufficient garage and/or driveway capacity to park or store the vehicles in the possession of the occupants of such lot.

10. No commercial vehicle, truck, tractor, or other mobile equipment shall be openly stored or parked on the driveway or area exterior to any dwelling. The term "commercial vehicle" shall include all automobiles, trucks, SUV's, or other vehicular equipment bearing signs or printing making reference to any commercial undertaking or enterprise. Such commercial vehicles shall be permitted, however, to park temporarily in a private driveway or subdivision driveway when making a delivery to a residence, during construction or improvements upon any lot in the Addition.

11. Motorcycles, three-wheel all-terrain vehicles, trucks larger than ¾ ton, trailers, boats, boat trailers, mobile homes, motor homes, campers, camper trailers, and other motorized vehicles, other than private passenger vehicles, shall not be regularly parked or stored on a private driveway, lot or subdivision driveway in the Addition. No disassembly or repair work of any vehicles, boats, or large machinery shall be permitted on any private driveway, lot or subdivision driveway.

12. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes. A household pet must be leashed or tethered if outside the confines of its owner's lot.

13. No trailer, underground structure, tent, shack, garage, shed, barn or other outbuilding in said subdivision shall be used at any time as a residence, temporarily or permanently, nor shall any structure or a temporary nature be used as a residence.

14. Firewood may be stored on any lot only in such manner that is not unsightly to adjacent lot owners.

15. No television or radio tower, television satellite dish having a diameter more than 18 inches, or free standing towers or antennas of any kind shall be permitted on any lot in the subdivision.

16. The owner of each lot, vacant or improved, shall keep the lot free of weeds and debris. Notwithstanding the foregoing, the care and maintenance of Lot A shall be undertaken as provided for elsewhere in this Agreement.

17. Invalidation of any one of these covenants by judgment, decree or court order shall not affect any of the other provisions which shall remain in full force and effect.

18. In the event any person or entity who may at any time own or occupy any lot or lots in said subdivision shall violate or threaten to violate any covenant or covenants herein, any other person or persons owning any lot or lots in said Addition shall have the right to proceed in any court of law or equity by proceeding seeking injunctive relief or other legal remedy or right and to collect or recover from the party or parties violating or threatening to violate any such covenant or restriction all damages, costs, expenses and attorney's fees resulting from or incurred in connection with any such legal cause or proceeding.

19. These covenants and restrictions are to run with the land and shall be binding on all parties claiming under them for a period of twenty-one years, and may be renewed for extended periods thereafter upon compliance with the Code of Iowa, unless by vote of the majority of the then owners of the lots in the Addition, it is agreed to change said covenants in whole or in part. Notwithstanding whether a lot may be owned by more than one person or entity, only one vote is allowed per lot with regard to changing the covenants.

SHARED MAINTENANCE AGREEMENT

1. The undersigned Developer of the Addition has set aside Lot A of the Addition as a non-buildable lot for the purpose of providing frontage greenspace, aesthetic value, buffering and privacy for the benefit of all present and future lot owners.

2. The owners of the lots shall share equally in the cost of maintaining Lot A, including but not limited to, mowing, landscaping, tree trimming, planting, removal of plants and other routine maintenance to enhance and preserve the appearance and function of Lot A. All decisions regarding the maintenance of Lot A will be determined by majority vote of the lot owners. Notwithstanding whether a lot may be owned by more than one person or entity, only one vote is allowed per lot with regard to maintenance and related purposes pertaining to Lot A.

3. It is agreed that this Shared Maintenance Agreement, and each and all the covenants and obligations hereof, shall be binding upon and inure to the benefit of the lot owners, their respective heirs, executors, administrators, successors and assigns.

SHARED DRIVEWAY AGREEMENT

1. The owners of the lots and their guests, licensees and invitees shall have the right to use the private subdivision driveway located and providing access to all lots in the Addition ("shared driveway"). The owners of the lots further agree that they shall neither block access nor permit the blocking of access to the shared driveway. Notwithstanding any other provisions herein, the respective lot owners shall be solely responsible for the repairs, maintenance and/or replacement of any portion of the connecting driveway located on their own respective property for their exclusive benefit.

2. The owners of the lots shall share equally in the cost of maintaining said shared driveway, including but not limited to, snow removal, repairing and/or replacing said shared driveway. All decisions regarding ongoing maintenance of the shared driveway will be determined by the majority vote of the lot owners. Notwithstanding whether a lot may be owned by more than one person or entity, only one vote is allowed per lot with regard to maintenance and other issues pertaining to the use of the shared driveway.

3. The owners of the lots agree to hold harmless each other from any liability, claims or lawsuits pertaining to injuries or damages suffered as the result of the use of said shared driveway. However, the majority of the owners of the lots retain the right to call for a larger contribution from another owner under any rule of law regarding liability for negligent and/or willful acts or omission on the part of any owner or its agents.

4. It is agreed that this Shared Driveway Agreement, and each and all the covenants and obligations hereof, shall be binding upon and inure to the benefit of the lot owners, their respective heirs, executors, administrators, successors and assigns

SHARED WELL AGREEMENT

1. The owner of Lot 3 and the owner of Lot 4 (“lot owners”) shall each have the right to use the existing well located on Lot 4 for all common household uses. The well shall be maintained, repaired, and kept in functional use by both the lot owners at the equal cost of both of said lot owners. Additionally, the well pump shall have a separate meter for the electrical usage, and the lot owners shall be equally responsible for any utility bills as they come due. The well shall be maintained at all times for the use of said lot owners, their visitors, invitees, tenants and licensees.

2. Each lot owner shall have the option to provide their own water delivery system, including pressure tanks, to their respective property except for the common pump, and such system shall be installed so as not to affect the other parties’ delivery system.

3. Notwithstanding any other provisions herein, each lot owner shall be solely responsible for the repairs, maintenance and/or replacement of any water lines, pressure tanks, or other equipment that has an entirely separate function and use for the exclusive benefit of each respective owner. Furthermore, while this Agreement remains in effect, the owner of Lot 3 shall have an easement over an area extending ten (10) feet on each side of the water line, running from the well to their property boundary for the purpose of repairing, maintaining and/or replacing the line and well equipment and facilities as may be necessitated hereafter.

4. In the event the existing well is no longer capable of supplying sufficient volume of water to service both lot owners’ properties, then the owners shall construct a new replacement well at their equal cost unless the parties mutually agree to rescind this Agreement. Upon completion of construction of a new replacement well, the provisions hereof shall continue to have force and effect regarding said replacement well.

5. Each party shall have the right to act to correct an emergency situation and shall have access to the other lot if the other party is absent or not available. An emergency situation means the failure of the well and/or equipment and facilities to deliver water on demand or any situation where water is leaking.

6. No lot owner may install landscaping or improvements that will impair the well and/or the well equipment and facilities.

7. The lot owners shall have periodic well water sampling and testing performed by a responsible authority. All costs of such sampling and testing shall be shared equally by said lot owners.

8. Any dispute or controversy arising between the lot owners involving the interpretation or application of any provision of this Shared Well Agreement, or arising out of this Agreement, shall be submitted to and determined by arbitration, in accordance with the governing rules of the American Arbitration Association, or the rules of any comparable organization.

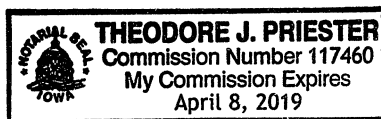
9. It is agreed that this Shared Well Agreement, and each and all the covenants and obligations hereof, shall be binding upon and inure to the benefit of the lot owners, their respective heirs, executors, administrators, successors and assigns.


BUILDING R VALUES, LLC

By 
Christine Schilling, Manager

STATE OF IOWA)
) ss:
SCOTT COUNTY)

On this 22 day of August, 2016, before me, the undersigned, a Notary Public in and for said County and State personally appeared Christine Schilling, Manager of Building R. Values, LLC to me personally known, who being by me duly sworn did say that she is the duly authorized signing manager/member of said limited liability company, and that said instrument was signed on behalf of the said limited liability company by authority of its members and Christine Schilling acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.





Notary Public in and for said County and State



Mt. Carmel Addition

231ST STREET CT

GREAT RIVER RD

67

230TH ST

229TH ST





LOST GROVE RD

Princeton

29 MPH
HWY 67

67

29 MPH
HWY 67

235TH ST

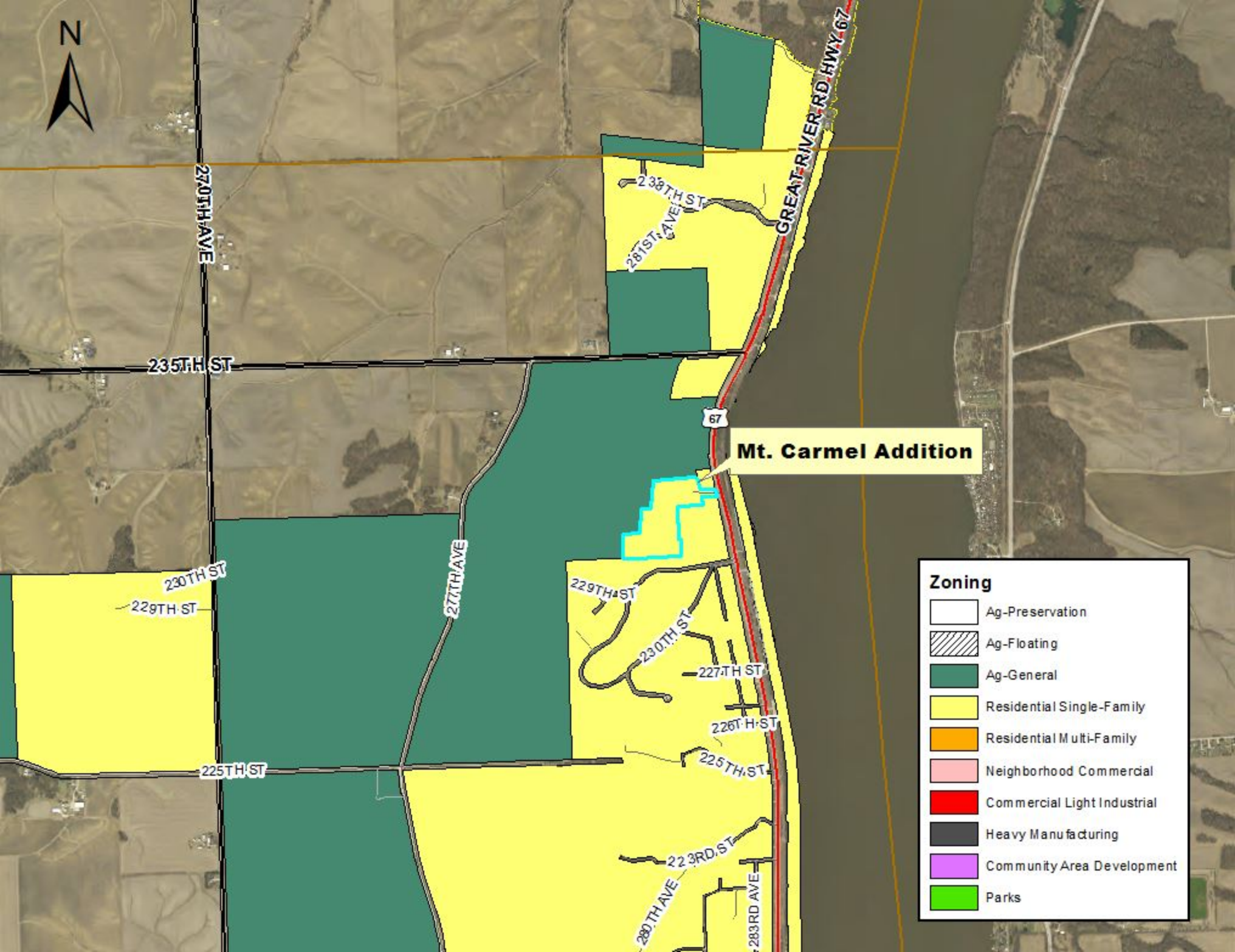
Mt. Carmel Addition

270TH AVE

GREAT RIVER RD

F51





Mt. Carmel Addition

Zoning	
	Ag-Preservation
	Ag-Floating
	Ag-General
	Residential Single-Family
	Residential Multi-Family
	Neighborhood Commercial
	Commercial Light Industrial
	Heavy Manufacturing
	Community Area Development
	Parks









CERTIFICATE OF APPROVAL BY SCOTT COUNTY

I, Jim Hancock, Chairman of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on November 3, 2016 in which it approved the Final Plat of **Mt. Carmel Addition** 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 3rd day of November considered the Final Plat of **Mt. Carmel Addition**, a four (4) lot subdivision, being Lot 2 of Haessler's First Subdivision of part of the W $\frac{1}{2}$ of Section 14 and a part of the SW $\frac{1}{4}$ of Section 14 all in Township 79 North, Range 5 East of the 5th P.M. (LeClaire Township) and having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the Final Plat of said subdivision.

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 3rd day of November, 2016

SCOTT COUNTY, IOWA

BY: _____
Jim Hancock, 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
November 3, 2016
APPROVING THE FINAL PLAT OF MT. CARMEL ADDITION

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 3rd day of November considered the Final Plat of **Mt. Carmel Addition**, a four (4) lot subdivision, being Lot 2 of Haessler's First Subdivision of part of the W½ of Section 14 and a part of the SW¼ of Section 14 all in Township 79 North, Range 5 East of the 5th P.M. (LeClaire Township) and having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the Final Plat of said subdivision.

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: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: October 25, 2016

Re: A request by Robert Kauth for approval of the Final Plat of Kauth's 3rd Addition, a seven (7) acre tract into eight (8) residential lots located west of 95th Avenue and south of Hickory Hills Second Annex in part of the NE¹/₄SW¹/₄ of Section 15, Buffalo Township.

The Planning Commission unanimously recommended approval of the Final Plat in accordance with staff's recommendation. The Preliminary Plat had been approved in 2007 with four conditions, all of which the Planning Commission determined had been met.

The applicant, Robert Kauth, was present to formally request approval and answer questions from the Commission. No other members of the public commented on the request.

RECOMMENDATION: The Planning Commission recommends that the Final Plat of Kauth's 3rd Addition be approved. Vote 5-0.



PLANNING & ZONING COMMISSION
STAFF REPORT
September 20, 2016



Applicant: Robert Kauth

Request: Final Plat of Kauth's 3rd Addition, a proposed eight (8) lot residential subdivision.

Legal Description: Part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 15, Buffalo Township.

General Location: West of 95th Ave; South of Hickory Hills Second Annex

Zoning: Single Family Residential (R-1)

Surrounding Zoning:

North: Single Family Residential (R-1)
South: Single Family Residential (R-1)
East: Single Family Residential (R-1)
West: Single Family Residential (R-1)

GENERAL COMMENTS: The Preliminary Plat for this proposed residential subdivision was approved by the Board of Supervisors on August 23, 2007 in accordance with the Planning Commission's recommendation. The Preliminary Plat was for the 32-acre balance of a 40-acre tract. The initial 6.5 acres of the original 40-acre parcel was platted in 2002 and 2003 into six residential lots as Kauth's 1st Addition. That area included the entire frontage on 95th Avenue of the forty acre parcel. On March 17, 2011 the Board of Supervisors approved the Final Plat of a 13-lot residential subdivision to the west of Kauth's 1st Addition known as Kauth's 2nd Addition, which included 12 lots with frontage on 114th Street, and a large lot (Lot 13) that was designated as the area for future development which was shown as the location of nine (9) lots on the Preliminary Plat. The applicant is seeking approval of the subdivision of Lot 13 into eight (8) residential lots with frontage on 95th Avenue Court, to be named Kauth's 3rd Addition.

STAFF REVIEW: Staff has reviewed this Final Plat request for compliance with the requirements of the Subdivision Regulations, the Zoning Ordinance and the four conditions of Preliminary Plat approval. Those four conditions were:

1. All grading and construction comply with the erosion and sediment control plan as approved by the County Engineer and the Natural Resources Conservation Service;
2. That permitted areas for residences and accessory buildings be shown on the Final Plat;
3. The County Engineer review and approve all street construction plans prior to construction; and
4. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.



PLANNING & ZONING COMMISSION

STAFF REPORT

September 20, 2016



This Final Plat is for eight (8) lots rather than nine (9), as was approved with the Preliminary Plat. Since this minor change is a reduction in density staff determined the Final Plat could be approved as submitted.

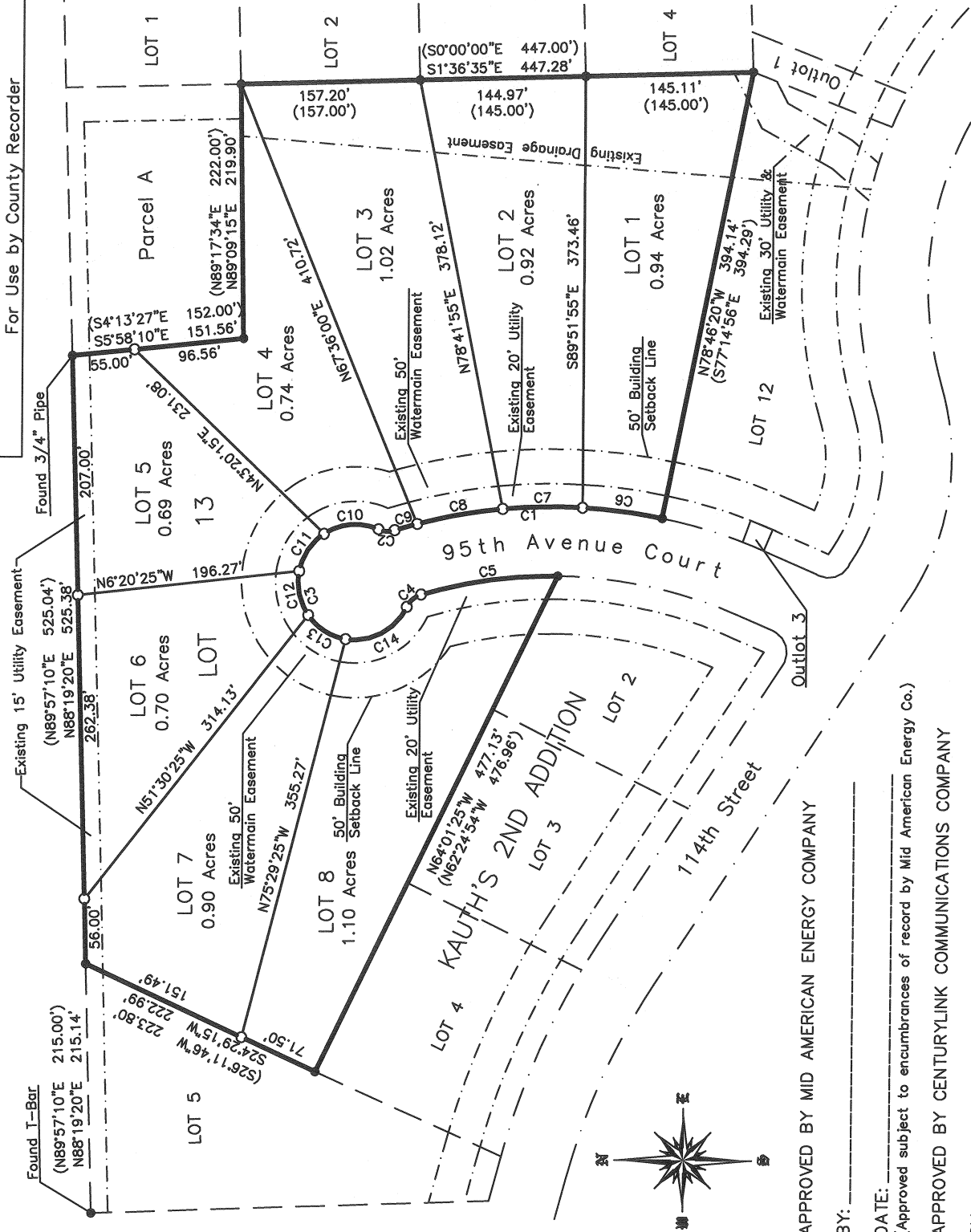
The County Engineer states that the new roads, 114th Street and 95th Avenue Court, appear to have been adequately constructed. However the County Engineer does state that he has concerns that he never received, reviewed or approved any final construction plans for that road. He did review Preliminary Plans and he states that the road construction appears to match those plans. He also states that the grades for 114th Street are nearly 7% in spots which was steeper than was shown on the plans. Finally he states that the road design is not consistent as far as the use of curb and gutter and that the standard for the County to accept subdivision roads is that they have curb and gutter throughout. He states that this would influence his recommendation on whether the County Board should accept these roads onto the County's system.

As far as the other conditions of Preliminary Plat approval, the grading and road construction have complied with the erosion and sediment control plan; the permitted areas for residences and accessory buildings are delineated on the Final Plat; and all proposed wastewater treatment facilities will meet Health Department requirements at the time houses and septic systems are constructed on each lot.

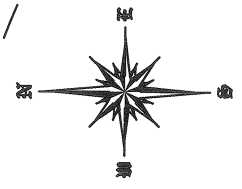
RECOMMENDATION: Staff recommends that the Final Plat for Kauth's 3rd Addition be approved.

Submitted by:
Timothy Huey, Director
September 15, 2016

FINAL PLAT
OF
KAUTH'S 3RD ADDITION
AN ADDITION TO SCOTT COUNTY, IOWA
BEING LOT 13 OF KAUTH'S 2ND ADDITION TO SCOTT
COUNTY, IOWA



For Use by County Recorder



APPROVED BY MID AMERICAN ENERGY COMPANY
 BY: _____
 DATE: _____
 (Approved subject to encumbrances of record by Mid American Energy Co.)

APPROVED BY CENTURYLINK COMMUNICATIONS COMPANY
 BY: _____
 DATE: _____

APPROVED BY MEDIACOM
 BY: _____
 DATE: _____

APPROVED BY EASTERN IOWA LIGHT AND POWER
 BY: _____
 DATE: _____

APPROVED BY THE CITY OF BUFFALO, IOWA
 BY: _____
 DATE: _____

LEGEND

- FOUND 5/8" REBAR W/YELLOW CAP NO. 7983 UNLESS OTHERWISE NOTED
 - SET #/ REBAR W/RED CAP 11954
 - () RECORD DIMENSION
- Proprietor: Robert & Bonnie Kauth
 Survey requested by: Robert Kauth
 Survey prepared by: Daniel J. Johnson
 3703 165th Street
 Blue Grass, Iowa
 August 12, 2016

Curve Data			
CURVE	ARC LENGTH	RADIUS	CHORD LENGTH
C1	236.18' (235.95')	(465.61')	233.66' (233.43')
C2	14.36' (14.46')	(20.00')	14.05' (14.15')
C3	234.40' (234.32')	(50.00')	71.57' (71.54')
C4	16.85' (16.73')	(20.00')	16.36' (16.25')
C5	121.02' (121.14')	(405.61')	120.57' (120.69')
C6	69.85'	465.61'	69.78'
C7	70.02'	465.61'	69.95'
C8	75.99'	465.61'	75.91'
C9	20.33'	465.61'	20.33'
C10	49.87'	50.00'	47.83'
C11	40.00'	50.00'	38.94'
C12	40.00'	50.00'	38.94'
C13	40.00'	50.00'	38.94'
C14	64.54'	50.00'	60.15'



Scale 1"=100'



I hereby certify that this land surveying document was prepared and the related survey work was performed in accordance with the laws of the State of Iowa under the personal supervision and that I am a duly licensed Land Surveyor.

Signed: _____
 Date: _____

Daniel J. Johnson, L.S. 11954
 My license renewal date is December 31, _____
 Pages or sheets covered by this acid: _____
 (Entire submission unless specified here)



Kauth's 3rd Addition



95TH AVE



Kauth's 3rd Addition

GOON HUNTERS RD

95TH AVE

JEFFERSON ST

DODGE ST

W FRONT ST

E FRONT ST

22









CERTIFICATE OF APPROVAL BY SCOTT COUNTY

I, Jim Hancock, Chairman of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on November 3, 2016 in which it approved the Final Plat of **Kauth's 3rd Addition** 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 17th day of March 2011 considered the Final Plat of **Kauth's 3rd Addition** an eight (8) lot subdivision, formerly Lot 13 of Kauth's 2nd Addition located in part of the NE¹/₄ of the SW¹/₄ of Section 15, Buffalo Township, 77 North, Range 2 East of the 5th Principal Meridian (Buffalo Township), Scott County, Iowa, and having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the Final Plat of said subdivision.

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 3rd day of November, 2016

SCOTT COUNTY, IOWA

BY: _____
Jim Hancock, 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
November 3, 2016
APPROVING THE FINAL PLAT OF KAUTH'S 3rd ADDITION

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 17th day of March 2011 considered the Final Plat of **Kauth's 3rd Addition** an eight (8) lot subdivision, formerly Lot 13 of Kauth's 2nd Addition located in part of the NE¹/₄ of the SW¹/₄ of Section 15, Buffalo Township, 77 North, Range 2 East of the 5th Principal Meridian (Buffalo Township), Scott County, Iowa, and having found the same made in substantial accordance with the provisions of Chapter 354, Code of Iowa, and the Scott County Subdivision Ordinance, does hereby approve the Final Plat of said subdivision.

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



Item 06

11/1/16

Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Scott County TIF Review Committee

Date: October 26, 2016

Re: City of Davenport's proposed amendment to the City's North Urban Renewal Area Plan to allow the reimbursement to the City's General Fund for Economic Development Staff costs and other related activities.

The City of Davenport has notified Scott County of a proposed amendment to North Urban Renewal Area Plan to allow the reimbursement of \$275,000 to the City's General Fund for Economic Development staff costs and other economic development related activities. The City has done this for a number of years but only recently notified the County of the practice on at least two previous occasions. The Board has consistently objected to the use of TIF for such reimbursement. In our letters to the City we have stated:

"The Board has not supported the use of "Internal TIFs" to fund city staff positions as stated in this plan amendment. City staff costs are a City expense. Funding these costs through the diversion of property tax revenue means that County tax payers and the other taxing entities are subsidizing what is unarguably a City expense."

The Committee has drafted a letter that includes this same language for the Board's consideration at the COW. The information provided by the City is also included.



226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7765 • Fax: 563-328-6714
www.cityofdavenportiowa.com

Date: October 20, 2016

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

From: City Council
City of Davenport, Iowa

RE: North Urban Renewal Area Amendment

The City of Davenport is in the process of amending the urban renewal area known as the North 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, November 1, 2016 at 8:30 o'clock a.m. at City Hall, CPED 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 November 16, 2016, and a copy of the notice of hearing is enclosed for your information.

Please call Susanne Knutsen, Lead Economic Development Coordinator, at 326-6179 or via email at smk@ci.davenport.ia.us if you have questions.

Enclosure

City of Davenport, Iowa

Urban Renewal Plan Amendment
North Urban Renewal Area

October 2016

The Urban Renewal Plan (the “Plan”) for the North Urban Renewal Area (the “Area”) is being amended for the purposes of 1) identifying new urban renewal projects to be undertaken therein.

- 1) **Identification of 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:** Internal TIF

- Cost:** \$275,000

- Rationale:** To reimburse the General Fund for Economic Development staff costs and other economic development related activities such as economic research tools and training.

- 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: \$ 219,950,000

- Remaining Constitutional Debt Capacity of the City: \$ 94,600,270

- Proposed Debt to be incurred in the Urban Renewal Area: \$275,000

NOTICE OF PUBLIC HEARING 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 16th day of November, 2016, there will be conducted a public hearing on the question of amending the North Urban Renewal Area Plan pursuant to Chapter 403, Code of Iowa.

North Urban Renewal Plan Amendment

1) Internal TIF: North Urban Renewal Area: \$275,000

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.

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

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

BOARD OF SUPERVISORS

600 West Fourth Street
Davenport, Iowa 52801-1030

Office: (563) 326-8749

E-Mail: board@scottcountyiowa.com



JIM HANCOCK, Chair
CAROL EARNHARDT, Vice-Chair
DIANE HOLST
BRINSON L. KINZER
TOM SUNDERBRUCH

November 1, 2016

Mayor Frank Klipsch
Davenport City Council Members
Davenport City Hall
226 West Fourth Street
Davenport, Iowa 52801

draft draft draft draft draft

RE: City of Davenport's proposed amendment to the City's North Urban Renewal Area Plan to allow the reimbursement to the City's General Fund for Economic Development Staff costs and other related activities.

Dear Mayor Klipsch and Council Members:

Thank you for the opportunity to comment on the proposed amendment of the North Urban Renewal Area Plan to allow the reimbursement of \$275,000 to the City's General Fund for Economic Development Staff costs and other related activities. Ever since the City first notified the County on previous occasions of the use of TIF funding for economic development staff costs, the Board of Supervisors has consistently expressed its objection.

Even though the Scott County Board of Supervisors has supported the use of TIF as an economic development incentive for the creation of quality, primary jobs that are deemed to add real value to the Quad Cities economy and provide new employment opportunities, the Board has not supported the use of "Internal TIFs" to fund city staff positions as stated in this plan amendment. City staff costs are a City expense. Funding these costs through the diversion of property tax revenue means that County tax payers and the other taxing entities are subsidizing what is unarguably a City expense.

Scott County would like to continue the spirit of cooperation with the City of Davenport on economic development projects and we look forward to working with you in the future.

Sincerely,

Jim Hancock, Chairman
Scott County Board of Supervisors

xc: Corri Spiegel, Davenport City Administrator;
Mahesh Sharma, Scott County Administrator

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

November 3, 2016

APPROVAL OF STAFF APPOINTMENTS

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

Section 1. The hiring of Carole Ferch for the position of Community Dental Consultant – Older Adult in the Health Department at the entry level rate.

Section 2. The hiring of Leah Kroeger for the position of Community Dental Consultant - Child in the Health 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

November 3, 2016

APPROVAL OF AMENDMENT TO FLEXIBLE SPENDING ACCOUNT PLAN

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

Section 1. That the County's Health Care Flexible Spending Account is hereby amended to set an indexed cap that complies with changes to the IRS Code.

Section 2. That the Human Resources Director hereby authorized to sign the FSA contracts for services on behalf of the Board.

Section 3. This resolution shall take effect January 1, 2017.



Scott County Health Department

600 W. 4th Street | Davenport, IA 52801-1030 | P. 563-326-8618 | F. 563-326-8774
health@scottcountyiowa.com | www.scottcountyiowa.com/health

Item 08
11/1/16

October 25, 2016

To: Mahesh Sharma, County Administrator
From: Edward Rivers, Director

RE: FY17 County Agreement with the Center for Alcohol & Drug Services, Inc. for Prevention Services

The County Agreement with the Center for Alcohol & Drug Services, Inc. (CADS) that was brought to the Board of Supervisors for signature in June 2016 did not include the dollars that the Board provides to CADS for Prevention Services. At that time, the County Substance Abuse Prevention Contract from the Iowa Department of Public Health had not been received.

Since that time, the Contract has been received, signed and a subcontract with CADS has been developed and approved by the Iowa Department of Public Health, as required by Contract. This Contract includes the \$30,000 of County Dollars that leverage the \$10,000 from the Iowa Department of Public Health.

I would ask that the Subcontract be placed on the November 1, 2016 Committee of the Whole Agenda for review and discussion.

BOARD OF SUPERVISORS

Administrative Center
600 West 4th Street
Davenport, Iowa 52801
Office: 563-326-8749
Fax: 563-328-3285
E-mail: board@scottcountyiowa.com
www.scottcountyiowa.com



CONTRACT #: 64048-38A-CADS17

PROJECT TITLE: County Substance Abuse Prevention Services

PROJECT PERIOD: July 1, 2016 through June 30, 2017

CONTRACT AMOUNT: \$40,000

CONTRACT PERIOD: July 1, 2016 through June 30, 2017

FUNDING SOURCE:

COUNTY: \$30,000.00
STATE: \$10,000.00

CONTRACT ADMINISTRATOR INFORMATION:

NAME/TITLE: Joseph P. Cowley, President/CEO
PHONE: 563-332-8974
FAX: 563-336-8826
E-MAIL: jcowley@cad-s-ia.com

CONTRACTOR: Center for Alcohol & Drug Services, Inc.
1523 S. Fairmount
Davenport, IA 52802

The Contractor agrees to perform the work and to provide the services described in the Special Conditions for the consideration stated herein and all other contract provisions for the County Substance Abuse Prevention funding. The duties, rights and obligations of the parties to this contract shall be governed by the Contract Documents, which include the Special Conditions, Iowa Department of Public Health General Conditions, Iowa Department of Public Health Request for Proposal and Scott County’s Application.

The Contractor has reviewed and agrees to the General Conditions effective July 1, 2016 as posted on the Iowa Department of Public Health’s Web site under *Funding Opportunities*: www.idph.state.ia.us or as available by contacting Teri Arnold at (563) 326-8618 ext. 8809. The contractor specifies no changes have been made to the Special Conditions or Iowa Department of Public Health General Conditions.

The parties hereto have executed this contract on the day and year last specified below.

For and on behalf of the County:

For and on behalf of the Contractor:

By: _____
Jim Hancock, Chair
Scott County Board of Supervisors

By: _____
Joseph P. Cowley, President/CEO
Center for Alcohol & Drug Services, Inc.

Date: _____

Date: _____

Special Conditions for Contract # 64048-38A-CADS17

Article I- Identification of Parties:

This contract is entered into by and between the Scott County Board of Supervisors hereinafter referred to as the COUNTY and the Center for Alcohol & Drug Services, Inc. hereinafter referred to as the CONTRACTOR. The CONTRACTOR is a licensed and accredited substance abuse agency located in Scott, County, Iowa. The Iowa Department of Public Health is referred to as the STATE.

Article II - Designation of Authorized County Official:

Jim Hancock, Chairman of the Scott County Board of Supervisors, is the Authorized County Official for this contract. Any changes in the terms, conditions, or amounts specified in this contract must be approved by the Authorized County Official. Negotiations concerning this contract should be referred to Edward Rivers at (563) 326-8618.

Article III - Designation of Contract Administrator:

Joseph P. Cowley has been designated by the CONTRACTOR to act as the Contract Administrator. This individual is responsible for financial and administrative matters of this contract. Negotiations concerning this contract should be referred to Joseph P. Cowley at (563) 332-8974.

Article IV-Key Personnel for Project Implementation

The following individual(s) shall be considered key personnel for purposes of fulfilling work and services of this contract:

County Personnel

Name	Title	E-mail address
Jim Hancock	Chairman	board@scottcountyiowa.com
Edward Rivers	Health Director	health@scottcountyiowa.com
Amy Thoreson	Deputy Health Director	amy.thoreson@scottcountyiowa.com
Teri Arnold	Administrative Office Assistant/Fiscal Officer	teri.arnold@scottcountyiowa.com

Contractor Personnel

Name	Title	E-mail address
Joseph P. Cowley	President/CEO	jcowley@cads-ia.com
Janet Rector	Director of Quality Services	jrector@cads-ia.com
Kurt Streicher	Vice-President/CFO	kstreicher@cads-ia.com

The Contractor shall notify the COUNTY within ten (10) days of any change of Contract Administrator or Key Personnel.

Article V - Statement of Contract Purpose:

To provide substance abuse prevention services in Scott County not currently being funded by any other state or federal funds.

Article VI - Description of Work and Services:

In compliance with the COUNTY and STATE approved work/action plan for FY2017 (Attachment 1), the CONTRACTOR shall provide substance abuse prevention and related services that are not currently funded by any other state or federal funds and that will include only:

- Substance Abuse Education Services;
- Substance Abuse Prevention Services;
- Substance Abuse Referral Services; and/or
- Substance Abuse Post-treatment Services.

NOTE: These funds may not be used for out-of-state travel, out-of-state speakers, promotional items, t-shirts, banners, incentives, subscriptions, dues or certification costs. No meals for project participants other than light refreshments such as non-alcoholic beverages, vegetables, crackers/chips, etc.

Article VII – Performance Measure

- 1.) 3% of the contractual amount shall be withheld from payment if the CONTRACTOR does not meet its submitted FY2017 work/action plan goals as submitted and approved.

AND

- 2.) 3% of the contractual amount shall be withheld from payment if the CONTRACTOR does not submit FY2017 Year End Report and final reimbursement by July 21, 2017.

A total of 6% of the contractual total will be withheld and deducted from the final payment. NOTE: The CONTRACTOR may be required to refund monies in order to comply with the performance measure.

Article VIII - Reports:

The CONTRACTOR shall prepare and submit the following reports to the COUNTY on forms provided by the COUNTY:

Report	Date Due
Semi-Annual Progress Report	January 20, 2017
Quarterly Expenditure Workbook	July-September 2016 expenses due November 1, 2016
	October-December 2016 expenses due January 31, 2017
	January-March 2017 expenses due May 2, 2017
	April-June 2017 (Final) expenses due July 21, 2017
Year End Report	July 21, 2017

* All reports should be signed by key personnel using non-black ink.

Reports shall be sent to:

Scott County Health Department
600 West 4th Street

Article IX - Budget:

Category	STATE Budget	COUNTY Budget
Salary/Benefits	\$10,000.00	\$30,000.00

The CONTRACTOR shall receive written approval from the COUNTY prior to spending the final three (3) percent of total funds awarded.

Article X - Payments:

1. The COUNTY provides contractual payments on the basis of reimbursement of actual expenses in accordance with Iowa Code 8A.514.
2. The COUNTY will not reimburse travel amounts in excess of limits established by Iowa Department of Administrative Services.
 - a. Instate maximum allowable amounts for food are \$8.00/breakfast, \$12.00/lunch and \$23.00/dinner; lodging maximum \$98.00 plus taxes per night and mileage maximum of \$0.39 per mile.
 - b. These funds may not be used for out-of-state travel.
3. It is mutually understood and agreed upon that the CONTRACTOR will ensure:
 - a. Invoices are submitted to the COUNTY for expenses incurred during each quarter only, as per contract language;
 - b. Expenses are submitted to the COUNTY for review/approval **each quarter** (also applies if \$0 expended); and
 - c. Quarterly expenses forwarded to the COUNTY reflect only actual expense incurred and shall be reported in approved budget line items as shown in **Article IX**.
4. The COUNTY will reimburse the CONTRACTOR for expenditures at a rate not to exceed the percentage that the contract amount represents of the total budget (excluding soft match).
5. Final payment may be withheld until all contractually required reports have been received and accepted by the COUNTY. At the end of the contract period, unobligated STATE contract amount funds shall revert to the STATE and unobligated COUNTY amount funds shall revert to the COUNTY.

Article XI – Additional Conditions

1. As a condition of the contract, the CONTRACTOR shall assure linkage with the local board of health. The CONTRACTOR will assure that the local board of health has been actively engaged in planning for, and evaluation of, services. It will also maintain effective linkages with the local board of health, including timely and effective communications and ongoing collaboration.
2. Federal and State funds made available under this contract shall be used to supplement and increase the level of state, local and other non-federal funds that would in the absence of such Federal and

State funds be made available for the programs and activities for which funds are provided and will in no event take the place of state, local and other non-federal funds.

3. The disbursement of funds under this contract is contingent upon the continued availability of COUNTY and STATE funds.
4. Any use of the STATE'S name, logo, or other identifier must have prior written approval from the STATE.
5. All work plan revisions must be approved by the COUNTY prior to implementation. Requests for Description of Work or Services revisions must be received by the COUNTY on or before March 17, 2017.
6. CONTRACTOR shall allow COUNTY, STATE, and any of their duly authorized representatives to have access, for the purpose of audit and examination, to any documents, papers, and records of the CONTRACTOR pertinent to this contract.
7. The parties to this agreement shall attempt to mediate disputes which arise under this agreement by engaging in mediation with a mutually-agreed upon mediator. Each party shall bear 50% of the costs of such mediation. In the event the parties are unable to reach agreement, the parties shall submit their dispute to binding arbitration by a board of arbitration as provided for in Iowa Code section 679A.19.
8. Scott County shall be named as an additional insured under the comprehensive liability policy maintained by CADS and providing minimum coverage of \$1 million. A copy of the certificate of insurance shall be on file in the Office of the County Administrator.
9. CADS shall hold harmless from and indemnify Scott County against all claims, suits, actions, costs, attorney fees, expenses, damages, judgments, or decrees, incurred by any reason of any person or persons or property being damaged or injured by CADS or any agent or employee of CADS.
10. CADS shall comply with all applicable laws and regulations pertaining to its operation, and shall not discriminate in providing services on the basis of race, color, creed, national origin, sex, handicapping conditions or religious affiliation.
11. None of the funds provided through this Contract shall be used for any partisan political activity nor shall they be used to further the election of any candidate for political office.

Description of Work and Services

Target Population: Youth, adults, and families who reside in Scott County, Iowa

Description of Work or Services (Specific Action Plan including Goals):

The proposed services associated with this application will be provided through a subcontract with the Center for Alcohol & Drug Services, Inc. (CADS). CADS provides substance abuse prevention services for males and females, adults and youth, on and off-site at multiple locations, during varied times and days within Scott County.

Goal 1: To increase perception of harm related to use and misuse of alcohol. Baseline measure: 71% of all grades perceived moderate to great risk, Iowa Youth Survey 2014, C9.

Objective 1	Activities
By June 30, 2017, conduct presentations to a minimum of 250 parents, school personnel with 75% of 250 participants increasing or maintaining their perception of harm related to use and misuse of alcohol.	<ul style="list-style-type: none"> a. Present at PTA/PTO meetings, as requested by schools, to provide information on alcohol issues. b. Through school events (school registration, parent meetings, or open house), staff will inform the public on science-based or community-based prevention programs. c. Participate in community health fairs as requested for local employers, agencies and businesses to provide information on alcohol issues. d. Conduct one-time presentations to community groups such as city councils, board of health, county planning councils, business associations, and service clubs about substance abuse and the potential risk and consequences. e. Through community meetings, staff will inform the public on science-based or community-based prevention programs.

Objective 2	Activities
By June 30, 2017, conduct presentations to a minimum of 300 people with 75% of 300 participants increasing or maintaining their perception of harm related to use and misuse of alcohol.	<ul style="list-style-type: none"> a. Participate in community health fairs, as requested, for local employers, agencies and businesses to provide information on alcohol issues. b. Conduct one-time presentations to community groups such as city councils, board of health, county planning councils, business associations, and service clubs about substance abuse and the potential risk and consequences. c. Through community meetings, staff will inform the public on science-based or community-based prevention programs.

Goal 2: To reduce 30 day use of marijuana. Baseline measure 6% of Scott County students in grades 6,8 and 11 report marijuana use in the past 30 days, Iowa Youth Survey 2014, B16.

Objective 3	Activities
Conduct the curriculum Aggression Replacement Training-ART to high risk and indicated populations. By June 30, 2017, 75% of 50 participants surveyed on pre-post tests will have increased or maintained their perception of harm	<ul style="list-style-type: none"> a. Meet weekly with at-risk youth at an alternative high school, serving three of the four school districts, to conduct the evidence based curriculum, Aggression Replacement Training-ART. b. Conduct pre/post tests at the end of each 10 week cycle.

related to marijuana use.	
Objective 4	Activities
Conduct skill building sessions with youth at high risk and indicated populations. By June 30, 2017, 75% of 100 participants surveyed on pre-post tests will have increased or maintained their perception of harm related to marijuana use.	<ul style="list-style-type: none"> a. Co-facilitate at least 10 skill-building sessions regarding prevention of high risk behaviors and marijuana use with representatives of other community agencies such as but not limited to Scott County Juvenile Court Services and Family Resources Youth Alternative Program. b. Meet monthly with indicated population in Scott County Detention to facilitate skill building sessions and educate on harm related to marijuana use.

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

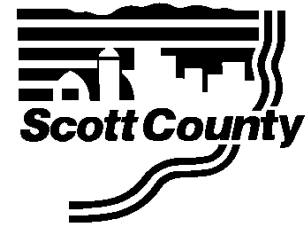
November 3, 2016

APPROVAL OF FY2017 CONTRACTUAL AGREEMENT BETWEEN THE CENTER FOR
ALCOHOL & DRUG SERVICES, INC. (CADS) AND SCOTT COUNTY

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

- Section 1. That the FY2017 Contractual Agreement between the Center for Alcohol & Drug Services, Inc. (CADS) and Scott County for reimbursement for prevention services on a monthly basis to include a detailed accounting of actual expenses is hereby approved in the amount of \$40,000.
- Section 2. That the chairman is hereby authorized to sign said agreement.
- Section 3. This resolution shall take effect immediately.

Community Services Department
600 W. 4th St.
Davenport, Iowa 52801



(563) 326-8723 Fax (563) 326-8730

October 24, 2016

To: Mahesh Sharma

From: Lori A. Elam

Re: Approval of Tax Suspension Request

The County has received a tax suspension request to have the property taxes currently owed suspended as follows:

REQUESTED TAX SUSPENSION:

Valorie Anderson
1335 West 13th Street
Davenport, IA 52804

Suspend: The 2015 property taxes, due September 2016 and March 2017 in the amount of \$1098.00 including interest.

The application meets the Board Suspension Policy requirements. It is recommended that the Board suspend these taxes at their next Board meeting.

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
NOVEMBER 3, 2016

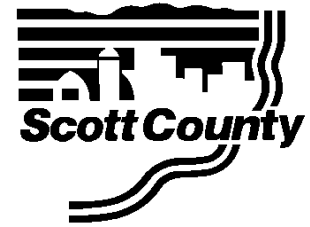
**SUSPENDING THE 2015 PROPERTY TAXES DUE SEPTEMBER 2016 AND MARCH 2017 FOR
VALORIE ANDERSON, 1335 WEST 13TH STREET, DAVENPORT, IOWA, PARCEL: H0025-31 IN THE
AMOUNT OF \$1098.00 INCLUDING INTEREST.**

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

- Section 1. The 2015 property taxes due September 2016 and March 2017 for Valorie Anderson, 1335 West 13th Street, Davenport, Iowa, Parcel: H0025-31 in the amount of \$1098.00 are hereby suspended.
- Section 2. The County Treasurer is hereby requested to suspend the collection of the above stated taxes thereby establishing a lien on said property as required by law with future collection to include statutory interest, if any.
- Section 3. This resolution shall take effect immediately.

Community Services Department

600 West 4th Street
Davenport, Iowa 52801



(563) 326-8723 Fax (563) 326-8730

October 24, 2016

To: Mahesh Sharma

From: Lori A. Elam

Re: Approval of Tax Suspension Request

The County has received the following tax suspension request to have property taxes currently owed suspended as follows:

REQUESTED TAX SUSPENSION:

Ronda Flores
2316 West 2nd Street
Davenport, IA 52802

Suspend: The 2015 property taxes due in September 2016 and March 2017 in the amount of \$475.00 including interest.

The applications meet the Board Suspension Policy requirements. It is recommended that the Board suspend the taxes at their next Board meeting.

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
NOVEMBER 3, 2016

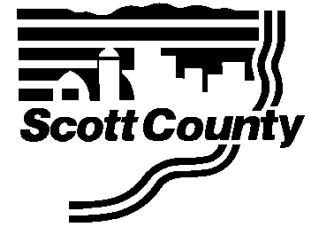
SUSPENDING THE 2015 PROPERTY TAXES DUE IN SEPTEMBER 2016 AND MARCH 2017 FOR RONDA FLORES, 2316 WEST 2ND STREET, DAVENPORT, IOWA, IN THE AMOUNT OF \$475.00 INCLUDING INTEREST.

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

- Section 1. The 2015 property taxes due in September 2016 and March 2017 for Ronda Flores, 2316 West 2nd Street, Davenport, Iowa, in the amount of \$475.00 including interest are hereby suspended.
- Section 2. The County Treasurer is hereby directed to suspend the collection of the above stated taxes thereby establishing a lien on said property as required by law with future collection to include statutory interest, if any.
- Section 3. This resolution shall take effect immediately.

Community Services Department

600 West 4th Street
Davenport, Iowa 52801



(563) 326-8723 Fax (563) 326-8730

October 24, 2016

To: Mahesh Sharma

From: Lori A. Elam

Re: Approval of Tax Suspension Request

The County has received the following tax suspension request to have property taxes currently owed suspended as follows:

REQUESTED TAX SUSPENSION:

Sara McDaniel
6030 Fossen Drive
Davenport, IA 52802

Suspend: The 2015 property taxes due in September 2016 and March 2017 in the amount of \$558.00 including interest.

The applications meet the Board Suspension Policy requirements. It is recommended that the Board suspend the taxes at their next Board meeting.

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

SCOTT COUNTY AUDITOR

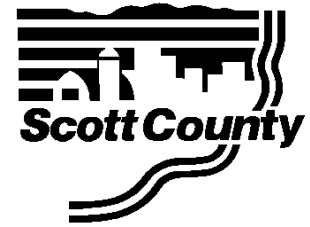
RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
NOVEMBER 3, 2016

SUSPENDING THE 2015 PROPERTY TAXES DUE IN SEPTEMBER 2016 AND MARCH 2017 FOR SARA MCDANIEL, 6030 FOSSEN DRIVE, DAVENPORT, IOWA, IN THE AMOUNT OF \$558.00 INCLUDING INTEREST.

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

- Section 1. The 2015 property taxes due in September 2016 and March 2017 for Sara McDaniel, 6030 Fossen Drive, Davenport, Iowa, in the amount of \$558.00 including interest are hereby suspended.
- Section 2. The County Treasurer is hereby directed to suspend the collection of the above stated taxes thereby establishing a lien on said property as required by law with future collection to include statutory interest, if any.
- Section 3. This resolution shall take effect immediately.

Community Services Department
600 W. 4th St.
Davenport, Iowa 52801



(563) 326-8723 Fax (563) 326-8730

October 24, 2016

To: Mahesh Sharma
From: Lori A. Elam
Re: Approval of Tax Suspension Request

The County has received a tax suspension request to have property taxes currently owed suspended as follows:

REQUESTED TAX SUSPENSION:

Donna Padavich
1231 16½ Street
Bettendorf, IA 52722

Suspend: The 2015 property taxes due September 2016 and March 2017 in the amount of \$1271.00 including interest.

The application meets the Board Suspension Policy requirements. It is recommended that the Board suspend these taxes at their next Board meeting.

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
NOVEMBER 3, 2016

**SUSPENDING THE 2015 PROPERTY TAXES DUE SEPTEMBER 2016 AND MARCH 2017 FOR
DONNA PDAVICH, 1231 16½ STREET, BETTENDORF, IOWA, PARCEL ID: 84281812107 IN THE
AMOUNT OF \$1271.00 INCLUDING INTEREST.**

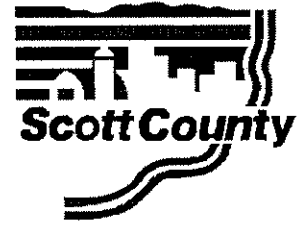
BE IT RESOLVED by the Scott County Board of Supervisors as follows:

- Section 1. The 2015 property taxes due September 2016 and March 2017 for Donna Padavich, 1231 16½ Street, Bettendorf, Iowa, Parcel ID: 84281812107 in the amount of \$1271.00 including interest are hereby suspended.
- Section 2. The County Treasurer is hereby requested to suspend the collection of the above stated taxes thereby establishing a lien on said property as required by law with future collection to include statutory interest, if any.
- Section 3. This resolution shall take effect immediately.

BILL FENNELLY
SCOTT COUNTY TREASURER

600 W 4th Street
Davenport, Iowa 52801-1030

www.scottcountyiowa.com
www.iowatreasurers.org



Item 10
11/1/16

MOTOR VEHICLE DIVISION
Scott County Administrative Center (563) 326-8664

PROPERTY TAX DIVISION
Scott County Administrative Center (563) 326-8670

COUNTY GENERAL STORE
902 West Kimberly Road, Suite 6D
Davenport, Iowa 52806
(563) 386-AUTO (2886)

To: Scott County Board of Supervisors

From: Bill Fennelly, Scott County Treasurer

Subject: Request to abate taxes

Date: October 20, 2016

Scott County has taken deed for 2 parcels that need abatement.

Parcel E0039-03D for the 2014 taxes in the amount of \$2.00.
Parcel K0012-20 for the 2014 taxes in the amount of \$380.00.

I am requesting the abatement of the identified taxes pursuant to statute 445.63.



Scott County

Tax Charge Information Sheet

Amount Due if Paid By: 10/31/2016

SCOTT COUNTY
600 W 4TH ST
DAVENPORT, IA 52801

Parcel Number: K0012-20
Owner: SCOTT COUNTY

Situs: 1607 W 2ND ST DAVENPORT
Legal: BRADSHAW'S, J SUBD Lot: 014 BRADSHAW'S, J SUBD E 1/2 OF

<u>Taxes Due</u>				1st Half		2nd Half	Additional	
Year	Type	Bill Number	1st Half Tax	Interest	2nd Half Tax	Interest	Costs	Total Due
2014	Tax	709527	\$190.00	\$37.00	\$190.00	\$20.00	\$4.00	\$441.00
Total Taxes Due for Parcel Number K0012-20:			\$190.00	\$37.00	\$190.00	\$20.00	\$4.00	\$441.00

Tax Charge Summary for 1 Parcel

Total Unpaid Charges:	
First Half Due:	\$231.00
Second Half Due:	\$210.00
Total Due:	\$441.00
Grand Total Unpaid:	\$441.00



Scott County

Tax Charge Information Sheet

Amount Due if Paid By: 10/31/2016

SCOTT COUNTY
600 W 4TH ST
DAVENPORT, IA 52801

Parcel Number: E0039-03D

Owner: SCOTT COUNTY

Situs:

Legal: MCCLELLAN HEIGHTS 1ST ADD Lot: 046 Block: 004 MCCLELLAN
HEIGHTS 1ST ADD -- PRT LOT 46 COM SW COR SD LOT; -E 80' TO POB;
-N 2'; -ELY TO PT ON S/LN SD LOT; -SWLY & WLY ON SLY/LN SD LOT TO

Taxes Due			1st Half	2nd Half	Additional			
Year	Type	Bill Number	1st Half Tax	Interest	2nd Half Tax	Interest	Costs	Total Due
2014	Tax	678304	\$1.00	\$1.00	\$1.00	\$1.00	\$4.00	\$8.00
Total Taxes Due for Parcel Number E0039-03D:			\$1.00	\$1.00	\$1.00	\$1.00	\$4.00	\$8.00

Tax Charge Summary for 1 Parcel

Total Unpaid Charges:	
First Half Due:	\$6.00
Second Half Due:	\$2.00
Total Due:	\$8.00
Grand Total Unpaid:	\$8.00

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
November 3, 2016

**APPROVAL OF THE ABATEMENT OF DELINQUENT PROPERTY TAXES AS
RECOMMENDED BY THE SCOTT COUNTY TREASURER AND IN ACCORDANCE
WITH IOWA CODE CHAPTER 445.63**

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

- Section 1. Iowa Code Section 445.63 states that when taxes are owing against a parcel owned or claimed by the state or a political subdivision of this state and the taxes are owing before the parcel was acquired by the state or a political subdivision of this state, the county treasurer shall give notice to the appropriate governing body which shall pay the amount of the taxes due. If the governing body fails to immediately pay the taxes due, the board of supervisors shall abate all of the taxes.
- Section 2. Scott County has taken deed for 2 parcels that need abatement: Parcel E0039-03D for the 2014 taxes in the amount of \$2.00 and Parcel K0012-20 for the 2014 taxes in the amount of \$380.00
- Section 3. The County Treasurer is hereby directed to strike the amount of property taxes due on these parcels in accordance with Iowa Code Section 445.63.
- Section 4. This resolution shall take effect immediately.

BILL FENNELLY
SCOTT COUNTY TREASURER

600 W 4th Street
Davenport, Iowa 52801-1030

www.scottcountyiowa.com
www.iowatreasurers.org



MOTOR VEHICLE DIVISION
Scott County Administrative Center (563) 326-8664

PROPERTY TAX DIVISION
Scott County Administrative Center (563) 326-8670

COUNTY GENERAL STORE
902 West Kimberly Road, Suite 6D
Davenport, Iowa 52806
(563) 386-AUTO (2886)

To: Board of Supervisors

From: Bill Fennelly, Scott County Treasurer

CC: Tim Huey, Planning and Development Director

Subject: Abate inactive building on leased land

Date: October 20, 2016

I am requesting the abatement of taxes on an inactive building on leased land for parcel 041235022—R for the 2003 taxes in the amount of \$332.00.

We are making this request pursuant to statute 445.16 after determining it impractical to pursue the collection of the total amount due.



Scott County

Tax Charge Information Sheet

Amount Due if Paid By: 10/31/2016

SCHELLENBERG WALTER A
BOX 136
MCCAUSLAND, IA 52758

Parcel Number: 041235022--R

Situs:

Owner: SCHELLENBERG WALTER A

Legal: RESIDENTIAL BLDG ON AG LAND RESIDENTIAL BLDG ON AG LAND
FROM PARCEL #041235022--

Taxes Due				1st Half		2nd Half	Additional	
Year	Type	Bill Number	1st Half Tax	Interest	2nd Half Tax	Interest	Costs	Total Due
2003	Tax	367673.0	\$166.00	\$361.00	\$166.00	\$346.00	\$4.00	\$1,043.00
Total Taxes Due for Parcel Number 041235022--R:			\$166.00	\$361.00	\$166.00	\$346.00	\$4.00	\$1,043.00

Tax Charge Summary for 1 Parcel

Total Unpaid Charges:	
First Half Due:	\$531.00
Second Half Due:	\$512.00
Total Due:	\$1,043.00
Grand Total Unpaid:	\$1,043.00

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

November 3, 2016

**APPROVAL OF THE ABATEMENT OF DELINQUENT PROPERTY TAXES IN
ACCORDANCE WITH IOWA CODE CHAPTER 445.16**

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

Section 1. Iowa Code Chapter 445.16 states that if the County Treasurer makes a recommendation to the Board of Supervisors to abate taxes the collection of which is determined to be impractical, the Board of Supervisors shall abate the tax interest and costs.

Section 2. The County Treasurer is hereby directed to strike the balance of the following Parcel.

<u>Parcel</u>	<u>Deed Owner</u>	<u>Tax Year</u>	<u>Interest</u>
041235002-R	Schellenberg Walter A	2003	\$ 332.00

Section 3. This resolution shall take effect immediately.