TENTATIVE AGENDA SCOTT COUNTY BOARD OF SUPERVISORS June 11 - 14, 2018

Tuesday, June 12, 2018

	Board Meeting - 8:00 am bom, 1st Floor, Administrative Center				
	1. Roll Call: Beck, Kinzer, Holst, Earnhardt, Knobbe				
	2. Canvas of Votes.				
	Moved by Seconded by				
	Roll Call: Beck Kinzer Holst Earnhardt Knobbe				
	3. Adjourned.				
	Moved by Seconded by Ayes Nays				
	ee of the Whole - 8:00 am oom, 1st Floor, Administrative Center				
	1. Roll Call: Beck, Kinzer, Holst, Earnhardt, Knobbe				
Facilities	& Economic Development				
	2. Discussion of Public Hearing and Presentation of Planning & Zoning Commission's recommendation on the application of R & MS Land Co., L.C. to rezone a 17.65-acre tract, more or less, from "Agricultural-General (A-G)" to "Single-Family Residential (R-1)," legally described as Part of the East ½ of Section 6 of Pleasant Valley Township, south of 195th Street, adjacent to Stoney Creek North 2nd Addition. (Item 2)				
	3. Service Agreement for Jail Security Electronics System. (Item 3)				
	4. Service contract for maintenance services on chillers and HVAC equipment. (Item 4)				
	5. Courthouse and Administrative Center elevator modernization project and elevator				

maintenance contract. (Item 5)

Finance & Intergovernmental
6. Scott County Regional Authority Grant Award in the amount of \$26,000. (Item 6)
7. Authorizing written requests to the assessors for homestead and military exemption forms. (Item 7)
8. Board appointment. (Item 8)
Other Items of Interest
9. Cigarette/tobacco permits for Perfect Value Liquor Mart and Big 10 Mart #29.
10. Adjourned.
Moved by Seconded by Ayes Nays
Thursday, June 14, 2018
Regular Board Meeting - 5:00 pm Board Room, 1st Floor, Administrative Center
Public Hearing
1. Public Hearing relative to of Planning & Zoning Commission's recommendation on the application of R & MS Land Co., L.C. to rezone a 17.65-acre tract, more or less, from "Agricultural-General (A-G)" to "Single-Family Residential (R-1).



PLANNING & DEVELOPMENT

600 West Fourth Street Davenport, Iowa 52801-1106

E-mail: planning@scottcountyiowa.com

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

Timothy Huey Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: June 4, 2018

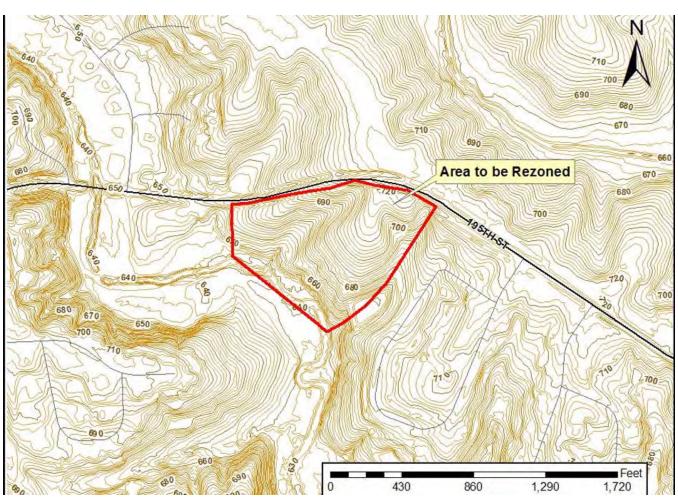
Re: Discussion of Public Hearing and Presentation of Planning & Zoning Commission's recommendation on the application of R & MS Land Co., L.C. to rezone a 17.65-acre tract, more or less, from "Agricultural-General (A-G)" to "Single-Family Residential (R-1)," legally described as Part of the East ½ of Section 6 of Pleasant Valley Township, south of 195th Street, adjacent to Stoney Creek North 2nd Addition.

The Planning Commission unanimously recommended approval of the rezoning in accordance with staff's recommendation. The Commission determined that the request met a preponderance of the criteria of the land use policies. The area is shown on the Future Land Use Map as appropriate for residential development, it is near employment and commercial centers, it has access to a paved road and it is adjacent to other residential development. The property for Stoney Creek North and Stoney Creek North II was rezoned from A-G to R-1 in 2000 and 2005, respectively.

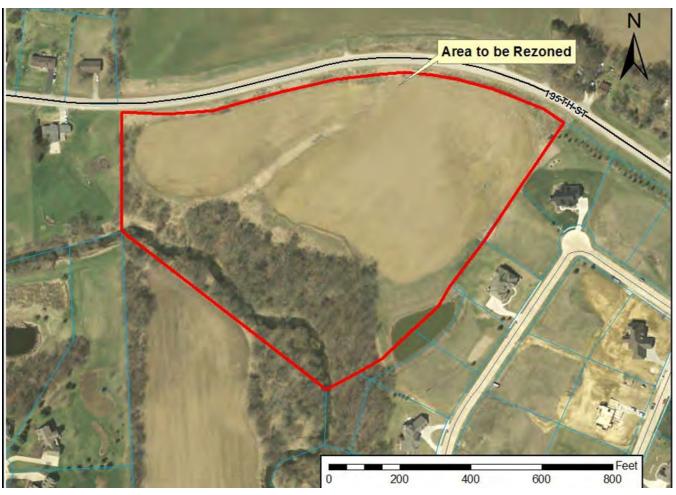
Staff has not received any calls or comments on this request. The applicant, Tim Dolan, who also developed the adjacent Stoney Creek North II, Stoney Creek North and the original Stoney Creek Subdivision, south of Spencer Creek, was the only person in attendance and spoke in favor of his request.

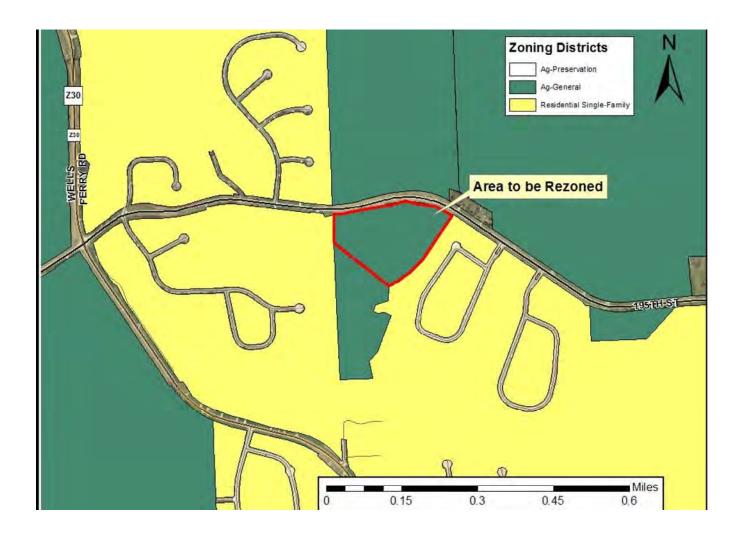
PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the request to rezone this property from Agricultural-General (A-G) to Single-Family Residential (R-1) based on its compliance with a preponderance of the criteria of the Revised Land-Use Policies.













PLANNING & ZONING COMMISSION STAFF REPORT



May 15, 2018

Applicant: R & MS Land Co., L.C.

Request: Rezone 17.65 acres, more or less, from Agricultural-General (A-G) to

Single-Family Residential (R-1)

Legal Description: Part of the East ½ of Section 6 in Pleasant Valley Township

General Location: South of 195th Street/Forest Grove Road, about midway between city

limits of Bettendorf and LeClaire, west of Stoney Creek North 2nd

Addition and north and east of Spencer Creek.

Existing Zoning: Agricultural-General (A-G)

Surrounding Zoning:

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

West: Single-Family Residential (R-1)

GENERAL COMMENTS: This request is to rezone a 17.65 acre tract of land located south of Forest Grove Road and west of Stoney Creek North II from Agricultural General (A-G) to Single Family Residential (R-1). The plat of the first Stoney Creek Subdivision, a 28-lot subdivision which is located south of Spencer Creek and off of Wells Ferry Road, was approved and recorded in 1995. The rezoning of the 39 acres for Stoney Creek North, a 27-lot subdivision located north of Spencer Creek and south of Forest Grove Road, was approved in 2000. The rezoning of the 39 acres, just to the west of that, for Stoney Creek North II, a 25-lot subdivision, was approved in 2005. The rezoning of this property must be approved prior to any review of a preliminary plat for the 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. Any proposed changes in zoning in the rural unincorporated area of the county should comply with a preponderance of the applicable Scott County Land Use Policies:

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

The area to be rezoned is shown on the Future Land Use Map as appropriate for future residential development. The request meets this criterion.

Is the development on marginal or poor agricultural land?

Approximately half of the area to be rezoned is currently in agricultural production. The portion in agricultural production has Corn Suitability Ratings (CSR's) ranging from the mid-teens to as high as 90. The other half contains Spencer Creek and its associated



PLANNING & ZONING COMMISSION STAFF REPORT



May 15, 2018

ravine, which is poorly suited for agricultural use. Therefore, the area to be rezoned as a whole would be considered marginal agricultural land at best.

Does the proposed development have access to adequately-constructed, paved roads? The area to be rezoned has frontage along 195th Street, an adequately-constructed, paved County road.

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. The County Health Department did not have any comments regarding the proposal at this time since a subdivision proposal including number of development lots and lot configurations has not yet been submitted. According to the Web Soil Survey from the Natural Resources Conservation Service, the entire property is considered "Very limited" for "Septic Tank Absorption Field Suitability." Further review by and comment from the Health Department would thus be an important element for the consideration of any subdivision proposals.

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

The area to be rezoned is about midway between the corporate city limits of LeClaire and Bettendorf. There has been an historic trend of residential development in this area of the county and the Future Land Use map indicates most of the undeveloped land in the vicinity is appropriate for future residential development. Since the proposal would adhere to nearby development trends, it would not be seen as encouraging urban sprawl.

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

The intent of the Scott County land use policies is not only to limit or prevent the conversion of prime agricultural land for development, but also to prevent the incursion of non-farming neighbors into agricultural areas. The area to be rezoned is near other residential development and fits the residential development trends that have taken place in Pleasant Valley Township.

Does the area have stable environmental resources?

According to the Web Soil Survey from the Natural Resources Conservation Service (NRCS), the property's soils have only slow and very slow infiltration rates, so stormwater runoff potential is very high. This would indicate that any construction on this property would need to meet design and construction standards set by a professional civil and/or structural engineer. Spencer Creek, which runs through the southern half of the



PLANNING & ZONING COMMISSION STAFF REPORT



May 15, 2018

area to be rezoned, is also prone to flooding so the NRCS has rated the soils near its banks as having "Frequent" Flooding Frequency.

Is the proposed development sufficiently buffered from other less intensive land uses? Since residential development has historically occurred throughout Pleasant Valley Township, the rezoning would not be inconsistent with the general vicinity's land use patterns and would not require buffering.

Is there a recognized need for such development?

Even in a strict agricultural preservation county like Scott County, it must be recognized that there is a demand ("need") for residential development in the rural areas.

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 as not, as of yet, received any calls or comments on this request.

Staff has also notified the County Engineer, County Health Department, Scott County soil conservationist, Bi-State Regional Commission, and the cities of LeClaire and Bettendorf for review and comment. The memo and supplemental maps received from Bi-State planning staff is included with this report.

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 May 11, 2018

6/12/18

Facility & Support Services 600 West Fourth Street Davenport, Iowa 52801 (563) 326-8738 (Voice) (563) 328-3245 Fax



~ Our Promise: Professional People, Solving Problems, High Performance

May 23, 2018

To: Mahesh Sharma

County Administrator

Tammy Speidel, FMP From:

Director, Facility & Support Services

Subj: Award of Bid- Service Agreement Jail Security Electronics System

As part of our annual solicitation for various service contracts, we obtained a labor only proposal for a service contract for the jail Security Electronics System from our current vendor, Stanley Convergent Security Solutions. This service contract provides both phone and on-site support for the entire Security Electronics System, including the door controls, closed circuit televisions, intercom system and video visitation system. This service contract covers semi-annual inspections and system calibration, telephone consultation during regular business hours, on site and remote diagnostic and software repair, and labor costs to repair the system. Stanley guarantees their ability to repair and keep the security system operational. It also provides for priority phone and on site response. Not included in this service contract are the parts and component required to complete repairs.

The proposal from Stanley is a three year contract, at a cost of \$14,208.00 per year for a total cost of \$42,624.00. This service contract is not competitively bid due to the proprietary nature of the system and the need to have Stanley deal with any programming and software issues that may arise. This quote represents a 4.75% increase, which is the first increase we have seen in several contracts.

I recommend that the Board award this contract to Stanley. This contract is budgeted in the FSS operational budget. Chris Still will be at the next Committee of the Whole meeting to discuss this recommendation further and to answer any questions you or the Board may have.

CC: Sheriff Tim Lane

Major Bryce Schmidt Captain Stefanie Burnett

Chris Still Tina Miller Daniel Reed

DATE

SCOTT COUNTY AUDITOR

RESOLUTION

SCOTT COUNTY BOARD OF SUPERVISORS

June 14, 2018

A RESOLUTION APPROVING A THREE YEAR SERVICE CONTRACT FOR THE JAIL SECURITY ELECTRONICS SYSTEM AND AWARDING IT TO STANLEY CONVERGENT SECURITY SOLUTIONS IN THE AMOUNT OF \$42,624.00

- Section 1. That the three year service contract for the Jail security electronics system is hereby approved and awarded to Stanley Convergent Security Solutions in the amount of \$42,624.00
- Section 2. That the Director of Facility & Support Services is authorized to sign this contract.
- Section 3. This resolution shall take effect immediately.



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May 23, 2018

To: Mahesh Sharma

County Administrator

From: Tammy Speidel, FMP

Director, Facility & Support Services

Subj: Service Agreement Scott County Chillers - HVAC

Facility and Support Services obtained pricing from Trane Co for periodic maintenance to chillers located at Sheriff Patrol, Secondary Roads, and Juvenile Detention. These locations are coming off of a manufacturer's warranty period and need to be added to the County's current service agreement.

Due to the type of specialty services outlined in the scope of work, and their direct correlation with building automated systems we recommend services be performed only by Trane Certified Technicians.

The service contract is intended to provide a routine preventive/predictive maintenance service by factory authorized personnel in maintaining significant component pieces of our cooling systems. Coupled with our departments own preventive maintenance plan already in place to chemically treat water systems, clean condenser coils, replace fans and motors, adjust belts and perform routine repairs we are able to implement a planned maintenance program that ensures chiller reliability, prolongs equipment life, and aids to keep systems functioning at a high level. Additionally, during the last fiscal year Facility & Support Services has partnered with Secondary Roads to provide preventative maintenance, trouble shooting, and repairs of HVAC equipment at their Eldridge location.

While the service does not eliminate a larger repair or failure it does minimize failures and repairs by identifying them with onsite analysis before they happen. Services included in this agreement are (priority service, refrigerant management and lab analysis, vibration analysis, Trane Laboratory Analysis, alarm log review, advanced diagnostic review, seasonal startup, operational inspections, refrigerant usage, condenser tube cleaning, and system shutdown inspections.)

FSS has reviewed this proposal and recommend that the Board approve and award a four year service contract to Trane Co in the amount of \$173,194.00 (see detail cost breakdown below). This contract will run through FY'22, putting it on the same renewal period as the equipment at all of the other facilities. Juvenile Detention and Sheriff's Patrol dollars are budgeted in our annual operating budget, Secondary Roads has budgeted the dollar amounts for their location.

			1
Fiscal Year	Juvenile Detention	Secondary Roads	Sheriff's Patrol
FY19	\$ 4,936.00	\$13,360.00	\$ 24,390.00
FY20	\$ 4,936.00	\$13,360.00	\$ 24,390.00
FY21	\$ 4,936.00	\$13,360.00	\$ 24.390.00
FY22	\$ 4,936.00	\$13,360.00	\$ 24.390.00
TOTAL	\$19,744.00	\$55,890.00	\$ 97,560.00

• Page 2 May 31, 2018

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

CC: Jon Burgstrum

DATE

SCOTT COUNTY AUDITOR

RESOLUTION

SCOTT COUNTY BOARD OF SUPERVISORS

June 14, 2018

A RESOLUTION APPROVING A FOUR YEAR SERVICE CONTRACT FOR MAINTENANCE SERVICES ON CHILLERS AND HVAC EQUIPMENT TO TRANE COMPANY IN THE TOTAL AMOUNT OF \$173,194.00

- Section 1. That the four year service contract for maintenance services on chillers and HVAC equipment is hereby approved and awarded to Trane in the amount of \$173,194.00.
- Section 2. That the Director of Facility & Support Services is authorized to sign this contract.
- Section 3. This resolution shall take effect immediately.

Facility & Support Services

600 West Fourth Street Davenport, Iowa 52801 (563) 326-8738 (Voice)

(563) 328-3245 Fax



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May 30, 2018

To: Mahesh Sharma

County Administrator

From: Tammy Speidel, FMP

Director, Facility and Support Services

Subj: Approval and Award of Contract - Courthouse and Administrative Center

Elevator Modernization Project and Elevator Maintenance Contract

Scott County Purchasing received bids for the Courthouse and Administrative Center elevator modernization project as follows:

Company	Base Bid	Alt #1	Alt #2	Alt #3	Alt #4
		Second Air	Controls	1 year	5 year
		Handler		elevator	elevator
				maintenance	maintenance
Otis	\$1,022,019.00	\$118,535.00	\$75,031.00	\$23,400.00	\$111,000.00
Elevator					
Swanson	\$1,063,000.00	\$125,000.00	\$78,000.00	NO BID	NO BID
Construction					

This project was advertised as required, posted to publicpurchase.com, posted on the County website, and posted in several plan rooms. Three site visits were scheduled and well attended.

The base bid includes the work the State of Iowa requires including the replacement of one air handling unit at the Courthouse which services the elevator equipment room and part of third floor.

Alternate number one is the replacement of the second air handling unit that services the remainder of the Courthouse third floor. As we discussed at the presentation of plans and specifications for this project, the second unit is tucked in behind the first and would mean much of the work done as part of the base bid would have to be

Page 2
 June 6, 2018

reworked if we waited until later to replace the unit. Both of the units were installed in 1984 and have reached the end of their useful lifecycle.

Alternate number two is work to install controls on VAV boxes and thermostats to allow for tie in to the existing building automation system. This integration allows FSS staff to track equipment behavior, enable schedules for equipment, troubleshoot and make adjustments remotely.

Alternate number three and four are quotes for the one year and five year elevator maintenance contract for all of the elevator and lift equipment in the Courthouse, Jail and Administrative Center. The Board recently approved a not-to-exceed contract for a one year elevator extension with Otis in the amount of \$23,880.00. Based on that recent quote we find the one year bid amount of \$23,400.00 to a fair and reasonable price. The five year quote lowers the annual price to \$22,200.00 per year. The last multi-year maintenance contract for elevators averaged \$25,200.00 per year. Maintenance is part of the FSS operational budget and not part of the overall project cost.

The April 2018 budget estimate placed the total cost of the project at \$1,228,650.00. Based on actual bids received the total cost of the project is \$1,229,134.00 inclusive of all associated contracts. This amount includes \$75,000.00 contingency, which is carried in the project. Any portion of the contingency not used will result in a deduct to the contract amount, reducing the overall project cost.

FSS staff, along with Dan Rice, Walker Coen Lorentzen has reviewed the bids and recommend that the Board accept the base bid as well as bid alternate number one and bid alternate two and award the project to Otis Elevator in the amount of \$1,215,585.00.

I also recommend that the Board accept and award a five year maintenance contract, which includes all elevator and lift equipment in the Courthouse, Jail and Administrative Center to Otis Elevator in the amount of \$111,000.00.

Chris Still will be in attendance at the Committee of the Whole meeting to discuss this project and answer any questions you or the Board may have.

CC: FSS Management Team

May 31, 2018

Tammy A. Speidel, Director Scott County Facility & Support Services 600 W 4th Street Davenport, IA 52801

RE: Scott County - Elevator Modernization

Ms. Speidel:

After review of the bids submitted for the above project, we recommend acceptance of the low base bid (\$1,022,019.00), Alternate 1 (\$118,535.00) and Alternate 2 (\$75,031.00) for a total of \$1,215,585.00, from Otis Elevator of Urbandale, Iowa.

Sincerely,

WALKER COEN LORENTZEN ARCHITECTS

Dan Rice, AIA

Studio Director - Iowa City

DATE

SCOTT COUNTY AUDITOR

RESOLUTION

SCOTT COUNTY BOARD OF SUPERVISORS

June 14, 2018

A RESOLUTION APPROVING THE BID AND AWARDING THE CONTRACT FOR THE ELEVATOR MODERNIZATION PROJECT TO OTIS ELEVATOR IN THE AMOUNT OF \$1,215,585.00 AND APPROVING AND AWARDING A FIVE YEAR MAINTENANCE CONTRACT TO OTIS ELEVATOR IN THE AMOUNT OF \$111,000.00.

- Section 1. That the base bid for the Elevator Modernization Project construction is accepted and the contract is awarded to Otis Elevator General Construction in the amount of \$1,022,019.00.
- Section 2. That bid alternate one is accepted and awarded to Otis Elevator in the amount of \$118,535.00.
- Section 3. That bid alternate two is accepted and awarded to Otis Elevator in the amount of \$75,031.00.
- Section 4. That bid alternate four, a five year elevator maintenance contract, which covers all elevator and lift equipment in the Courthouse, Jail, and Administrative Center is accepted and awarded to Otis Elevator in the amount of \$111,000.00.
- Section 5. That the Director of Facility & Support Services is hereby authorized to execute contract documents on behalf of the Scott County Board of Supervisors.
- Section 6. This resolution shall take effect immediately.

Item #6 6/12/18

TIM LANE Scott County Sheriff

SHAWN ROTH

Chief Deputy Sheriff

EMERGENCY 9-1-1 (563) 326-8625 (563) 326-8689 (FAX)



BRYCE SCHMIDT Chief Deputy Sheriff

.www.scottcountyiowa.com/sheriff...sheriff@scottcountyiowa.com

Date: June 12, 2018

Memo To: Board of Supervisors

From: Sheriff Tim Lane

REF: SCRA Spring Grant 2018

The Sheriff's Office applied for funds from Scott County Regional Authority in March for \$26,000.00 to purchase tactical team protective vests for our Special Response Team. (SRT)

The Sheriff's Office was awarded the \$26,000.00 to purchase the tactical protective vests.

The Sheriff is requesting approval to sign the spring 2018 grant agreement.

DATE

SCOTT COUNTY AUDITOR

RESOLUTION

SCOTT COUNTY BOARD OF SUPERVISORS

June 14, 2018

APPROVAL OF THE SCOTT COUNTY REGIONAL AUTHORITY GRANT AWARD IN THE AMOUNT OF \$26,000.00

- Section 1. That the Scott County Regional Authority Grant award is hereby approved as presented in the amount of \$26,000.00.
- Section 2. That the Scott County Sheriff is hereby authorized to sign grant agreement.
- Section 3. This resolution shall take effect immediately.

HUMAN RESOURCES DEPARTMENT 600 W. 4TH Street Davenport, IA 52801

Office: (563) 326-8767 Fax: (563) 328-3285 www.scottcountyjowa.com



Date: June 5, 2018

To: Mahesh Sharma, County Administrator

From: Mary J. Thee, Human Resources Director/Asst. County Administrator

Subject: Assessors' Written Requests for Homestead and Military Exemption

Forms

We have received a request from the City of Davenport and Scott County Assessors for the Board of Supervisors to approve a resolution authorizing the acceptance of written forms for homestead tax credit and/or military service tax exemption. In order for them to accept written requests for these form or place them on their websites they need an authorizing resolution from the Board of Supervisors. I've attached the proposed resolution for the Board's consideration.

Cc: Tom McManus, County Assessor Nick VanCamp, City Assessor

DATE

SCOTT COUNTY AUDITOR

RESOLUTION

SCOTT COUNTY BOARD OF SUPERVISORS

June 14, 2018

APPROVING A RESOLUTION AUTHORIZING WRITTEN REQUESTS TO THE ASSESSORS FOR HOMESTEAD AND MILITARY EXEMPTION FORMS

WHEREAS, pursuant to Chapters 425 and 426A the Board of Supervisors is empowered to establish by resolution that any person may request, in writing, from the Scott County Assessor and Davenport City Assessor, forms for the filing of homestead tax credit and/or military service tax exemption; and

WHEREAS, it is in the best interests of the residents of Scott County to be allowed to make such written requests, through regular mail or electronic mailing.

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

- Section 1. That pursuant to Iowa Code Section 425.2 and 426A.14 any person may request, in writing, from either the Scott County Assessor or City of Davenport Assessor forms for the filing for homestead tax credit and/or military service tax exemption through regular mail or electronic mailing.
- Section 2. That the written request forms may be made available by either assessor's office and also may be accessed online through their respective websites.

Section 3. This resolution shall take effect July 3, 2018.

DATE

SCOTT COUNTY AUDITOR

RESOLUTION

SCOTT COUNTY BOARD OF SUPERVISORS

June 14, 2018

APPROVAL OF APPOINTMENT OF LINDA HOLDORF TO THE BENEFITED FIRE DISTRICT #5

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

Section 1. That the appointment of Linda Holdorf, Donahue, Iowa, to the Benefited Fire District #5 for a three (3) year term expiring on July 19, 2021 is hereby approved.

Section 2. This resolution shall take effect immediately.