

TENTATIVE AGENDA
SCOTT COUNTY BOARD OF SUPERVISORS
December 22, 2020

Tuesday, December 22, 2020

Committee of the Whole and Board Meeting Combined - 5:00 pm Webex/Virtual Only

The public may join this meeting by phone/computer/app by using the information below.

Contact 563-326-8702 with any questions.

CALL IN INFORMATION 1-408-418-9388
ACCESS CODE: 146 493 8564 PASS CODE: 1234

OR you may join via Webex. Go to www.webex.com and JOIN meeting.
 ACCESS CODE: 146 493 8564 PASS CODE: 1234

See the Webex Instructions in packet for a direct link to the meeting.

- ___ 1. Roll Call: Knobbe, Croken, Kinzer, Maxwell, Beck
- ___ 2. Pledge of Allegiance.
- ___ 3. Approval of Minutes: December 8, 2020 Committee of the Whole
 December 10, 2020 Board Meeting

Moved by ___ Seconded by ___

- ___ 4. Public Comment.

Ayes	_____
Nays	_____

Public Hearing

- ___ 5. Public hearing relative to amending the Zoning Map by approximately 35 acres in Section 35, Blue Grass Township from Agricultural-General (A-G) to Single Family Residential (R-1).

Open Public Hearing

Moved by ___ Seconded by ___

- | | |
|-------------------|-------|
| Roll Call: Knobbe | _____ |
| Croken | _____ |
| Kinzer | _____ |
| Maxwell | _____ |
| Beck | _____ |

Close Public Hearing

Moved by ___ Seconded by ___

- | | |
|-------------------|-------|
| Roll Call: Knobbe | _____ |
| Croken | _____ |
| Kinzer | _____ |
| Maxwell | _____ |
| Beck | _____ |

Facilities & Economic Development

___ 6. *Sheriff's Office Vehicle Purchase - Patrol Division Vehicles.*

Resolution approving the award of bid for the purchase of five 2021 Ford Explorer, Police Interceptors from McGrath Fleet in the amount of \$169,320.00.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 7. *Sheriff's Office Truck Purchase.*

Resolution approving the award of bid for the purchase of one Dodge Ram 4x4 from Deery Brothers in the amount of \$32,089.00.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 8. *Ordinance to rezone approximately 35 acres in Blue Grass Township from Agricultural General to Single-Family Residential.*

First of two readings of an ordinance to amend the Zoning Map by rezoning approximately 35 acres in Section 35 Blue Grass Township from Agricultural-General (A-G) to Single Family Residential (R-1), all within unincorporated Scott County.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 9. *Final Plat for Brus Commercial Park 2nd Addition.*

Resolution approving final plat for Brus Commercial Park 2nd Addition located in part of the SW¼NE¼ and NW¼NE¼ of Section 1 in Buffalo Township, south and west of 118th/Utah Avenue and east of Lakeside Manor Mobile Home Park.

Moved by _____ Seconded by _____

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 10. *Jail Boiler Replacement.*

Resolution approving a jail domestic hot water boiler replacement project from Ryan & Associates in the amount of \$46,261.00.

Moved by _____ Seconded by _____

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

Health & Community Services

___ 11. *Tax Suspension Request.*

Resolution suspending the special assessments and 2018 property taxes due in September 2019 and March 2020, and 2019 property taxes due in September 2020 and March 2021 for Sara McDaniel, 6030 Fossen Drive, Davenport, Iowa in the amount of \$494.12 and \$1,012.00 including interest.

Moved by _____ Seconded by _____

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 12. *Tax Suspension Request*

Resolution suspending the collection of property taxes, assessments and rates or charges, including interest, fees, and costs as directed by the Iowa Department of Human Services for Lynn Vaughan, 3402 W. 43rd St. Davenport, Iowa.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

Finance & Intergovernmental

___ 13. *Vaccine Management Software*

Resolution approving the agreement for a lifetime license of PrepMod cloud vaccination software, and a 2 year license of the vaccine management software CovidReadi in an amount not to exceed \$126,000 and year 2 maintenance and support costs of \$25,200.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

14-29 *Board Appointments*

___ 14. Resolution approving the appointment of Dr. Kathleen Hanson to the Board of Health.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 15. Resolution approving the appointment of Dr. Larry Squire to the Board of Health.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

____ 16. Resolution approving the appointment of John Rushton to the Citizen's Advisory Board of the Mental Health Institute.

Moved by _____ Seconded by _____

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

____ 17. Resolution approving the appointment of Marty O'Boyle and Mahesh Sharma to the Medic EMS Board.

Moved by _____ Seconded by _____

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

____ 18. Resolution approving the appointment of Tim Huey to the Quad City Riverfront Council.

Moved by _____ Seconded by _____

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

____ 19. Resolution approving the appointment of Dave Murcia to the Partner for Scott County Watersheds Cabinet.

Moved by _____ Seconded by _____

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 20. Resolution approving the appointment of Lori Elam and Katie Schroeder to the Community Action of Eastern Iowa.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 21. Resolution approving the appointment of Bernie Peeters to the River Bend Transit.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 22. Resolution approving the appointment of Doug Grenier to the Conservation Board.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 23. Resolution approving the appointment of Curtis Lundy, John Arter, and Heidi Woeber to the Integrated Roadside Vegetation Management (IRVM) Steering Committee.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 24. Resolution approving the appointment of Steve Piatak to the Planning & Zoning Commission.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 25. Resolution approving the appointment of Ned Schroder to the Benefited Fire District #1.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 26. Resolution approving the appointment of Ed Kocal to the Lower Cedar Watershed Management Authority.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 27. Resolution approving the appointment of Roger Kean to the E911 Service Board.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 28. Resolution approving the appointment of Dr. Barb Harre as Medical Examiner, of Dr. Richard Blunk and Dr. William Jerome as Deputy Medical Examiners, and Don Schaeffer, Brett Hodges, Sherri Harris, and Angela Anderson as Medical Examiner Investigators.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 29. Resolution approving the appointment Mary Kellenberger and Larry Minard to the Judicial Magistrate Appointment Commission.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 30. *Liquor license for Big 10 Mart #29.*

Motion approving beer/liquor license renewal for Big 10 Mart #29.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 31. *Accounts Payable.*

Resolution approving warrants in the amount of \$2,673,894.59 and purchasing card transactions in the amount of \$93,654.59.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

Other Items of Interest

___ 32. *Proclamation condemning antisemitism.*

Resolution condemning the anti-semitism reflected in the December 10, 2020 vandalism of Temple Emmanuel in Davenport, Iowa.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 33. *Vaccine Site Lease.*

Resolution approving short term event and parking lot license agreement for COVID-19 Vaccinations in the amount of \$4,214.00 per month.

Moved by ___ Seconded by ___

Roll Call: Knobbe _____
Croken _____
Kinzer _____
Maxwell _____
Beck _____

___ 34. Financial update related to COVID-19 - David Farmer, Budget & Administrative Services Director.

___ 35. County Administrator Report - Mahesh Sharma

___ 36. Board of Supervisors Report

___ 37. Adjourned.

Moved by ___ Seconded by ___

Ayes
Nays

Instructions for *Unmuting Phone Line* during Board Meeting teleconference

To gain the moderator's attention, **press *3 from your phone OR the raise hand** icon on computer or mobile device. Phone lines will be placed on mute during the meeting. Participants may unmute their line using the mute icon or *6 on their phone after being recognized by the Chair.

Connect via Computer or application:

Host: www.webex.com Meeting number: **146 493 8564** Password: **1234**

Link to meeting (click): [Scott County Board of Supervisor Meeting 12-22-20 5:00 PM](#)

Full Link:

<https://scottcountyiowa.webex.com/scottcountyiowa/onstage/g.php?MTID=e60b97c63464e87b412eea3dd80b0312e>

Connect via telephone:

1-408-418-9388 Meeting number: **146 493 8564** Password: **1234**

Telephone / Cell Phones Connections:

Telephones lines will be placed on mute during the meeting. Participants may "raise their hand" by using *3 to gain attention of the host.

When called upon for comments by the Board,

1. The host will then unmute the participant's line at the appropriate time.
2. A user must have his or her own device unmuted.
3. The user may then unmute his or her conference line by keying * 6
4. After conversation, please lower your hand. (*3 again)

Computer / Application Connections:

If connected via web application or computer, the user should look for the






raise hand


symbol and click to appear raised so the host may acknowledge you.

1. The host will then unmute the participant's line at the appropriate time.
2. A user must have his or her own device unmuted.
3. The user may then unmute his or her conference line by clicking the microphone symbol.
4. After conversation, please lower your hand. (*3 again)

You can mute yourself so that everyone can concentrate on what's being discussed.

While you're on a call or in a meeting, select  at the bottom of the meeting window. You'll know it's working when the button turns red, .

If you want to unmute yourself, select . Others can hear you when the button turns gray.

When you're muted and move away from the call controls, the mute button moves to the center of your screen and fades in color  to indicate that you're still muted.

OFFICE OF THE SCOTT COUNTY FLEET MANAGER

950 East Blackhawk Trail
Eldridge, Iowa 52748

Office: (563) 328-4136
Fax: (563) 328-4173
www.scottcountyia.com



December 22, 2020

TO: Mahesh Sharma, County Administrator

FROM: Barbara Pardie, Fleet Manager

SUBJ: Approval of Purchase of Five 2021 Ford Explorer, Police Interceptors for the Sheriff Office Patrol Division

On November 24, 2020, the Scott County Board of Supervisors awarded a bid to Clinton Auto Group for the purchase of five Ford Explorers. I received notification on December 14, 2020 that Clinton Auto Group needed to rescind their bid due to they missed an item on the bid process. They requested that we cancel the purchase orders issued, as they would have to take a loss in honoring the price. The next lowest bidder is McGrath Fleet.

Below summarizes the bids that were received:

Dealership	Location	Vehicle Bid	Price per vehicle	Total for 5
Charles Gabus Ford	Des Moines, IA	2021 Ford Explorer	\$34,190.00	\$170,950.00
McGrath Fleet	Hiawatha, IA	2021 Ford Explorer	\$33,864.00	\$169,320.00
Clinton Auto Group	Clinton, IA	2021 Ford Explorer	\$32,551.30	\$162,756.50**

**Requested to cancel purchase orders

Fleet Services recommends awarding the bid to McGrath Fleet, Hiawatha, IA for \$169,320.00.

Angie Kersten will attend the next Committee of the Whole meeting to discuss this purchase and to answer any questions you or the Board may have.

CC: Tim Lane
Shawn Roth
Angie Kersten

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
DECEMBER 22, 2020

A RESOLUTION APPROVING THE AWARD OF BID FOR THE PURCHASE OF FIVE
2021 FORD EXPLORER, POLICE INTERCEPTORS

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

- Section 1. That the bid for five 2021 Ford Explorer, Police Interceptors for the Sheriff's Office are approved and hereby awarded to McGrath Fleet, Hiawatha, IA for \$ 169,320.00.

- Section 2. That the resolution passed on November 24, 2020 regarding the purchase of five Police Interceptors is hereby rescinded.

- Section 3. This resolution shall take effect immediately.

OFFICE OF THE SCOTT COUNTY FLEET MANAGER

950 East Blackhawk Trail
Eldridge, Iowa 52748

Office: (563) 328-4136
Fax: (563) 328-4173
www.scottcountyia.com



December 22, 2020

TO: Mahesh Sharma, County Administrator
FROM: Barbara Pardie, Fleet Manager
SUBJ: Approval of Purchase of One 2021 Dodge Ram 1500 4X4 SSV

On November 24, 2020, the Scott County Board of Supervisors awarded a bid to Clinton Auto Group for the purchase of one 2021 Dodge Ram 1500 4X4 SSV. I received notification on December 15, 2020 that Clinton Auto Group needed to rescind their bid due to they missed an item on the bid process. They requested that we cancel the purchase orders issued, as they would have to take a loss in honoring the price. The next qualified bidder is Deery Brothers.

The bids received were:

ITEM: New Dodge Ram 1500, SSV	Purchase Price (1)	Delivery Cost	Total Purchase Cost
Clinton Auto Group Clinton, IA	\$28,916.00	\$0	\$28,916.00 **
Deery Brothers Iowa City, IA	\$32,089.00	\$0	\$32,089.00

**Requested to cancel purchase orders

This purchase is for replacement of like type vehicle so the auxiliary equipment will transfer. Fleet Services is recommending to award the bid to Deery Brothers of Iowa City, IA in the amount of \$32,089.00.

Angie Kersten will attend the next Committee of the Whole meeting to discuss this purchase and to answer any questions you or the Board may have.

CC: Sheriff Tim Lane
Shawn Roth
Angie Kersten

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
DECEMBER 22, 2020

A RESOLUTION APPROVING THE AWARD OF BID FOR THE
PURCHASE OF ONE DODGE RAM 1500, 4X4, SSV

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

- Section 1. That the bid for one 2021 Dodge Ram 1500, 4X4, SSV for the Sheriff's Office is approved and hereby awarded to Deery Brothers, Iowa City, IA in the amount of \$ 32,089.00.
- Section 2. That the resolution passed on November 24, 2020 regarding purchase of one Dodge Ram is hereby rescinded.
- Section 3. This resolution shall take effect immediately.

PLANNING & DEVELOPMENT

600 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: Taylor Beswick, Planning & Development Specialist

Date: December 15, 2020

Re: Discussion of Public Hearing and presentation of Planning and Zoning Commission's recommendation on the application of Barry & Arlene Traver to rezone a 35 acres, more or less, from "Agriculture-General (A-G)" to "Single Family-Residential (R-1)" legally described part of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 35 in Blue Grass Township (Parcel #: [823539002](#); [823555006](#); [823555007](#)).

On December 1, 2020, the Planning and Zoning Commission recommended approval of this rezoning in accordance with staff's recommendation, voting 5-1. The dissenting vote, Commissioner Maxwell, cited her opposition of agriculture land being developed as her reason for voting no.

The rezoning application states the rezoning will allow them to build an additional single-family dwelling and market the remainder of the rezoned property for future residential development. The area to be rezoned is shown on the Future Land Use Map as future residential. The northern 14 acres of the area requested to be rezoned is currently in agricultural production and has Corn Suitability Ratings (CSR) of over 60. The remainder of the proposed area to be rezoned is not in agricultural production and has CSR ratings of less than 60.

The area to be rezoned has frontage along Y-48 (110th Avenue), an adequately-constructed, paved County road. The property is not currently served by public sewer. The property currently has residential development (14150 110th Avenue, Davenport, IA) with septic and Iowa-American Water Service. Any further development must comply, or continue to comply, with State and County health regulations for on-site wastewater treatment. The County Health Department did not have any comments or concerns regarding the proposal.

The area to be rezoned is near the city limits of Davenport. In addition, Camping World borders the area to the south, and residential dwellings are located across Y-48 (110th Ave). Since the proposal is adjacent to mixed use developments, as stated above, it would not be seen as encouraging urban sprawl.

Lake Canyada is located to the east, across Y-48 (110th Ave) of the property. The creek bisecting the property requested to be rezoned flows into Lake Canyada. Prior to any development, The Scott County Conservation Department would like to see specific watershed protection plans. The need for buffering this proposed residential development from the Lake Canyada watershed would be reviewed in conjunction with any future subdivision review.

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

The applicants were present at the Commission’s public hearing to answer any questions from the Commission. No members of the public spoke for or against the request.

The Commission determined that the request met a preponderance of the criteria of the land use policies so that the property can be divided to create a separate lot for each existing residence.

PLANNING COMMISSION RECOMMENDATION: To approve the request to rezone 35 acres, more or less, from “Agriculture-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

Vote: Recommended for Approval: (5-1); (Maxwell voting no)

PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

Email: planning@scottcountyiowa.com

Office: (563) 326-8643

Fax: (563) 326-8257



Timothy Huey
Director

**NOTICE OF SCOTT COUNTY
BOARD OF SUPERVISORS PUBLIC HEARING FOR AN APPLICATION
TO REZONE FROM “A-G” TO “R-1”**

Tuesday, December 22, 2020

Online Access Only Due to COVID-19

5:00 P.M.

PARTICIPATION OPTIONS:

Please find call-in instructions, agenda, and meeting materials here:

<https://www.scottcountyiowa.gov/board/board-meetings>

Public Hearing: Rezoning – Agricultural-General District (A-G) to Single-Family

Residential District (R-1): Application from owner **Barry Traver DBA Traver Properties**

LLC to rezone 35 acres, more or less, from A-G to R-1. The location of the requested area to be

rezoned is north of US-61, south of 145th Street, and accessed on the west side of 110th Avenue.

The location includes the dwelling addressed 14150 110th Avenue, Davenport. The land

requested to be rezoned is legally described as part of the NE¹/₄SE¹/₄ and part of the SE¹/₄SE¹/₄ of

Section 35 in Blue Grass Township ([Parcel# 823539002](#); [Parcel# 823555006](#); [Parcel](#)

[#823555007](#)).

The applicant states the rezoning will allow them to build an additional single-family dwelling and market the remainder of the rezoned property for future residential development.

On December 1, 2020, the Planning and Zoning Commission recommended approval of this rezoning in accordance with staff’s recommendation, voting 5-1. Please contact the Scott County Planning & Development Department with any questions: 563-326-8643 or

planning@scottcountyiowa.gov .



PLANNING & ZONING COMMISSION

STAFF REPORT

December 1, 2020



- Applicant:** Barry & Arlene Traver DBA Traver Properties LLC
- Request:** Rezone 35 acres, more or less, from Agricultural General (A-G) to Single Family Residential (R-1)
- Address:** 14150 110th Avenue, Davenport, IA, 52804
- Legal Description:** 35 acres, more or less, located in Part of the NE¹/₄SE¹/₄ of Section 35, in Blue Grass Township.
- General Location:** Approximately ¹/₄ mile north of US-61, 1 mile west of the incorporated city limits of Davenport, and accessed via Y-48 (110th Ave).
- Existing Zoning:** Agricultural-General (A-G)
- Proposed Zoning:** Single-Family Residential (R-1)
- Surrounding Zoning:**
- North:** Single-Family Residential (R-1)/
 - South:** Commercial Light Industrial (C-2)
 - East:** Single-Family Residential (R-1)/Multi-Family Residential (R-2)
 - West:** Agricultural-Preservation (A-P)/ Commercial Light Industrial (C-2)

GENERAL COMMENTS: This request is to rezone 35 acres, more or less, from Agricultural General (A-G) to Single Family Residential (R-1). The applicant states the rezoning will allow them to build an additional single-family dwelling and market the remainder of the rezoned property for future residential development.

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 future residential.

Is the development on marginal or poor agricultural land?

The northern 14 acres of the area to be rezoned is currently in agricultural production and has Corn Suitability Ratings (CSR) of over 60. The remainder of the proposed area to be rezoned is not in agricultural production and has CSR ratings of less than 60.



PLANNING & ZONING COMMISSION

STAFF REPORT

December 1, 2020



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

The area to be rezoned has frontage along Y-48 (110th Avenue), 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 public sewer. The property currently has residential development with septic and Iowa-American Water Service. Any further development must comply, or continue to comply, with State and County health regulations for on-site wastewater treatment. The County Health Department did not have any comments or concerns regarding the proposal.

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

The area to be rezoned is near the city limits of Davenport. In addition, Camping World borders the area to the south, and residential dwellings are located across Y-48 (110th Ave). Since the proposal is adjacent to mixed use developments, as stated above, 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 commercial light industrial, and residential, and thus would cause little added disruption to existing agricultural activities.

Does the area have stable environmental resources?

The property has a mixture of flat agricultural areas, and sloping wooded areas converging on a creek which runs west to east through the middle of the property. The creek feeds Lake Canyada to the east. The Subdivision Regulations define environmentally sensitive areas as areas with slopes in excess of 25%, native forest growth, native prairie grass and wetlands. The regulations also require that when a wooded site is developed, no more than 15% of the naturally occurring tree canopy cover shall be removed. None of these would appear to be an issue with this property or the proposed development of this property.

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

Lake Canyada is located to the east, across Y-48 (110th Ave) of the property. The creek bisecting the property requested to be rezoned flows into Lake Canyada. Prior to any development, The Scott County Conservation Department would like to see specific watershed protection plans. The need for buffering this proposed residential development



PLANNING & ZONING COMMISSION

STAFF REPORT

December 1, 2020



from the Lake Canyada watershed would be reviewed in conjunction with any future subdivision review.

Is there a recognized need for such development?

The adopted land use policies do recognize that there is a need for providing opportunities for a variety of housing types in Scott County.

Will the property be developed in an efficient manner that is also supportive of energy conservation?

Due to the size of the area to be rezoned it would appear that this request meets this policy to some degree.

Public Comment & Department Review

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 has also notified the County Engineer, County Health Department, Bi-State Regional Commission, and the City of Davenport for review and comment.

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:
Taylor Beswick, Planning & Development Specialist
November 24, 2020



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

OFFICERS:
CHAIR
Ken "Moose" Maranda
VICE-CHAIR
Bob Gallagher
SECRETARY
Jeff Sorensen
TREASURER
Marshall Jones

MUNICIPAL REPRESENTATIVES:

City of Davenport
Mike Matson, Mayor
Rick Dunn, Alderperson
Pat Peacock, Alderperson
Randy Moore, Citizen
City of Rock Island
Mike Thoms, Mayor
Dylan Parker, Alderperson
City of Moline
Stephanie Acri, Mayor
Mike Waldron, Alderperson
City of Bettendorf
Bob Gallagher, Mayor
City of East Moline
Reggie Freeman, Mayor
City of Muscatine
Diana Broderson, Mayor
City of Kewanee
Gary Moore, Mayor
City of Silvis; Villages of
Andalusia, Carbon Cliff,
Coal Valley, Cordova, Hampton,
Hillsdale, Milan, Oak Grove,
Port Byron, and Rapids City
Duane Dawson, Mayor, Milan
Cities of Aledo, Colona, Galva,
Geneseo; Villages of Alpha,
Andover, Annawan, Atkinson, Cambridge,
Keithsburg, New Boston, Orion,
Sherrard, Viola, Windsor, and Woodhull
Dave Holmes, Mayor, Woodhull
Cities of Blue Grass, Buffalo,
Eldridge, Fruitland, LeClaire,
Long Grove, McCausland,
Nichols, Princeton, Riverdale,
Walcott, West Liberty, and Wilton
Marty O'Boyle, Mayor, Eldridge

COUNTY REPRESENTATIVES:

Henry County
Marshall Jones, Chair
Roger Gradert, Member
Rex Kiser, Member
Mercer County
Vacant
Muscatine County
Jeff Sorensen, Chair
Santos Saucedo, Member
Rock Island County
Richard "Quijas" Brunk, Chair
Jeff Deppe, Member
Ken "Moose" Maranda, Member
Elizabeth Sherwin, Citizen
Scott County
Tony Knobbe, Chair
Ken Beck, Member
Brinson Kinzer, Member
Jazmin Newton-Butt, Citizen

PROGRAM REPRESENTATIVES:

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Rick Schloemer
Bill Stoermer
Jim Tank
Executive Director
Denise Bulat

MEMORANDUM

TO: Timothy Huey, Director, Scott County Planning & Development
FROM: Brandon Melton, Senior Planner
DATE: November 25, 2020
RE: Rezoning of 35 acres in Blue Grass Township, Scott County, Iowa

This memorandum is being submitted in response to a rezoning review request from Scott County, Iowa. The hearing date is scheduled for Tuesday, December 1, 2020 at 5:00 p.m. The applicant, Barry Traver DBA Traver Properties LLC, is requesting a rezoning of 35 acres more or less from Agricultural-Preservation District (A-P) to Residential (R1).

The property is a 35-acre tract, more or less, north of US-61, south of 145th Street, and accessed on the west side of 110th Avenue. The location includes the dwelling addressed 14150 110th Avenue, Davenport. The land requested to be rezoned is legally described as part of the NE¼SE¼ and part of the SE¼SE¼ of Section 35 in Blue Grass Township (Parcel# 823539002; Parcel# 823555006; Parcel #823555007).

Having reviewed the information relevant to the proposed rezoning and map amendment, the following items were ascertained. The July 2018 Zoning and Land Use Map for Scott County, Iowa, shows the property has a future land use designation of R-1 Residential. The rezoning request is consistent with that plan.

The property has access to 110th Ave. to the east, a paved road, as well as access to 145th St., also a paved road. The property is within 1.5 miles of the New Liberty city limits. 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 proposed rezoning is adjacent to West Lake County Park. As there is residential development already adjacent to the park, it is not likely that additional development will have a significant impact on the recreational resource.



The property is not located in a flood hazard area, high earthquake incident area, or an airport restricted zone. The proposed rezoning is not expected to have an impact on historic or cultural features, wetlands, wildlife refuges, Indian mounds, or forest preserves. According to the 2018 *Scott County Hazard Mitigation Plan*, the property and vicinity have a high incidence of thunderstorms that contain frequent cloud to ground lightening, high winds, hail, tornados, and flash flooding.

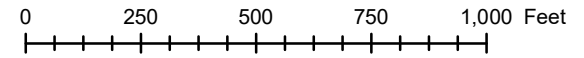
Should you have any questions regarding this response, please contact me at (309) 793-6300 extension 1148.



Traver - "A-G" to "R1" Rezoning Request: Deed Holders

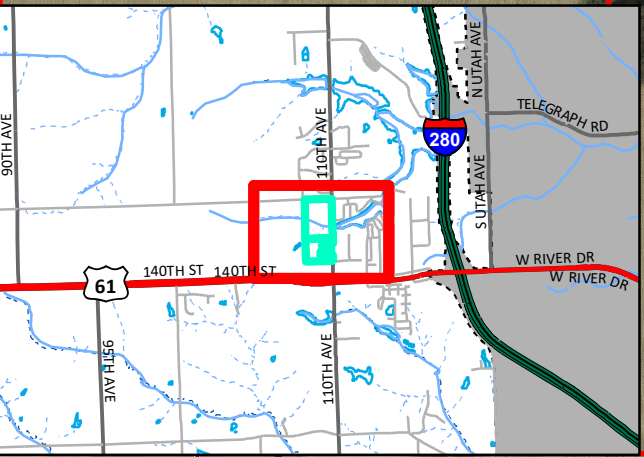
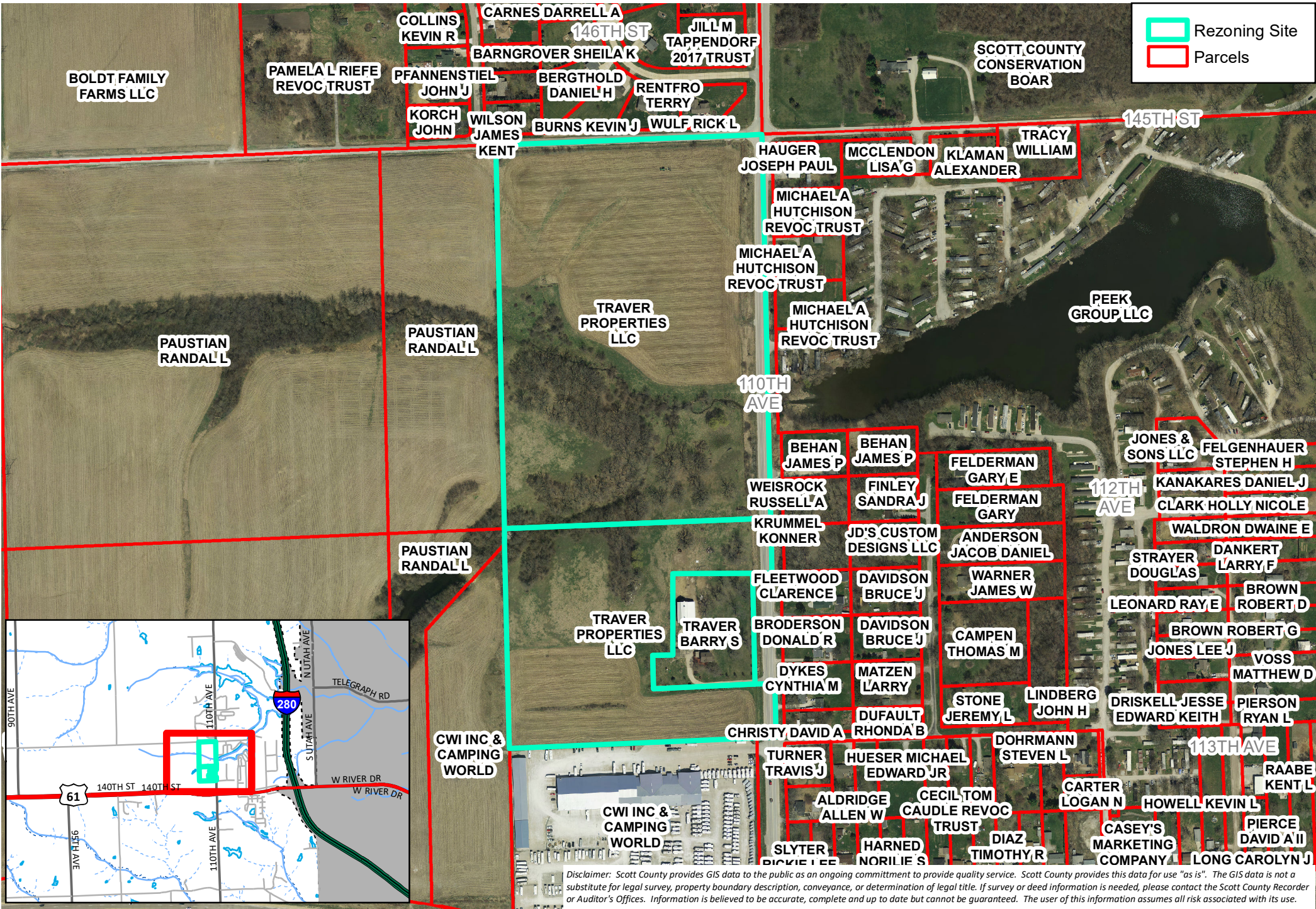
Scott County, Iowa

1 inch = 417 feet



 Rezoning Site

 Parcels



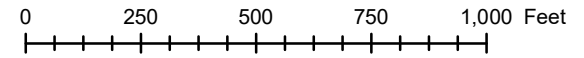
Disclaimer: Scott County provides GIS data to the public as an ongoing commitment to provide quality service. Scott County provides this data for use "as is". The GIS data is not a substitute for legal survey, property boundary description, conveyance, or determination of legal title. If survey or deed information is needed, please contact the Scott County Recorder or Auditor's Offices. Information is believed to be accurate, complete and up to date but cannot be guaranteed. The user of this information assumes all risk associated with its use.



Traver - "A-G" to "R1" Rezoning Request: CSR

Scott County, Iowa

1 inch = 417 feet

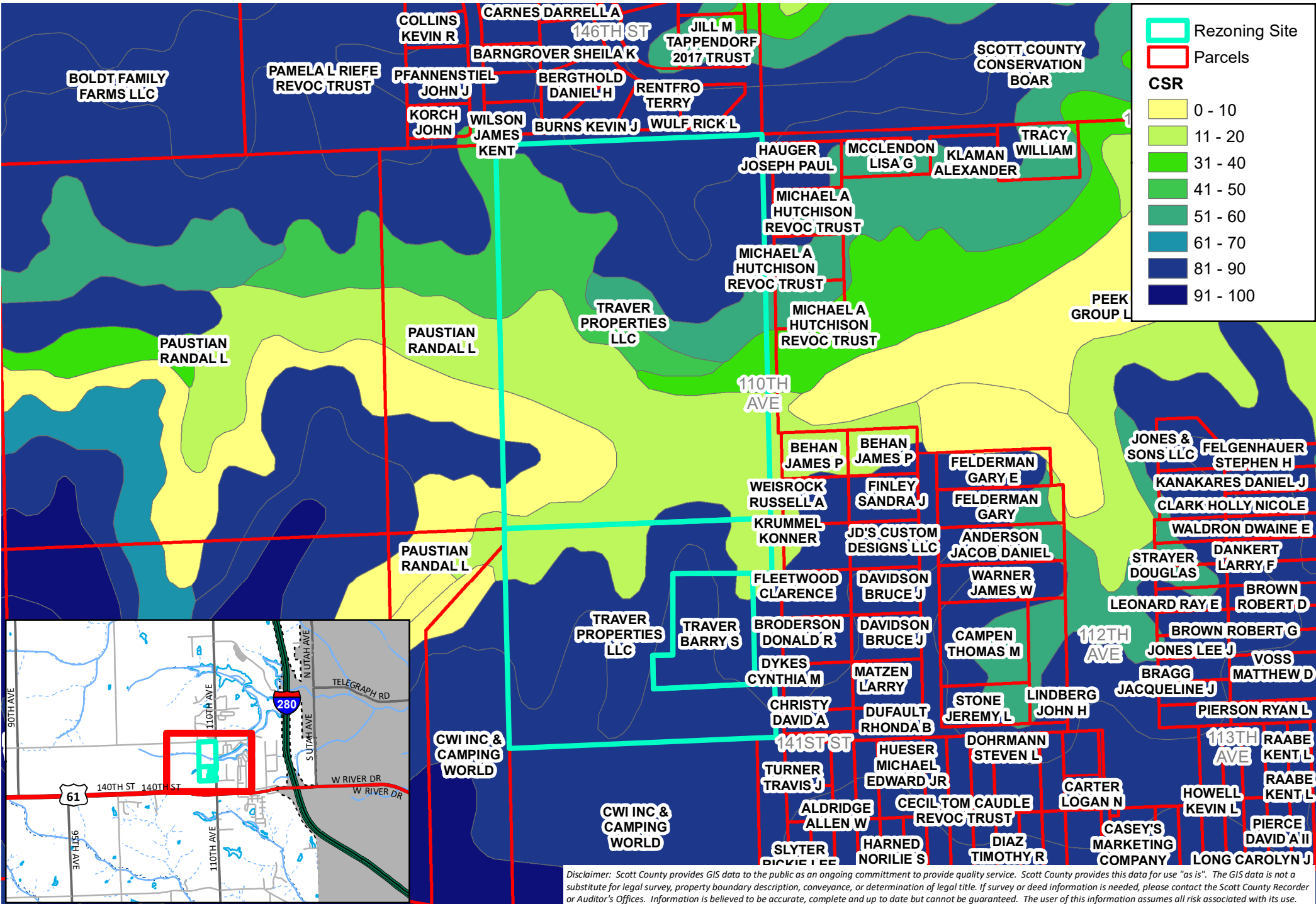


Rezoning Site

Parcels

CSR

- 0 - 10
- 11 - 20
- 31 - 40
- 41 - 50
- 51 - 60
- 61 - 70
- 81 - 90
- 91 - 100



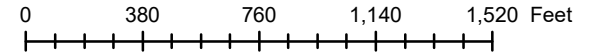
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Traver - "A-G" to "R1" Rezoning Application

Scott County, Iowa











1 inch = 626 feet

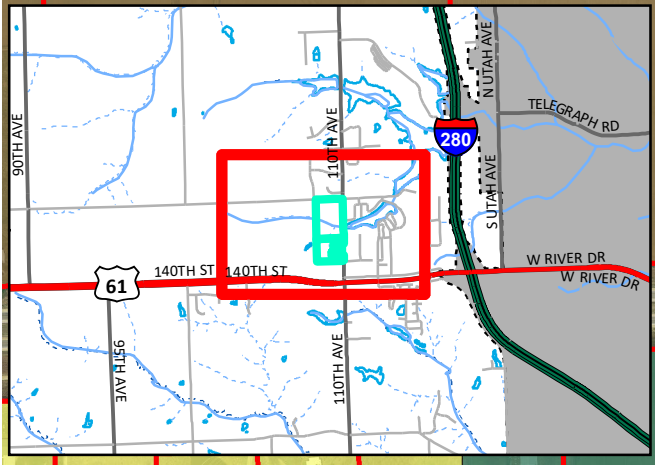
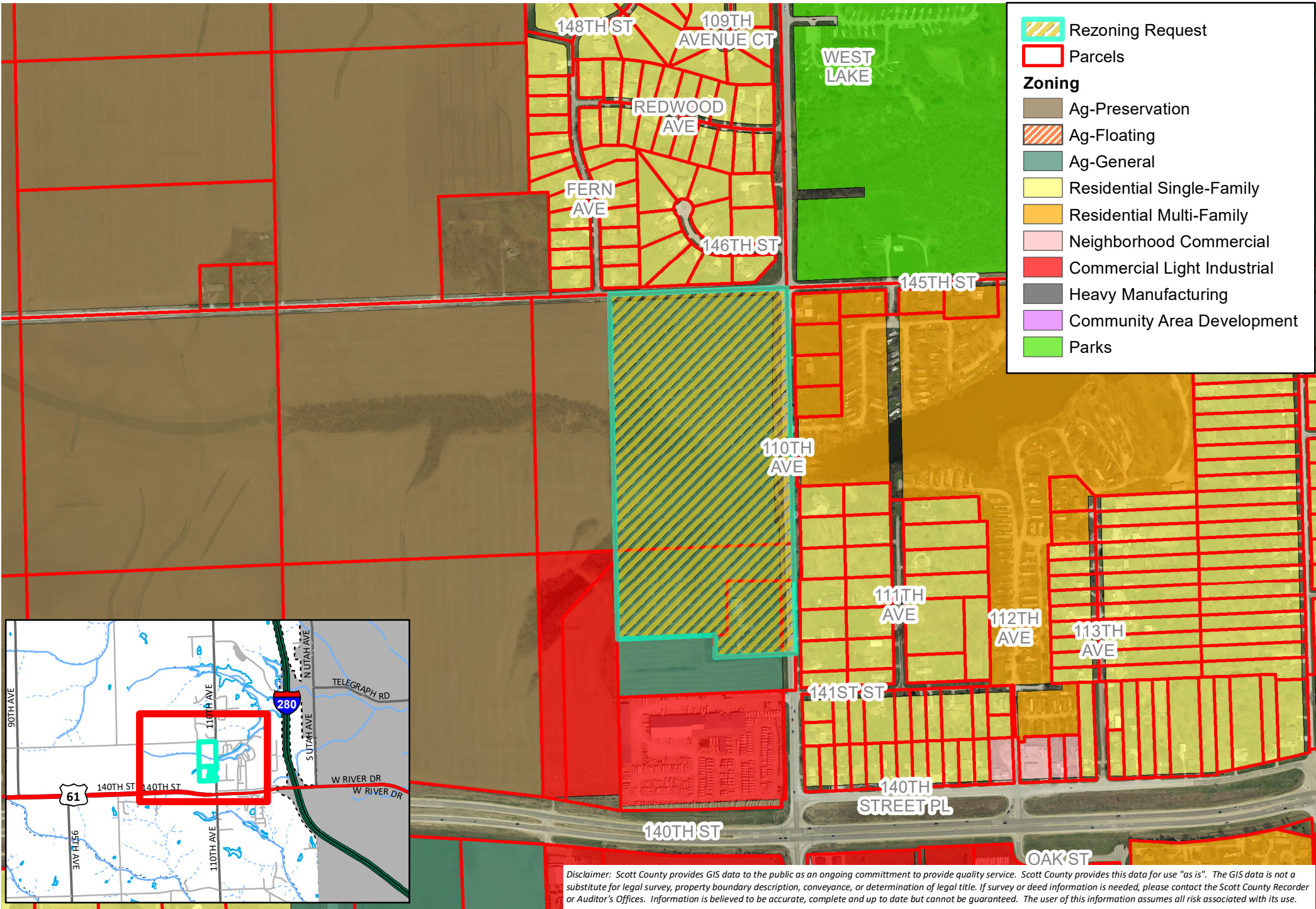


Legend

-  Rezoning Request
-  Parcels

Zoning

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



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Site Photo 1 / 4 : Looking South onto Property



Traver Rezoning A-G to R-1

1

Site Photo 2 / 4 : West on Y-48 (110th Ave)



Traver Rezoning A-G to R-1

2

Site Photo 3 / 4 : South across 145th St



Traver Rezoning A-G to R-1

Site Photo 4 / 4 : East Across Y-48 (110th Ave)



Traver Rezoning A-G to R-1

Prepared by: Scott County Planning and Development, 600 West Fourth Street, Davenport Iowa

SCOTT COUNTY ORDINANCE NO. 21-_____

AN ORDINANCE TO AMEND THE ZONING MAP BY REZONING APPROXIMATELY 35 ACRES IN SECTION 35, BLUE GRASS TOWNSHIP FROM AGRICULTURAL-GENERAL (A-G) TO SINGLE FAMILY RESIDENTIAL (R-1), ALL WITHIN UNINCORPORATED SCOTT COUNTY.

BE IT ENACTED BY THE BOARD OF SUPERVISORS OF SCOTT COUNTY IOWA:

Section 1. In accordance with Section 6-31 Scott County Code, the following described unit of real estate is hereby rezoned from Agricultural-General (A-G) to Single Family Residential (R-1) to-wit:

Part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 35, in Township 78 North, Range 2 East of the 5th P.M. (Blue Grass Township).

Section 2. This ordinance changing the above described land to Single Family Residential (R-1) is approved as recommended by the Planning and Zoning Commission.

Section 3. The County Auditor is directed to record this ordinance in the County Recorder's Office.

Section 4. Severability Clause. If any of the provisions of this Ordinance are for any reason illegal or void, then the lawful provisions of the Ordinance, which are separate from said unlawful provisions shall be and remain in full force and effect, the same as if the Ordinance contained no illegal or void provisions.

Section 5. Repealer. All ordinances or part of ordinances in conflict with the provisions of the Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall be in full force and effect after its final passage and publication as by law provided.

Approved this _____ day of _____ 2021.

Tony Knobbe, Chair
Scott County Board of Supervisors

Roxanna Moritz, County Auditor

PLANNING & DEVELOPMENT

600 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: December 15, 2020

Re: Final Plat approval of a Minor Subdivision known as Brus Commercial Park 2nd Addition located in part of the SW¹/₄NE¹/₄ and NW¹/₄NE¹/₄ of Section 1 in Buffalo Township, south and west of 118th/Utah Avenue and east of Lakeside Manor Mobile Home Park.

This property is the proposed location of a new Kwik Star gas station and convenience store. The Planning Commission approved the Site Plan review for the development of the Kwik Star and the sketch plan for this subdivision at its meeting on December 17, 2019. The applicants are only purchasing the north portion of the property (Lot1) and Lot 2 will remain undeveloped and zoned Ag-General.

The Planning Commission has reviewed this Final Plat and determined it was in compliance with ordinance requirements and the conditions of the sketch plan approval. This property is in the platting jurisdiction of the City of Davenport and the City has also approved this plat.

There has been considerable delay in scheduling the closing to purchase this property and the applicant and current owner did not want the plat recorded until the closing date was set and firm. The applicant has twice requested extensions of the Planning and Zoning Commission's recommendation to approve the Final Plat and the Board of Supervisors has twice approved those extensions in six month increments. The first extension was approved on April 30 and the second was approved October 29, 2020.

The Scott County Building Inspector will complete plans review before the building permit is issued and then conduct building inspections while it is under construction.

PLANNING COMMISSION RECOMMENDATION: The Planning Commission recommends approval of the Final Plat of Brus Commercial Park 2nd Addition.

Vote: All Ayes (7-0).



PLANNING & ZONING COMMISSION

STAFF REPORT

February 18, 2020



-
- Applicant:** BRUS Farms (owner) and Kwik Trip, Inc. (purchaser)
- Request:** Final Plat approval of a Minor Subdivision known as BRUS Commercial Park 2nd Addition. The plan proposes to subdivide an existing 62.8 acre tract, more or less, into two (2) new lots.
- Legal Description:** part of the NW¹/₄NE¹/₄ of Section 1 in Buffalo Township (Parcel ID#: 720105010; 720105011)
- General Location:** Accessed and located directly south of 118th Avenue and located west of Interstate I-280
- Existing Zoning:** Commercial Light Industrial (C-2)
- Surrounding Zoning:**
- North:** Commercial Light Industrial (C-2)
 - South:** Agricultural-General (A-G)
 - East:** Commercial Light Industrial (C-2)
 - West:** Multi-Family Residential (R-2)

GENERAL COMMENTS: This request is for approval of a Final Plat of a 2-lot minor subdivision of an approximately 62.8 acre tract. The tract currently contains a mixture of tilled ag land and timber. The Final Plat shows Lot 1 to be 23.6 acres, more or less, and Lot 2 to be 40 acres. The proposed Lot 1 is zoned Commercial Light Industrial (C-2) and the proposed Lot 2 is zoned Agricultural General (A-G). The property is accessed and located directly south of 118th Avenue and west of Interstate I-280. The purpose of the proposed subdivision is the development of a Kwik Star gas/diesel station and convenience store on the proposed Lot 1.

The Planning and Zoning Commission reviewed a sketch plan of Brus Farms Commercial Park 2nd Addition Minor Subdivision on December 17, 2019 and voted unanimously to recommend approval with the following conditions:

1. The septic system for development on Lot 1 be located on that same lot in compliance with Health Department regulations;
2. The City of Davenport approve the Final Plat; and
3. Documentation of a recorded and legally binding shared access agreement be submitted in conjunction to final plat approval.

STAFF REVIEW: Staff has reviewed this request for compliance with the requirements of the Subdivision Regulations and Zoning Ordinances for Final Plat approval. This subdivision is classified as a minor plat because it creates less than five (5) lots and would not involve the extension of any new streets or other public services.



PLANNING & ZONING COMMISSION

STAFF REPORT

February 18, 2020



Zoning, Land Use, and Lot Layout

The Final Plat shows Lot 1 to be 23.6 acres, more or less, and Lot 2 to be 40 acres. The proposed Lot 1 is zoned Commercial Light Industrial (C-2) and the proposed Lot 2 is zoned Agricultural General (A-G). The property is accessed and located directly south of 118th Avenue and west of Interstate I-280. The 62.8 acre tract currently contains a mixture of tilled ag land and timber.

Lakeside Manor Mobile Home Park is located to the west and adjacent to the proposed subdivision and contains 124 mobile home pads. The mobile home park is located within the Multi-Family Residential (R-2) Zoning District.

Located adjacent to the east is a 9 acre tract, more or less, zoned Commercial Light Industrial (C-2). Currently the tract is occupied by two (2) commercial businesses and contains four (4) buildings. Each business has access via 118th Avenue.

Access and Roadway Improvements

Currently the 62.8 acre tract is accessed from the north via 118th Avenue. The proposed subdivision will require an access easement to Lot 2 from 118th through Lot 2. The applicants have proposed to place a covenant restricting land use of Lot 2 to agricultural use only, which is the current use.

A proposed traffic signal at the intersection of US-61/118th Avenue is currently being reviewed by the Iowa Department of Transportation (IDOT), Scott County Secondary Roads Department, and the City of Davenport. The proposed minor subdivision and site plan for the gas station, approved on December 17, 2019 by the Planning and Zoning Commission, is not contingent to the approval of the traffic signal and infrastructure improvements to the intersection at US-61/118th Avenue.

Stormwater Management

This proposal does not include any new roadways or smaller development lots, so a stormwater management plan would not be expected.

Erosion and Sediment Control Plan

Erosion Control Plans are typically reviewed by submitted the County Engineer in conjunction with the road construction plans. Since this proposal does not include any new roadways, an Erosion Control Plan would not be expected.

Wastewater Disposal and Water Provision

This proposal was sent to the County Health Department for its review. The County Health Department any development on Lot 1 of the proposed subdivision will require service by a septic field and this would need to be located entirely on the Lot 1.



PLANNING & ZONING COMMISSION

STAFF REPORT

February 18, 2020



City of Davenport Review

This property is within two miles of the Davenport city limits. Therefore, review and approval of the Final Plat by the City of Davenport is required. The Final Plat was approved by the City of Davenport on February 12, 2020.

Others Notified

The Subdivision Ordinance requires additional notification of the following County Departments and local entities: Assessor, and Auditor. Those entities did not have any comments at this time. Staff also notified adjacent property owners of the public hearing before the Planning Commission. No questions or comments have been received, as of yet, on this request.

RECOMMENDATION:

Staff recommends that the Final Plat of Brus Commercial Park 2nd Addition be approved with the following conditions:

1. The septic system for development on Lot 1 be located on that same lot in compliance with Health Department regulations;
2. Documentation of a recorded and legally binding shared access agreement be submitted prior to final plat approval.

Submitted by:
Timothy Huey, Director
February 14, 2020



PLANNING & ZONING COMMISSION

STAFF REPORT

February 18, 2020



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PLANNING & ZONING COMMISSION

STAFF REPORT

February 18, 2020



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PLANNING & ZONING COMMISSION

STAFF REPORT

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Submitted by:
Timothy Huey, Director
February 14, 2020



Store Engineering

FAX 608-793-6237

1626 Oak St., P.O. Box 2107
La Crosse, WI 54602

www.kwiktrip.com

January 23, 2020

Scott County – Planning and Development
Administrative Center
600 W. 4th St.
Davenport, IA 52801-1030

Dear Mr. Huey,

This letter is to accompany Kwik Trip's submittal for Final Plat for the proposed Kwik Star Store #1071 project located at Hwy 61 and 118th Street. A digital submission of the following documents have been emailed to the Planning and Development staff:

1. Final Subdivision Plat
2. Surveyor's Certificate
3. Auditor's Approval
4. Owner's Consent to Plat
5. Platting Opinion
6. Treasurer's Certificate

A check is also enclosed for \$50.00 for the Final Plat Review fee. Please feel free to call me with any questions or if any needed information is missing at 608-793-6461.

Sincerely,

Leah Berlin
Sr. Development Manager
Kwik Trip Inc.

OUR MISSION

To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated, and to make a difference in someone's life.

MID AMERICAN ENERGY CO.

IOWA - AMERICAN WATER CO.

FINAL PLAT OF BRUS COMMERCIAL PARK 2ND ADDITION

OWNER Brus Farm Joint Venture

NORTH IS BASED ON THE NORTH AMERICAN DATUM OF 1983, IOWA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (2011 ADJUSTMENT)

BY DATE

BY DATE

MEDIACOM

CITY OF DAVENPORT, IOWA

BY DATE

BY ATTEST DATE

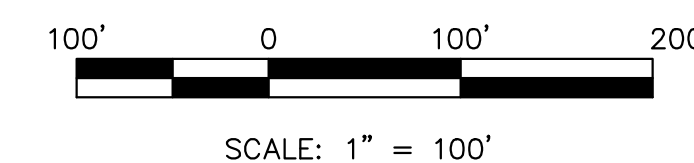
CENTURYLINK

PLANNING AND ZONING

BY DATE

BY DATE

SUBDIVIDER: Kwik Trip, Inc.



REVISIONS table with columns for NO., DESCRIPTION, and DATE



Kwik Trip Store #1071 Davenport, Iowa Final Plat

IMEG Project No: 18004409.01 File Name: 18004409-02 Subdivision Plat.dwg

LEGEND

- List of symbols and line styles for R.O.W. MARKER, RAILROAD SPIKE, REBAR, CHISELED 'X' IN CONCRETE, etc.

SURVEYOR'S NOTES

This Final Plat was prepared at the request of, and for the exclusive use of Kwik Trip, Inc. It should be noted that in the performance of this re-survey, the courses and distances of the re-survey may vary from recorded calls...

This property is subject to any and all easements and roadways of record.

No investigation concerning environmental and subsurface conditions, or for the existence of underground containers, structures or facilities which may affect the use or development of this property was made as a part of this survey.

No part of this subdivision is subject to a Special Flood Hazard Area as designated by FEMA on Community Firm Map No. 19163C0345F with an Effective Date February 18, 2011.

Distances are listed in feet and decimal part of a foot.

All monuments have been found or set as shown on this plat.

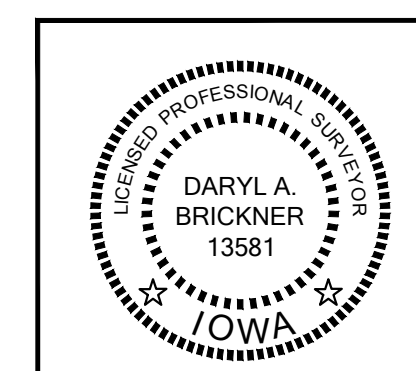
GENERAL NOTES

Blanket underground easements granted for all primary and secondary electric cables, pad mounted transformers, electric transformers, primary cable, gas service, water service, sewer laterals, telephone service, and cable T.V. to individual structures and street lights.

Zoning setback lines are based on Zoning requirements as of the date of Scott County Board approval. In case of conflict between lines shown and future code requirements the code requirements shall govern.

LOT 1 1,027,883 SF± 23.60 AC±
LOT 2 1,742,367 SF± 40.00 AC±

AREA TABLE with columns for PARCEL, AREA S.F.±, AREA AC.±

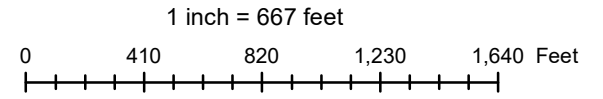


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa.



Zoning & Future Land Use - Brus Farms Minor Sketch Plan

Scott County, Iowa



Legend

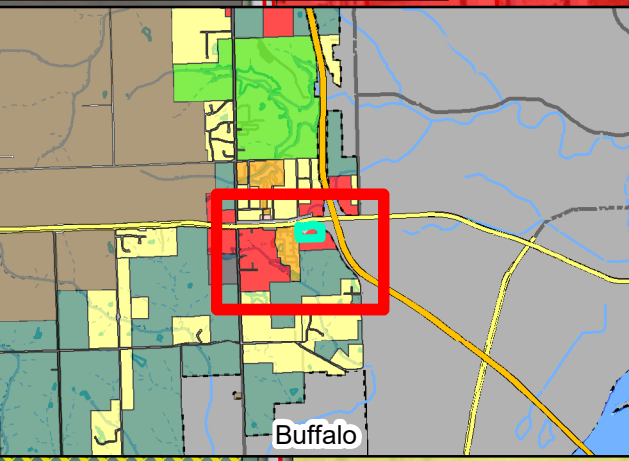
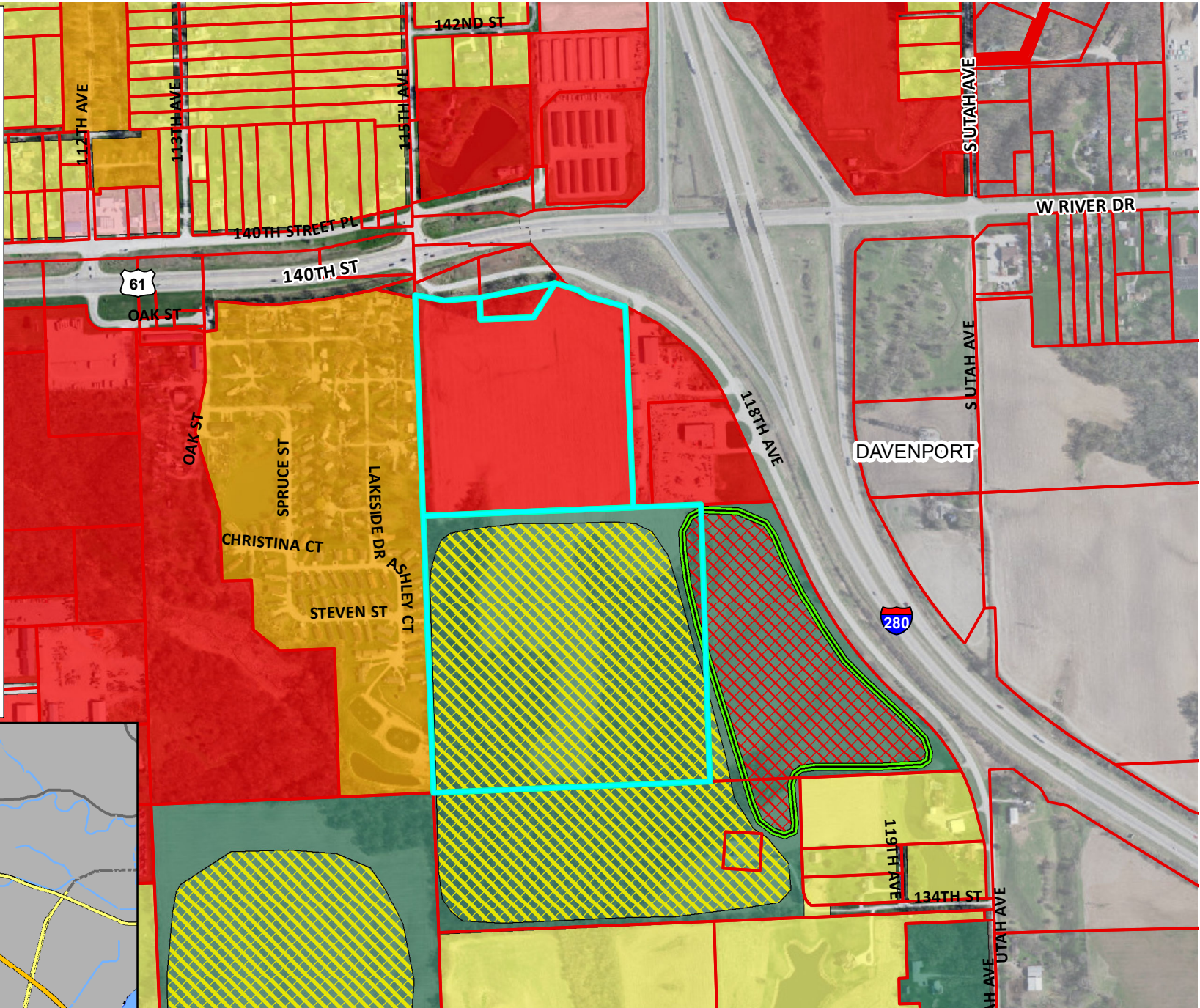
- Subdivision Area
- Parcel
- Annexation Plan

Zoning Districts

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

Future Land Use

- C
- I
- R1



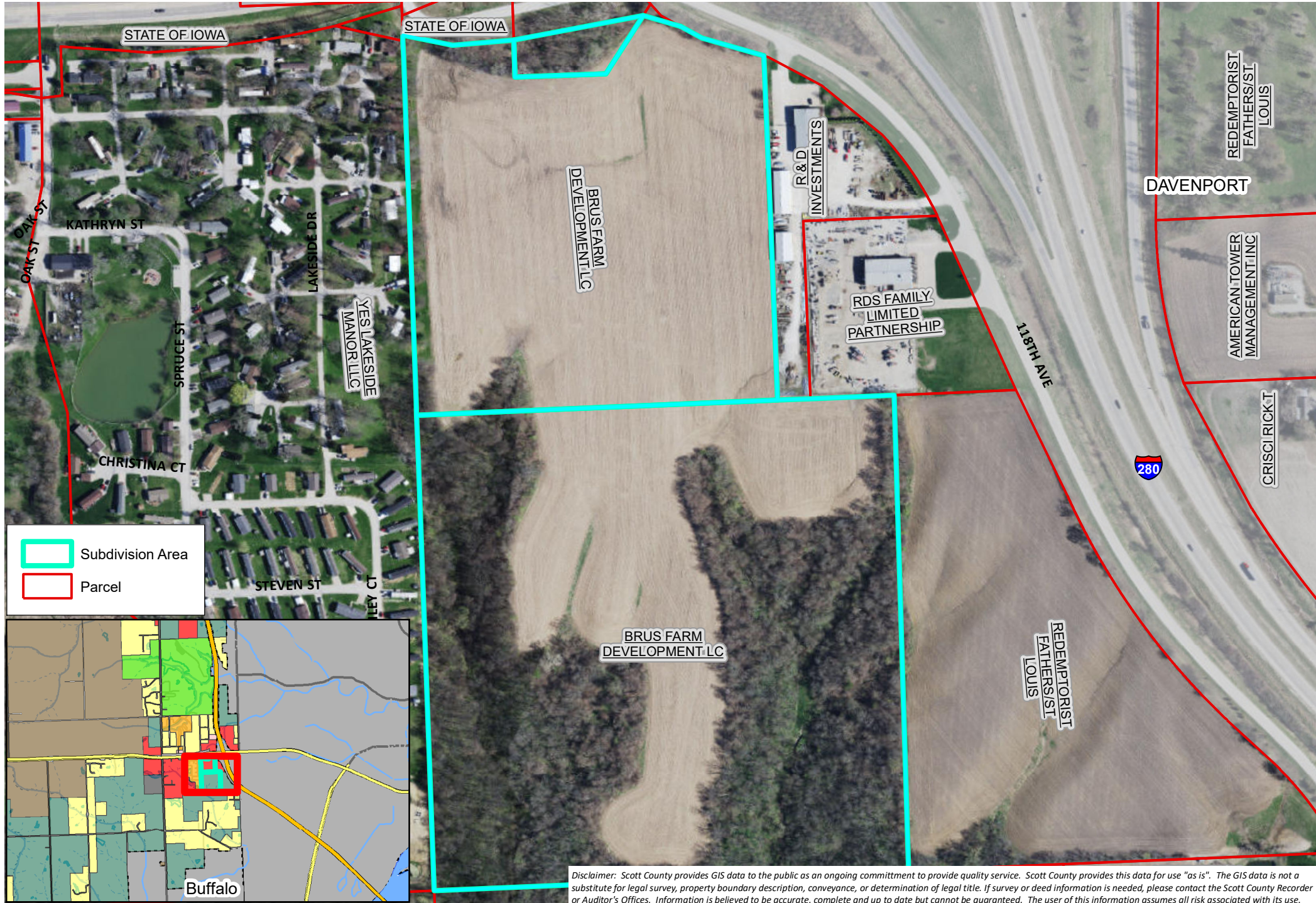
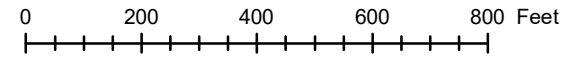
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Ownership - Brus Farms Minor Sketch Plan

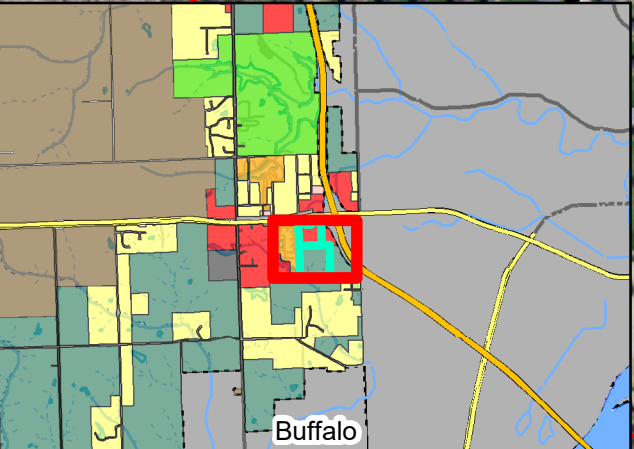
Scott County, Iowa

1 inch = 333 feet



 Subdivision Area

 Parcel

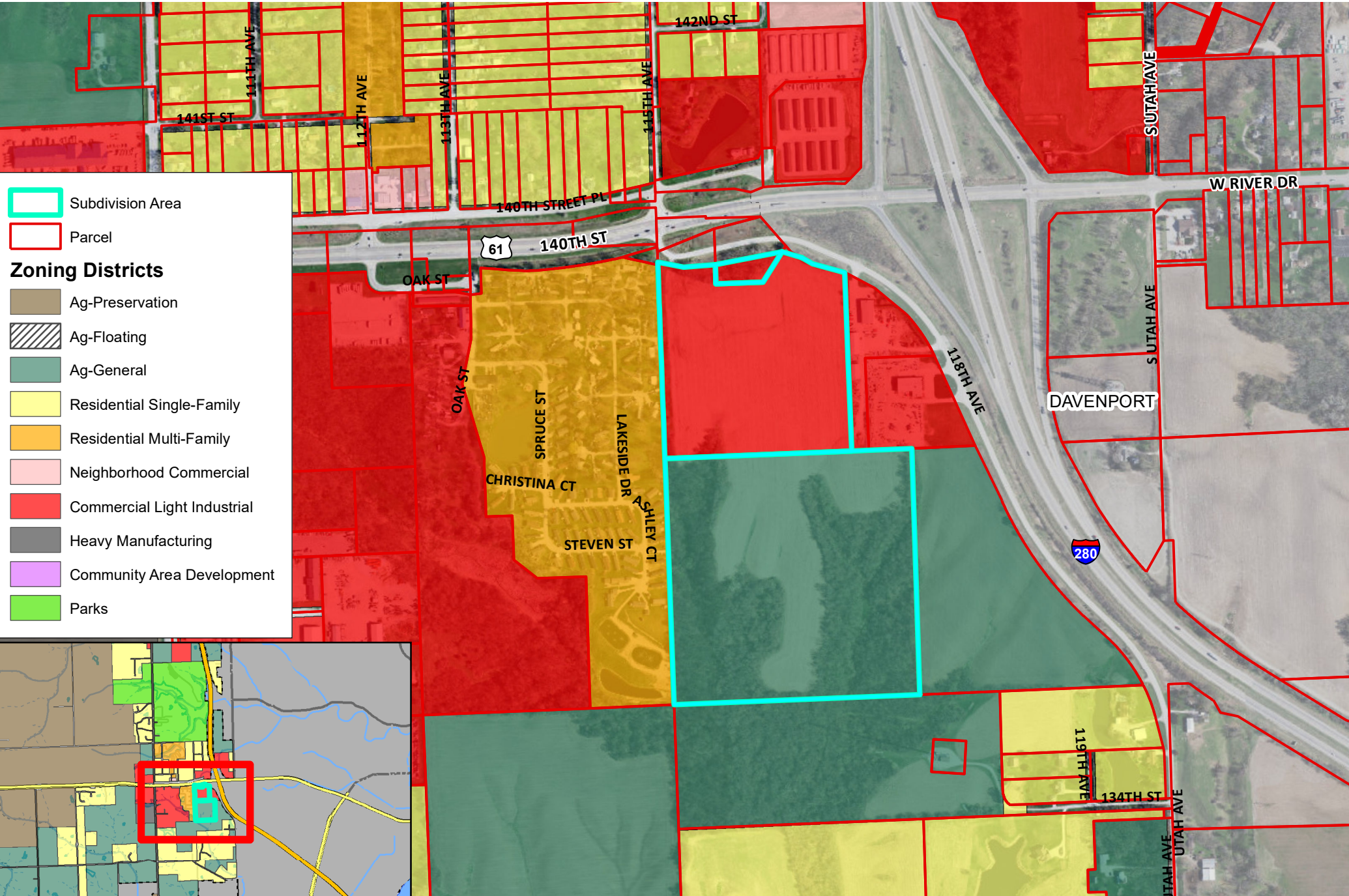
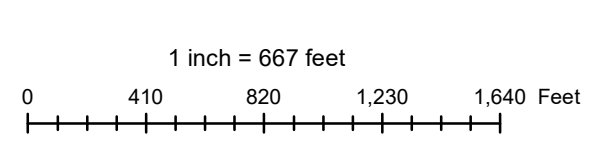


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Zoning - Brus Farms Minor Sketch Plan

Scott County, Iowa

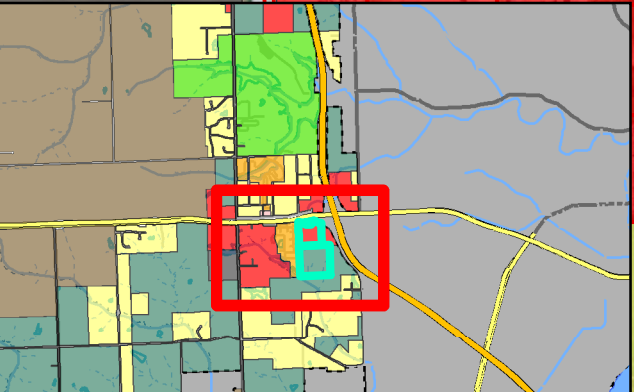


Subdivision Area

Parcel

Zoning Districts

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



Disclaimer: Scott County provides GIS data to the public as an ongoing commitment to provide quality service. Scott County provides this data for use "as is". The GIS data is not a substitute for legal survey, property boundary description, conveyance, or determination of legal title. If survey or deed information is needed, please contact the Scott County Recorder or Auditor's Offices. Information is believed to be accurate, complete and up to date but cannot be guaranteed. The user of this information assumes all risk associated with its use.

CERTIFICATE OF APPROVAL BY SCOTT COUNTY

I, Tony Knobbe, Chair of the Scott County Board of Supervisors, do hereby certify that said Board adopted a Resolution on December 22, 2020 in which it approved the Final Plat of **BRUS COMMERCIAL PARK 2ND 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 5th day of March, 2020 considered the final plat of **BRUS COMMERCIAL PARK 2ND ADDITION**, a 2-lot subdivision in the part of the NE ¼ of Section 1, 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 22nd day of December, 2020

SCOTT COUNTY, IOWA

BY: _____
Tony Knobbe, Chair

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

December 22, 2020

APPROVING THE FINAL PLAT OF BRUS COMMERCIAL PARK 2ND 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 22nd day of December 2020 considered the final plat of **BRUS COMMERCIAL PARK 2ND ADDITION**, a 2-lot subdivision in the part of the NE ¼ of Section 1, 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.

Facility & Support Services

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

(563) 328-3245 Fax



Item #10
12/22/2020

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

December 14, 2020

To: Mahesh Sharma
County Administrator

From: Tammy Speidel, FMP
Director, Facility and Support Services

Subj: Approval of Quote- Domestic Hot Water Heater – Scott County Jail

Background

There are currently two domestic hot water boilers that serve the Scott County Jail. This equipment is approximately 15 years old. These units service all hot water in the jail, including kitchen food prep and shower areas and are a critical component of the building.

There have been ongoing service issues with both of the units, one of which has now failed. We looked at obtaining pricing to make repairs and found that repair expenses would be in excess of \$25,000.00

Based on this cost and the age of the equipment we obtained quotes from three contractors to replace the failed unit.

Quotes received as follows

Firm	Quote	Work
Modern Piping	\$46,044.00	Replace existing
Ragan Mechanical	\$58,140.00	Replace existing
Ryan & Associates	\$48,646.00	Replace existing

We also looked at the option of replacing with multiple smaller units that would allow us more flexibility in the event of equipment issues in the future.

Quotes were received as follows

Firm	Quote	Work
Modern Piping	N/A- chose not to quote	
Ragan Mechanical	\$73,440.00	Three Bock Optitherm 99 gallon units
Ryan & Associates	\$46,621.00	Six AO Smith Instantaneous Water Heaters

Although we have had issues with the original equipment, we did not anticipate a complete failure and therefore had not budgeted this as a capital project at this time. I have spoken with David Farmer and we are confident that there are capital funds available to cover the cost.

After evaluation of each option, FSS recommends that this project be awarded to Ryan & Associates with the proposed AO Smith Instantaneous Water Heaters. FSS staff has had significant experience with the AO Smith product and have found it to be very reliable, requiring less staff time to maintain and fewer service calls.

Chris Still and I will be available to answer any questions you or the Board may have.

Cc: FSS Management Team

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

December 22, 2020

A RESOLUTION APPROVING THE QUOTE FROM RYAN & ASSOCIATES FOR THE
JAIL DOMESTIC HOT WATER BOILER REPLACEMENT PROJECT IN THE AMOUNT
OF \$46,621.00.

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

- Section 1. That the quote for the Jail domestic hot water boiler replacement amount of \$46,621.00 is hereby approved and awarded to Ryan & Associates.
- Section 2. That the Director of Facility & Support Services is hereby authorized to execute contract documents on behalf of the Scott County Board of Supervisors.
- Section 3. This resolution shall take place immediately.

Community Services Department

600 West 4th Street
Davenport, Iowa 52801



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

December 14, 2020

To: Mahesh Sharma, County Administrator
From: Lori A. Elam, Community Services Director
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 special assessments, 2018 property taxes due September 2019 and March 2020 and the 2019 property taxes due September 2020 and March 2021 in the amount of \$494.12 and \$1,012.00 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

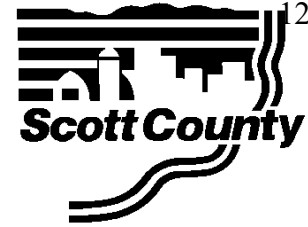
RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
December 22, 2020

SUSPENDING THE SPECIAL ASSESSMENTS RECEIPT NUMBERS 127063, 133773, 141749, 147658, 152983, 161646, 168026, 2018 PROPERTY TAXES DUE IN SEPTEMBER 2019 AND MARCH 2020, AND 2019 PROPERTY TAXES DUE IN SEPTEMBER 2020 AND MARCH 2021 FOR SARA MCDANIEL, 6030 FOSSEN DRIVE, DAVENPORT, IOWA, IN THE AMOUNT OF \$494.12 AND \$1,012.00 INCLUDING INTEREST.

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

- Section 1. The special assessments receipt numbers 127063, 133773, 141749, 147658, 152983, 161646, 168062, 2018 property taxes due in September 2019 and March 2020, and 2019 property taxes due in September 2020 and March 2021 for Sara McDaniel, 6030 Fossen Drive, Davenport, Iowa, in the amount of \$494.12 and \$1,012.00 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

December 14, 2020

To: Mahesh Sharma, County Administrator
From: Lori A. Elam, Community Services Director
Re: Approval of Tax Suspension Request

This is a request for approval of a tax suspension as presented.

As you are aware, tax suspensions may be directed by the Department of Human Services if the taxpayer is receiving specific assistance from that Department. In these directed suspensions, the suspension remains in effect as long as the person continues to own the property and receive the specified assistance from the Department of Human Services.

Additionally, under the Board of Supervisors policy, taxpayers may apply for suspension based on financial criteria. These are considered requested suspensions and are for the period only of the tax year and relates to the amounts owed at the time of the suspension. Persons may, of course, reapply each year if they continue to meet the eligibility criteria.

The county has received tax suspension petition requests as follows:

DIRECTED TAX SUSPENSION:

Lynn L. Vaughan
3402 W. 43rd St.
Davenport, IA 52806

Suspend: 2018 and 2019 property taxes due September 2019/2020 and March 2020/2021.

This application is directed by the Department of Human Services.

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

December 22, 2020

APPROVAL OF SUSPENSION OF COLLECTION OF PROPERTY TAXES, ASSESSMENTS AND RATES OR CHARGES, INCLUDING INTEREST, FEES, AND COSTS AS DIRECTED BY THE IOWA DEPARTMENT OF HUMAN SERVICES FOR LYNN L. VAUGHAN, 3402 W. 43RD St., DAVENPORT, IOWA, 52806

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

- Section 1. That Scott County has been directed by the Iowa Department of Human Services to suspend the collection of property taxes, assessments and rates or charges, including interest, fees, and costs of Lynn L. Vaughan, 3402 W. 43rd St., Davenport, Iowa.
- Section 2. That the collection of all property taxes, special assessments, and rates or charges, including interest, fees, and costs assessed against the parcel at 3402 W. 43rd St., Davenport, remaining unpaid shall be suspended for such time as Lynn L. Vaughan remains the owner of such property, and during the period he/she receives assistance as described in Iowa Code Section 427.9.
- Section 4. That the County Treasurer is hereby directed to suspend collection of the above stated taxes, assessments, and rates or charges, including interest, fees, and costs, thereby establishing a lien on said property as required by law, with future collection to include statutory interest.
- Section 5. This resolution shall take effect immediately.

INFORMATION TECHNOLOGY

400 West Fourth Street
Davenport, Iowa 52801-1104

Ph: (563) 328-4100 Fax: (563) 326-8669
www.scottcountyiowa.com



December 17, 2020

To: Mahesh Sharma, County Administrator

From: Ed Rivers, Health Director
Matt Hirst, Information Technology Director

Subject: Vaccine Management Software

Scott County has requested and received a quote for vaccine management software from Maryland Partnership for Prevention. The software, PrepMod and CovidReadi, will facilitate vaccine scheduling and administration for the Health Department and EMA of Covid19 vaccines.

PrepMod software is a mass vaccination application which provides online consent and appointment scheduling. CovidReadi is a pre-registration and vaccine campaign readiness application. Detailed application functionality is attached.

The quote summary for this software acquisition is also attached.

It is recommended that the Board authorize the IT Director to sign an agreement with Maryland Partnership for Prevention with one-time costs not to exceed \$126,000 and annual costs not to exceed 20% of purchase price (\$25,200).

Enc. (2)

Cc: Amy Thoreson, Deputy Health Director
Dave Donovan, SECC/EMA Director
Brian Payne, Emergency Management Deputy Coordinator



Online Consent & Appointment-Scheduling and Mass Vaccination App

Consumer Access Portal

Insurance Billing for Administration Fees

PRE-REGISTRATION & Vaccination Campaign Readiness

- Highly-Customizable
- COVID screening questions and EUA
- Collect insurance information
- Document vaccine encounters
- IIS and EHR Interface
- "Virtual Queue" for Social Distancing
- Customize consents by clinic type
- Detailed vaccine tracking
- Send second dose reminders
- Clinic search by date or location
- Customized reports
- Use for all public health services
- Live Help Desk

- Stand-Alone
- Consumer-Managed Account
- IIS or Mass Vaccination App Interface
- Family and Group Accounts
- Sends official records to other entities
- Prints vaccination certificate
- Optional tracking of side effects via text messaging
- Optional tech support for consumers

- Collect up to 100% of vaccine administration fees*
- Stand-Alone – can use data from other mass vaccination apps
- Paperless – bills processed electronically
- System does all the work – no need for billing software or staff
- Administered by experienced mass vaccination billers

- Stand-Alone
- Pre-Registration for the Public
- Auto Assignment to Priority Groups
- Proactive Invitations for Vaccination Appointments
- Provider Enrollment and Ordering
- Generate VTrckS Files
- IIS and EHR Interface
- Recruit and manage temp staff and volunteers
- Identify new clinic sites
- Free campaign materials (flyers, etc.)

First and Leading Mass Vaccination App -- More States Choose Us!

Eliminate Calls Requesting Vaccination Records

Recover Million\$ Spent on Vaccination Campaign

Know who's signed up and who needs outreach

Onboard in One Week*

Live December 18

One Week Set-Up

Onboard in 3 Days*

Call or email for pricing

PrepMod Users: \$51,500
Non-PrepMod Users: \$79,000+

PrepMod Users: Set-Up and Admin Fee
Non-PrepMod Users: Call for Pricing

Call or email for pricing
Discount for PrepMod Users

*Semi-custom, off-the-shelf version

Price does not include set-up charges, maintenance and service, optional tech support, or text messaging

*Reimbursement from insurance companies and government reimbursement for uninsured

*Semi-custom, off-the-shelf version



"By Public Health, For Public Health"

410-902-4677 * info@multistatep4p.com

PrepMod Public Health Enterprise Resource Planning Quote

Background

The PrepMod Public Health Enterprise Resource Planning (ERP) is an end-to-end system that automates all aspects of managing public health programming, including pandemics and other public health emergencies. The Public Health Bundle includes:

- **ReadiConsentSM**, an online consent form
- **ClinicWizardSM**, a clinic management system that organizes information from ReadiConsentSM in real-time
- **PrepModSM**, an all-in-one system with added features specific to pandemic response management, such as automated social-distancing and PPE management

Quote

Scott County, Iowa desires a license for the public health enterprise solution that includes ReadiConsentSM, ClinicWizardSM, and PrepModSM.

Included:

- One-time customization of home screen and system colors (up to two colors)
- One-time customization of online consent form field names and requirements
- Translation of one additional language for consent form (English and Spanish are standard)
- One completion of data transfer connection to an electronic health information system
- Unlimited use of ReadiConsentSM
- Unlimited use of ClinicReadiSM
- Up to 200 hundred user accounts for license owners and formal partners of licensee (eg. school health, private providers)
- Up to three online webinar trainings for users
- Up to two online webinar trainings for administrative users
- Users' Manual, training materials, and recorded trainings (accessible online)
- One year of online and telephonic technical support for authorized users
- Consent form templates for various vaccination and testing campaigns
- Web Hosting
- Standard, system-wide enhancements and updates
- General technical assistance for administrative users
- Membership on Users' Group, which informs system enhancements

Not Included

- Applicable text messaging fees and special storage and permissions
- Purchase of customized URL and related maintenance fees
- Database storage that exceeds amount calculated

YEAR 1 COSTS – LIFETIME LICENSE

Lifetime User License	\$98,000
One Year of Technical Support	Included
TOTAL	\$98,000

YEAR 1 COSTS – ANNUAL LICENSE

One-Year User License	\$52,000
One Year of Technical Support	Included
TOTAL	\$52,000

COVIDREADI YEAR 1 COSTS

COVIDReadi Statewide, Two-Year User License	\$32,000
PrepMod-COVIDReadi Bundle Discount	-\$4,000
TOTAL	\$28,000

Standalone CRAccess (Consumer Access Portal)

Statewide License	
Without PrepMod License	\$69,000
With PrepMod License	\$51,500

- Unlimited consumer access to vaccination data
- Issuance of vaccination certificate to users and storage of records on site
- One bi-directional interface with IIS or single direction interface with PrepMod or other mass vaccination tool
- One year of live tech support for Administrative users
- Live tech support for the public available at additional cost
- One year of webhosting and database storage

Non-included customizations billed at \$250 per hour

Quote good for thirty days from 12.15.20

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

December 22, 2020

APPROVING VACCINE MANAGEMENT SOFTWARE PURCHASE

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

Section 1. The authority of the IT Director to sign an agreement for a lifetime license of PrepMod cloud hosted online consent and appointment scheduling mass vaccination software and a two (2) year license of CovidReadi pre-registration and vaccine campaign management software in an amount not to exceed \$126,000 and year 2 maintenance and support costs of \$25,200 is hereby approved.

Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF APPOINTMENT OF DR. KATHLEEN HANSON
TO THE BOARD OF HEALTH

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

- Section 1. That the re-appointment of Dr. Kathleen Hanson to the Board of Health for a three (3) year term expiring on December 31, 2023 is hereby approved.
- Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF APPOINTMENT OF DR. LARRY SQUIRE
TO THE BOARD OF HEALTH

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

Section 1. That the re-appointment of Dr. Larry Squire to the Board of Health
for a three (3) year term expiring on December 31, 2023 is hereby
approved.

Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF APPOINTMENT OF JOHN RUSHTON TO THE CITIZEN'S ADVISORY BOARD OF THE MENTAL HEALTH INSTITUTE

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

- Section 1. That the re-appointment of John Rushton to the Citizen's Advisory Board of the Mental Health Institute for a one (1) year term expiring on December 31, 2021 is hereby approved.
- Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF APPOINTMENT OF MARTY O'BOYLE AND MAHESH SHARMA TO THE MEDIC EMS BOARD

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

Section 1. That the re-appointments of Marty O'Boyle and Mahesh Sharma, to the MEDIC EMS Board for a one (1) year term expiring on December 31, 2021 are hereby approved.

Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF APPOINTMENT OF TIM HUEY TO THE
QUAD CITY RIVERFRONT COUNCIL

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

- Section 1. That the re-appointment of Tim Huey, Davenport, Iowa, to the Quad City Riverfront Council for a one (1) year term expiring on December 31, 2021 is hereby approved.
- Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF APPOINTMENT OF DAVE MURCIA TO THE PARTNER FOR SCOTT COUNTY WATERSHEDS CABINET

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

- Section 1. That the re-appointment of Dave Murcia, to the Partner for Scott County Watersheds Cabinet for a one (1) year term expiring on December 31, 2021 is hereby approved.
- Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF APPOINTMENT OF LORI ELAM AND KATIE SCHROEDER TO THE
COMMUNITY ACTION OF EASTERN IOWA

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

Section 1. That the re-appointments of Lori Elam and Katie Schroeder, to the
Community Action of Eastern Iowa for a one (1) year term expiring
on December 31, 2021 are hereby approved.

Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF APPOINTMENT OF BERNIE PEETERS TO THE RIVER BEND TRANSIT

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

- Section 1. That the re-appointment of Bernie Peeters, Eldridge, to the River Bend Transit Board for a one (1) year term expiring on December 31, 2021 approved.
- Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF APPOINTMENT OF DOUG GRENIER
TO THE CONSERVATION BOARD

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

- Section 1. That the re-appointment of Doug Grenier, Bettendorf, to the Conservation Board for a five (5) year term expiring on December 31, 2025 is hereby approved.
- Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF THE APPOINTMENT OF CURTIS LUNDY, JOHN ARTER, AND
HEIDI WOEBER, TO THE INTEGRATED ROADSIDE VEGETATION MANAGEMENT
(IRVM) STEERING COMMITTEE

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

- Section 1. That the re-appointment Curtis Lundy to the IRVM Steering Committee (Non-Governmental) for a three (3) year term expiring on December 31, 2023 is hereby approved.
- Section 2. That the re-appointment of John Arter to the IRVM Steering Committee (Non-Governmental) for a three (3) year term expiring on December 31, 2023 is hereby approved.
- Section 3. That the re-appointment of Heidi Woeber to the IRVM Steering Committee (Governmental) for a three (3) year term, expiring on December 31, 2023 is hereby approved.
- Section 4. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF APPOINTMENT OF STEVE PIATAK TO THE PLANNING & ZONING COMMISSION

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

- Section 1. That the re-appointment of Steve Piatak, rural Davenport, to the Planning and Zoning Commission for a five (5) year term expiring on January 10, 2026 is hereby approved.
- Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF APPOINTMENT OF NED SCHRODER TO THE BENEFITED FIRE DISTRICT #1

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

Section 1. That the re-appointment of Ned Schroder, Princeton, to the Benefited Fire District #1 for a three (3) year term expiring on January 10, 2024 is hereby approved.

Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF APPOINTMENT OF ED KOCAL TO THE LOWER CEDAR WATERSHED MANAGEMENT AUTHORITY

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

Section 1. That the re-appointment of Ed Kocal to the Lower Cedar Watershed Management Authority for a one (1) year term expiring on December 31, 2021 is hereby approved.

Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF APPOINTMENT OF ROGER KEAN TO THE E911 SERVICE BOARD

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

Section 1. That the re-appointment of Roger Kean to the E911 Service Board for a one (1) year term expiring on December 31, 2021 is hereby approved.

Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF MEDICAL EXAMINER, DEPUTY MEDICAL EXAMINERS AND MEDICAL EXAMINER INVESTIGATORS

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

Section 1. That the following appointments for a two (2) year term expiring on December 31, 2022 are hereby approved:

Dr. Barb Harre – Medical Examiner
Dr. Richard Blunk – Deputy Medical Examiner
Dr. William Jerome – Deputy Medical Examiner
Don Schaeffer, Investigator
Brett Hodges, Investigator
Sherri Harris, Investigator
Angela Anderson, Investigator

Section 2. This resolution shall take effect immediately.

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

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

APPROVAL OF APPOINTMENT OF MARY KELLENBERGER AND LARRY MINARD TO THE JUDICIAL MAGISTRATE APPOINTMENT COMMISSION

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

Section 1. That the re-appointment of Mary Kellenberger, Bettendorf, and Larry Minard, Davenport, to the Judicial Magistrate Appointment Commission for a six (6) year term expiring on December 31, 2026 is hereby approved.

Section 2. This resolution shall take effect immediately.

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

SCOTT COUNTY AUDITOR

RESOLUTION

SCOTT COUNTY BOARD OF SUPERVISORS

December 22, 2020

**APPROVAL OF WARRANTS IN THE AMOUNT OF \$2,673,894.59 AND
PURCHASING CARD TRANSACTIONS IN THE AMOUNT OF \$93,654.59**

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

- Section 1. The Scott County Board of Supervisors approves for payment all warrants numbered 308872 through 309100 as submitted and prepared for payment by the County Auditor, in the total amount of \$2,673,894.59.
- Section 2. The Board of Supervisors approves for payment to Wells Fargo Bank all purchase card program transactions as submitted to the County Auditor for review in the amount of \$93,654.59.
- Section 3. This resolution shall take effect immediately.

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

SCOTT COUNTY AUDITOR

RESOLUTION

**SCOTT COUNTY BOARD OF SUPERVISORS
A CONDEMNATION OF ANTISEMITISM**

December 22, 2020

WHEREAS, Temple Emanuel has pursued faithfully its mission to foster and promote the love, understanding, and practice of Reform Judaism in Scott County for nearly 160 years; and

WHEREAS, Temple Emanuel is widely regarded as the oldest, continuously active Jewish congregation in the State of Iowa and contributes significantly to the spiritual and cultural life of Scott County and the larger Quad Cities region; and

WHEREAS, Temple Emanuel congregants are respected and cherished by all men and women of goodwill irrespective of faith throughout Scott County; and

WHEREAS, Temple Emanuel was vandalized with anti-Semitic graffiti on December 10 and its members deeply distressed as they prepared to celebrate Chanukah, the eight-day festival of lights; and

WHEREAS, last year the American Jewish community experienced the highest level of anti-Semitic incidents in 40 years, with more than 2,100 acts of assault, vandalism and harassment reported across the nation; and

WHEREAS, the bigotry reflected in these incidents, locally and elsewhere, are antithetical to the values of the people of Scott County as demonstrated by the outpouring of support for Temple Emanuel since the December 10 incident.

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

Section 1. That the Board of Supervisors does hereby condemn the malicious and cowardly act of antisemitism committed on December 10 and deeply regrets the pain caused by this incident to the congregation of Temple Emanuel

Section 2. This resolution shall take effect immediately

OFFICE OF THE COUNTY ADMINISTRATOR

600 West Fourth Street
Davenport, Iowa 52801-1003

Office: (563) 326-8702
Fax: (563) 328-3285
www.scottcountyiowa.com



December 18, 2020

TO: Mahesh Sharma, County Administrator

FROM: David Farmer, CPA, MPA Director of Budget and Administrative Services

RE: Vaccine Administration Site Lease

Scott County Health Department and Scott County Emergency Management Agency has worked together to procure a site to administer the COVID-19 vaccines to the local community. The location will be at the former Sears retail store located at North Park Mall, 320 West Kimberly Road, Davenport.

The owner of the property will be donating the lease space to the county, while the county is responsible for a portion of the utilities beyond the normal usage. This amount has been set at \$4,215.00 per month. The initial lease term begins January 2021. The cost of running the vaccine clinic will be incurred by the County rather than EMA based on guidance from the State of Iowa. Logistical support will continue to be supplied by Scott County Health Department and Scott County Emergency Management Agency.

Scott County will pay for services through the County's amended 2021 budget as a non-departmental expenditures, while staffing will be a health department expenditures. The County expects to apply for FEMA funding for the site lease, while the Health department will apply departmental grant funds.

We recommend the county enter into the lease agreement.

CC: Dave Donovan, Scott County EMA Director
Mary Thee, Assistant County Administrator
Amy Thoreson, Deputy Health Director

SEARS SHORT TERM EVENT and PARKING LOT LICENSE AGREEMENT

<p>Licensee: Scott County, Iowa 1100 E. 46th Street Davenport, IA 52807</p> <p>Contact Name: Dave Donovan Telephone: 563-505-6992 (cell) Email: David.Donovan@scottcountyiowa.gov</p>	<p>Licensor: Transform SHC Licensed Businesses LLC 3333 Beverly Road, Hoffman Estates, IL 60179</p> <p>Contact: Wendy Carges Officer Phone: 847-286-2662 Cell Phone: 847-800-7127 Email: Wendy.Carges@transformco.com</p>
<p>Location: Vacant Sears Retail Store Store No.: #2760 Northpark Mall 320 W. Kimberly Road Davenport, IA 52806</p>	<p>Term: Start Date: 12//18/20 End Date: 6/30/21 Hours: 24/7, As needed</p> <p>Permitted Use: Preparation, storage and distribution of Covid-19 vaccinations</p>
<p>Fee: \$4,214.00/month beginning January, 2021</p> <p>Any Fee Payable to: Transform SHC Licensed Businesses LLC</p> <p><u>Remittance Address</u> Attention: Wendy Carges Transform SHC Licensed Businesses LLC 3333 Beverly Road, D3-278B-H Hoffman Estates, IL 60179</p>	<p>Permission to secure temporary structures to pavement?</p> <p>No <input checked="" type="checkbox"/></p>
<p>Signed: Scott County, Iowa</p> <p>By: David Donovan Title: Director, Scott County Emergency Communications Center Date: _____, 2020</p>	<p>Signed: Transform SHC Licensed Businesses LLC</p> <p>By: Wendy J. Carges Title: Director of Licensed Business Date: _____, 2020</p>

INSURANCE CHECKLIST

Licensee: Scott County, Iowa

Please Read Carefully & Sign Page Two

Note: Named Insured listed on the Certificates of Insurance and Licensee name on the Parking Lot and Event License Agreement must be the same.

PRIOR TO SETTING UP YOUR EVENT, CERTIFICATES OF INSURANCE MUST BE ON FILE WITH THIS OFFICE.

Pursuant to the *License Agreement*, the following insurance coverage is required:

Licensee shall carry, during the Term, the following insurance covering the use of the Premises, from companies rated A-/VII or better by A.M. Best:

- Commercial General Liability:*** covering premises/operations; products/completed operations; contractual liability; personal/advertising injury; and contractors' contingent liability, with combined **single limits of at least Two Million (\$2,000,000.00) per occurrence for bodily injury and property damage**, including Licensor and Landlord as additional insured and with Licensee's insurance being primary to Licensor's. Limits of liability requirements may be satisfied by a combination of Commercial General Liability and Umbrella Excess Liability policies.
- Certificate Holder*** is to be: Transform SHC Licensed Businesses LLC
Mail Stop: D3-278B
3333 Beverly Road
Hoffman Estates, Illinois 60179
- Additional Insured:*** The following language MUST be included (usually entered in the Special Provisions area of the Certificate)

**Transform MidCo and its Subsidiaries and Affiliates are
Additionally Insured With Respect to General Liability**

INSURANCE CHECKLIST - page 2

Licensee: Scott County, Iowa

Please read and sign:

- Workers Compensation** covering employees of licensee in all states where licensee operates, with a waiver of subrogation in favor of licensor (where permitted by law) and Employer's Liability Insurance with limits of at least Five Hundred Thousand (\$500,000) per accident or disease

Check one:

Yes, I have employees who will be associated with this parking lot event and I will provide appropriate evidence of insurance prior to setting up for business.

No, I do not have employees associated with this parking lot event.

- Medical Professional Liability Insurance** in the amounts of \$1,000,000 per claim and \$5,000,000 in the aggregate for professional services provided to patients, provided that, if the professional liability policy is combined with the general liability policy, then the combined limits shall be as required for such general liability policy above, plus \$1,000,000
- All Risk Property on all of Licensee-owned property**, including perils covered by a Causes of Loss-Special Form, including fire and extended coverage, windstorm, vandalism and malicious mischief, and sprinkler leakage at 100% replacement cost. If Licensee is unable to obtain such All Risk Property coverage from any source, Licensor may waive such coverage in its sole discretion, provided that any such waiver will not relieve Licensee from any liability otherwise covered by such coverage or require Licensor to obtain such coverage on behalf of licensee or in licensor's own name.

STATEMENT IN LIEU OF PROPERTY COVERAGE

I, David Donovan, authorized agent of Scott County, IA, as the licensee named in the License Agreement dated _____, agree not to hold licensor responsible for any loss of property I may suffer during the course of the event described therein.

Signed: _____ Date: _____

Terms and Conditions

1. **Premises.** Licensor licenses to Licensee the use of the premises described above and on Schedule 1 (the “**Premises**”), located on property owned or leased by Licensor at the above address (the “**Entire Tract**”).
2. **Use.** Licensee may use the Premises for the use described above (“**Use**”) and for no other use. Licensor does not represent the Premises as suitable for Licensee’s intended use; rather, Licensee has inspected the Premises and accepts it as suitable and adequate for Licensee’s intended use. Licensee shall not damage the pavement, such as by making holes for temporary structure posts, or otherwise. Licensee may not post any advertising or other materials on any portion of the Entire Tract, other than within the Premises. Licensee is permitted to place directional signage and identifying signage for the purposes of directing the public to the public entrance of the permitted use. Licensee will secure at its cost any required permits and will comply with all federal, state and local governmental laws, rules, regulations and ordinances in its use of the Premises.
3. **Term.** Licensee’s Use begins on the Start Date stated above (the “**Start Date**”) and ends on the End Date stated above (the “**Term**”), except that Licensor may terminate this Agreement upon at any time and for any reason, upon 30 day oral or written notice to Licensee. If oral notice is given, Licensor will follow with confirming written notice. If Licensor terminates early, Licensor will refund the unearned portion of any prepaid Fee. Licensee is not entitled to recover any other costs, damages, or lost profits. Within two days after the End Date (or earlier termination), Licensee shall:
 - (a) remove all its equipment, personnel, and supplies from the Premises;
 - (b) remove all rubbish and debris resulting from its activities;
 - (c) repair any damage to the Premises caused by its activities, restoring it to the same or better condition as before Licensee’s use; and
 - (d) unless requested by Licensor not to do so, cancel all government approvals, permits and licenses for the Use.

If Licensee fails to comply with any of subsections (a) through (c), Licensor may levy a cleaning/repair fee of \$2,000.00 to be paid by Licensee within five (5) days of notice of such failure.

4. Fees and Taxes.

- (a) *Fee.* On or before the Start Date, Licensee shall pay Licensor for this Agreement the Fee stated above. If the Fee is based on a percentage of Licensee’s sales, Licensor is entitled to audit Licensee’s books at any reasonable time at Licensee’s offices, to confirm the actual volume of sales and payment of the correct Fee amount. Licensor will submit an invoice to Licensee for use in processing monthly payment.
- (b) *Payment.* Licensee shall pay all Fees and the Security Deposit by check or money order. No cash payments will be allowed.
- (c) *Taxes.* Licensee shall pay all state and local taxes (including sales and excise taxes) due resulting from its Use of the Premises, and shall upon Licensor’s request provide Licensor reasonable evidence and documenting support that the correct tax amounts have been paid.

5. **Advertising.** Licensee may at its cost shall arrange for the preparation and placement of all advertising signage and direct mail programs related to the License, the Premises and Licensee’s business. Licensee must submit and obtain Licensor’s approval for all advertising materials before displaying or disseminating them. Licensor may withhold or revoke its approval at any time in its sole discretion. Licensee shall allow Licensor to use the name, trademarks and all other rights related to the Licensee. Licensee may use Licensor’s name (not its trademark logo) for the sole purpose of identifying the location of the License in its advertising, permit applications, and correspondence. Otherwise, Licensee shall not use, print or duplicate the name of Kmart, Sears, Roebuck and Co., or any of the trademarks, trade names, service marks, logos, assignees, programs and License names, identifications, and other proprietary rights and privileges licensed to or used by either of them (“**Licensor Marks**”) for any purpose, without the prior written consent in each instance of Licensor which Licensor may withhold or withdraw in its discretion. This Agreement does not provide a license or assignment of any right in the Licensor Marks. Licensee shall not do anything that impairs Licensor’s exclusive rights in the Licensor Marks.

6. Operating Restrictions, Repairs, Maintenance and Utilities.

- (a) *Repairs.* Licensee will make all repairs and replacements to the Premises that become necessary as a result of Licensee’s use of the Premises. Licensee also will keep the

Premises in clean and safe condition, meeting applicable local laws. Licensee will keep the Premises and any improvements and fixtures on it in good order and repair.

- (b) *Snow Removal.* Licensee is solely responsible for parking lot, access area, and any connecting sidewalk snow removal arrangements and cost. Licensor shall have no direct or third party liability for any such snow related issues or claims that may arise during the term of this License Agreement.
- (c) *Access.* Licensor may access the Premises at any time.
- (d) *Utilities.* Licensor will provide electricity, water and heat to the premises at no extra charge. Licensee will pay for any additional utilities in connection with its use of the Premises.
- (e) *Barriers.* Licensee shall keep the Premises free from barriers that have not been approved by Licensor in advance. Licensee shall keep the Premises and nearby areas in a clean, neat and presentable condition at all times, free from trash, spills and unsightly materials. Licensee must keep all trash receptacles out of sight.
- (f) *Parking.* Licensee shall not permit the parking of semi-truck trailers or other heavy equipment on the Premises or elsewhere on the Entire Tract, except that Licensee may unload goods and materials from semi-truck trailers on the Premises for less than one hour and in such a manner as not to interfere with traffic flow in the parking lot.
- (g) *Permits.* Licensee must secure at its own cost any required permits and must comply with all federal, state and local governmental laws, rules, regulations, and ordinances in its use of the Premises.

7. Relocation. Licensor may relocate, adjust, or reconfigure the Premises, or substitute other areas of the Entire Tract for the Premises, upon fourteen day advance written notice, in Licensor's discretion. In that event, Licensee will bear all costs of moving its equipment and operations. If Licensee does not consent to such relocation, this Agreement will terminate and Licensee shall vacate immediately.

8. Revocation. Licensor may revoke this License upon fourteen day advance written notice, for any reason or no reason at all, and Licensor shall refund the unearned portion of any fees paid (with fees prorated over the license period). Licensee will cease using and will vacate the Premises as of the date of revocation.

9. Warranties. Licensee warrants that it is authorized to perform under the license in the state where the Premises is located, and all activities, fixtures, structures, and personnel used by Licensee comply with all laws and regulations, including the Americans with Disabilities Act, child labor laws, minimum wage laws, import laws. Licensee shall not use the Premises for any use that:

- (a) is a public or private nuisance;
- (b) uses or produces:
 - (i) amplified sound or noise objectionable to the neighboring businesses or residents,
 - (ii) obnoxious, toxic, caustic or corrosive odors, fumes, fuel or gas,
 - (iii) excessive dust, dirt or ash, or
 - (iv) fire, explosion or other hazard;
- (c) could cause the cancellation of or increase in the rates for Licensor's insurance policies or programs; or,
- (d) in Licensor's sole judgment could injure Licensor's reputation or is inconsistent with a family-oriented shopping center. Licensee will secure at its cost any required permits and will comply with all federal, state and local governmental laws, rules, regulations and ordinances in its use of the Premises.

10. Risk of Loss. Licensee uses the Premises at its own risk. Licensor has no responsibility or liability for loss of or damage to property of Licensee, its employees, agents, contractors or invitees. Licensor is not responsible or liable to Licensee or to anyone claiming through Licensee for loss or damage that may occur through the acts or omissions of any person or occupant of the Entire Tract, from any cause whatsoever. Licensee shall not do anything in or about the Premises, or bring anything onto the Premises or keep anything on the Premises that increases Licensor's cost of insurance on the Entire Tract or any part of it.

11. Insurance. Licensee shall carry, during the Term, the following insurance covering the use of the Premises, from companies rated A-/VII or better by A.M. Best:

- (a) *Workers Compensation* covering employees of Licensee in all states where Licensee operates, with a waiver of subrogation in favor of Licensor (where permitted by law) and Employer's Liability Insurance with limits of at least \$500,000.00 per accident or disease.
- (b) *Commercial General Liability* covering premises/operations, products/completed

operations, contractual liability, personal/advertising injury, and contractors' contingent liability, with combined single limits of at least \$2,000,000 per occurrence for bodily injury and property damage, including Licensor and its landlord as additional insureds, and with Licensee's insurance being primary to Licensor's.

- (c) *All Risk Property* on all of Licensee-owned property, including perils covered by a Causes of Loss - Special Form, including fire and extended coverage, windstorm, vandalism and malicious mischief, and sprinkler leakage, at 100% replacement cost. If Licensee is unable to obtain such All Risk Property coverage from any source, Licensor may waive such coverage in its sole discretion, provided that any such waiver will not relieve Licensee from any liability otherwise covered by such coverage or require Licensor to obtain such coverage on behalf of Licensee or in Licensor's own name.

Each policy must provide that it cannot be cancelled or materially changed without 30 days prior written notice to Licensor. Licensee will furnish Licensor, by the Start Date, insurance certificates for the required coverages and, upon request, copies of the policies. Licensee's deductible under any policy must not exceed \$10,000. Licensee will require its contractors to carry the same insurance. Licensee releases Licensor, and on behalf of its insurers, waives its right to recover against Licensor for loss or damage that is customarily insurable by a fire and extended coverage insurance policy. Licensee is self-insured unit of local government.

12. Indemnity.

- (a) To the extent permitted by law, Licensee shall defend Licensor, its directors, officers, employees and agents, and the premises Landlord, against all claims, actions, and proceedings arising out of actual or alleged injury to or death of any person or loss of or damage to property upon the Entire Tract, including the personnel or property of Licensor, its directors, officers, employees, agents, invitees, licensees or others arising from the acts or omissions of Licensee, its employees, agents, invitees or guests.
- (b) To the extent permitted by law Licensee shall indemnify Licensor, its directors, officers, employees and agents and the premises, and the Landlord, against all claims, actions, losses, damages, costs, expenses and liabilities, arising out of actual or alleged injury to or death of any person or loss of or damage to property upon the Entire Tract,

including the personnel and property of Licensor, its directors, officers, employees, agents, invitees, licensees or others, arising from (a) the acts or omissions of Licensee, its employees, agents, invitees or guests or (b) the fitness, merchantability, warranties, representations or defects or any other claims regarding or involving the products or services sold, offered or provided at the Premises, including any products liability or breach of express or implied warranty claims, including those caused by the negligent acts or omissions of Licensor, but excluding those found by final and not appealable judgment to have been caused solely by Licensor's negligence or willful misconduct.

13. **Licensee's Personnel.** Licensee and Licensor are independent contractors. Licensee has exclusive control over its personnel, its labor and employee relations and its policies relating to wages, hours, working conditions and other employment conditions. Licensee has the exclusive right to hire, transfer, suspend, lay off, recall, promote, discipline, discharge and adjust grievances with its personnel. At any time, however, Licensor may require Licensee to remove from the Premises any personnel objectionable to Licensor for any lawful reason. All of Licensee's personnel must be neat, clean and appropriately dressed, and obey Licensor's rules and policies while on the Premises.
14. **Assignment.** Licensee may not assign this Agreement or further license the use of any part of the Premises without Licensor's consent, which Licensor may withhold in its discretion. Any attempted assignment in violation of this Agreement is void.
15. **Governing Law.** This Agreement is governed by Iowa law, excluding its conflicts of law rules. Licensee irrevocably submits to, and waives objection to, venue and exclusive personal jurisdiction in the federal and state courts in Scott County, Iowa for any dispute arising out of this Agreement.
16. **Notices.** Notices under this Agreement must be in writing and delivered by nationally recognized overnight courier service, certified mail (return receipt requested), facsimile with electronic confirmation, or personal delivery to the party's address stated at the top of this Agreement. Notice is effective: (i) when delivered personally, (ii) when received by certified mail, (iii) when delivered by a nationally recognized courier service, or (iv) on the business day following receipt of a facsimile with electronic confirmation to the sender.
17. **Severability.** If any provision of this Agreement is determined to be unenforceable, the parties intend that this Agreement be enforced as if the unenforceable provisions were not present and that any partially valid

and enforceable provisions be enforced to the extent that they are enforceable.

18. **No Waiver.** A party does not waive any right under this Agreement by failing to insist on compliance with any of its terms or by failing to exercise any of its rights. A waiver hereunder is effective as to subsequent breaches or other terms only when the waiving party so states in writing.
19. **Cumulative Rights.** The rights and remedies of the parties under this Agreement are cumulative, and either party may enforce any of its rights or remedies under this Agreement or other rights and remedies available to it at law or in equity.
20. **Construction.** The Section headings of this Agreement are for convenience only and have no interpretive value. In this Agreement, defined terms include the plural as well as the singular, and references to “include” and its derivatives (including, “e.g.”) mean “including but not limited to”. This Agreement may be executed in counterparts, which together constitute a single agreement.
21. **Survival.** Any provision of this Agreement will survive termination or expiration to the extent necessary to give full effect to its terms.
22. **Injunctive Relief.** Licensee acknowledges that any material breach of this Agreement by Licensee would

cause Licensor irreparable harm for which Licensor has no adequate remedies at law. In that case, Licensor is entitled to specific performance of this Agreement or injunctive relief. Licensee waives all claims for damages for wrongful issuance of an injunction and acknowledges that its only remedy in that case is to dissolve that injunction.

23. **Costs and Legal Fees.**
24. **Limitations on Liability.** Licensor is not liable under any circumstances for consequential, special, punitive or indirect damages of any kind.
25. **Entire Agreement.** This Agreement, with all exhibits and schedules, which are incorporated by this reference, constitute the complete and final agreement of the parties pertaining to the Premises and supersede the parties’ prior agreements, understandings and discussions relating to the Premises. No modification of this Agreement is binding unless it is in writing and signed by Licensor and Licensee.
26. **No Alterations.** Licensee represents and warrants that this Agreement, as signed by its representative, contains no alterations or modifications from the version most recently transmitted (electronically or otherwise) by Transform SHC Licensed Business, LLC.

Disability Access Guidelines

The Americans with Disabilities Act and its supporting regulations and guidelines (“ADA”), as well as analogous state and local laws, impose affirmative obligations on retailers (including Company and Licensee) to make their products and services equally available to persons with disabilities. Among other things, this means that retailers must avoid erecting physical barriers to access, make reasonable efforts to remove any such barriers, and reasonably modify their practices and procedures if modifications will allow access to persons with disabilities.

Physical Barriers to Access

Licensee must meet all of the requirements of the ADA and other disability laws. Some requirements that may arise in the Licensed Business Area include, but are not limited to:

- Maintain at least 36 inches width in the path of travel to, from and within the Licensed Business Area. This also means that objects placed in the Licensed Business Area should not obstruct a minimum 36-inch path of travel for disabled customers in the portion of the Company store next to the Licensed Business Area.

- Maintain adequate clear floor space to, from and within the Licensed Business Area to allow for wheelchair maneuvering, including to allow customers using wheelchairs or scooters to roll up to sales and service counters or tables.

- Maintain a sales counter at which transactions are made that is at least 36 inches long, no more than 34 inches high, and deep enough to allow a disabled customer to sign for a purchase or otherwise transact business on the counter top.

- Seating at tables at which goods or services are displayed, demonstrated or sold must have knee clearance under the table that is at least 27 inches high, 30 inches wide, and 19 inches deep. Table tops must be from 28 to 34 inches high.

- Place merchandise and other items for use by disabled customers so that disabled customers can reach them by a forward or side reach from a seated position in their wheelchairs. If there is adequate maneuvering room for merchandise or other items to be approached from the side, the items must be placed no lower than 9 inches and no higher than 48 inches above the floor. If only a forward approach is available, the items must be placed no lower than 15 inches and no higher than 48 inches above the floor.

Reasonable Modifications of Practices and Procedures

Licensee may also need to use different practices and procedures from those that it uses with other customers in order to accommodate customers with disabilities. Here is a partial list of examples of modifications that Licensee may need to make under the ADA and analogous laws:

- Assisting disabled customers in reaching for or demonstrating use of merchandise.

- Exchanging written notes to allow for dialogue with deaf, hard of hearing or mute customers. In those customer interactions that typically require more extensive dialogue with customers, Licensee may need to provide a certified sign language interpreter, at its own expense and without passing on that expense to the disabled customer.

- Reading aloud from product labels or descriptions for blind or sight-impaired customers.

- Counting out different denominations of currency when making change for blind or sight-impaired customers.

- Keeping aisles and other paths of travel free from temporary barriers or merchandise.

For help in understanding the requirements set forth above and for more details on Licensee’s full obligations under the ADA and analogous state and local laws, please consult with counsel or disability access experts.

Schedule A

APPROVED STORE LOCATION(S)

<u>STORE #</u>	<u>CITY/STATE</u>	<u>FEE</u>
#2760	Davenport, IA (Vacant Sears Retail Store)	\$4,214.00/month Beginning January, 2021

Note: The following plans will be attached to this agreement:

- Site plan reflecting traffic flow in parking lot
- Building blue print marked to indicate space allocated to Scott County

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

DECEMBER 22, 2020

APPROVING SHORT TERM EVENT AND PARKING LOT LICENSE AGREEMENT

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

Section 1. Scott County is in support of Short Term Event and Parking Lot License agreement for the Scott County Health Department and Scott County Emergency Management Agency to conduct preparation, storage, and distribution of COVID-19 vaccinations.

Section 2. The fee for the event and lot license shall be \$4,214.00 per month to cover the equivalent of utilities.

Section 3. The Assistant County Administrator is authorized to sign the contract amendment between Scott County and Transform SHC Licensed Business LLC.

Section 4. This resolution shall take effect immediately.

**Scott County Board of Supervisors
FY21 Revenue Update
as of December 21, 2020**

	Gaming Revenue - Isle - Bettendorf	Gaming Revenue Rhythm City - Davenport	Total Gaming Revenue (a)	Recorder Revenue (b)	Road Use Tax (c)	Local Option Sales Tax (d)	County Interest Income (e)	Building Permits (f)	Sheriff Revenue (charges for service) (g)	Attorney - Fine Collection (h)
FY08 Actual	\$ 533,124	\$ 282,400	\$ 815,524	\$ 1,280,960	\$ 2,866,918	\$ 3,860,101	\$ 1,368,847	\$ 224,349	\$ 721,151	\$ 4,831
FY09 Actual	\$ 455,173	\$ 293,747	\$ 748,920	\$ 1,154,872	\$ 2,230,212	\$ 3,691,392	\$ 677,558	\$ 180,441	\$ 891,134	\$ 35,681
FY10 Actual	\$ 398,550	\$ 277,705	\$ 676,255	\$ 1,131,048	\$ 2,881,248	\$ 3,637,825	\$ 160,348	\$ 144,490	\$ 687,387	\$ 38,120
FY11 Actual	\$ 365,606	\$ 218,976	\$ 584,582	\$ 1,170,087	\$ 2,538,277	\$ 3,863,575	\$ 198,421	\$ 165,808	\$ 1,065,648	\$ 136,357
FY12 Actual	\$ 363,148	\$ 233,692	\$ 596,840	\$ 1,236,569	\$ 3,034,128	\$ 4,052,754	\$ 162,822	\$ 175,418	\$ 1,156,250	\$ 212,304
FY13 Actual	\$ 362,134	\$ 217,370	\$ 579,504	\$ 1,459,116	\$ 3,047,171	\$ 4,098,552	\$ 105,866	\$ 276,898	\$ 1,247,146	\$ 465,540
FY14 Actual	\$ 324,197	\$ 202,817	\$ 527,014	\$ 1,137,407	\$ 3,159,347	\$ 4,268,291	\$ 94,698	\$ 418,498	\$ 1,392,034	\$ 412,697
FY15 Actual	\$ 317,121	\$ 211,260	\$ 528,381	\$ 1,114,090	\$ 3,395,847	\$ 4,403,167	\$ 98,379	\$ 367,857	\$ 1,631,188	\$ 443,110
FY16 Actual	\$ 351,653	\$ 217,406	\$ 569,059	\$ 1,122,695	\$ 4,034,682	\$ 4,390,604	\$ 119,500	\$ 309,642	\$ 1,126,520	\$ 446,474
FY17 Actual	\$ 386,578	\$ 306,878	\$ 693,456	\$ 1,174,627	\$ 4,216,321	\$ 4,786,393	\$ 209,098	\$ 215,191	\$ 932,490	\$ 391,652
FY18 Actual	\$ 346,659	\$ 331,974	\$ 678,633	\$ 1,122,786	\$ 4,058,484	\$ 4,404,685	\$ 440,066	\$ 216,054	\$ 1,132,815	\$ 398,920
FY19 Actual	\$ 329,022	\$ 354,178	\$ 683,200	\$ 1,089,509	\$ 4,283,190	\$ 4,454,258	\$ 893,994	\$ 230,528	\$ 1,151,238	\$ 429,107
FY20 Actual	\$ 253,235	\$ 324,434	\$ 577,669	\$ 1,235,106	\$ 4,497,873	\$ 5,006,394	\$ 656,953	\$ 290,232	\$ 1,048,840	\$ 423,139
FY21 Budget	\$ 330,000	\$ 350,000	\$ 680,000	\$ 1,088,000	\$ 4,192,812	\$ 4,800,000	\$ 800,000	\$ 241,500	\$ 1,069,600	\$ 400,000
FY21 Amended Budget	\$ 330,000	\$ 350,000	\$ 680,000	\$ 1,088,000	\$ 4,192,812	\$ 4,800,000	\$ 800,000	\$ 241,500	\$ 1,069,600	\$ 400,000
FY21 YTD \$\$	\$ 138,190	\$ 226,233	\$ 364,423	\$ 697,292	\$ 1,955,169	\$ 2,318,056	\$ 67,895	\$ 165,792	\$ 501,606	\$ 173,410
FY21 YTD %	41.88%	64.64%	53.59%	64.09%	46.63%	48.29%	8.49%	68.65%	46.90%	43.35%
Annualized %	46.67%	46.67%	46.67%	47.50%	41.67%	38.46%	45.83%	46.67%	44.17%	50.00%
Over/(Under) Budget % YTD	-4.79%	17.97%	6.92%	16.59%	4.96%	9.83%	-37.35%	21.98%	2.73%	-6.65%
Over/(Under) Budget \$\$ YTD	\$ (15,810)	\$ 62,900	\$ 47,090	\$ 180,492	\$ 208,164	\$ 471,902	\$ (298,772)	\$ 53,092	\$ 29,199	\$ (26,590)

	General Fund	Capital Fund	Secondary Roads Fund	General Fund Revenues	2021 YTD	2021 % of Amended Budget	Change from Prior
FY 21 Original Budget	\$ 8,399,100	\$ 680,000	\$ 4,192,812	40 - Taxes Levied on Property	\$ 25,073,739	53.3%	\$ -
FY 21 Amended Budget	\$ 8,399,100	\$ 680,000	\$ 4,192,812	41 - Other County Taxes/TIF Revenues	3,122,389	48.9%	-
FY 21 YTD \$\$	\$ 3,924,051	\$ 364,423	\$ 1,955,169	42 - Intergovernmental	5,003,317	86.8%	33,828
Over/(Under) Budget \$ YTD	\$ 409,324	\$ 47,090	\$ 208,164	44 - Licenses & Permits	454,046	59.3%	13,038
% above or below Original Budget	-53%	-46%	-53%	45 - Charges for Services	2,918,731	48.4%	88,947
				47 - Use of Money & Property	158,766	17.8%	37,800
				48 - Fines Forfeitures and Miscellaneous Revenue	752,658	80.0%	1,579
				49 - Other Financing Sources	-	0.0%	-
					37,483,648	50.0%	175,193
				Less Internal Transfer	-		
				GAAP Revenues	\$ 37,483,648		
				Original Budget Amendment Revenues	\$ 67,890,812		

- (a) Amounts affected by RIIIF credit, program ended FY15
- (b) Recorder Revenue had high amounts of revenue in FY 12 and 13, most significantly marriage licenses.
- (c) The State increased the Road Use Tax in March 2015 after the original budget development.
- (d) A true- up distribution occurs in November of year for the prior June 30, but is recognized as current year revenue according to GAAP. The FY 21 amount was \$659,459.
- (e) Interest Income is allocated to multiple funds. - Report is General Fund only and is reallocated by June 30.
- (f) Building permits include the renewal of permits for permits previously issued and not completed.
- (g) Sheriff Charges for Services includes Care and Keep Charges
- (h) State amended program guidelines for budget year 2016 and again for FY 2017.

	2021 YTD	2021 % of Amended Budget	Change from Prior
General Fund Expenditures			
Public Safety & Legal Services	\$ 11,878,162	43.4%	\$ 947,009
Public Safety & Legal Services - SECC	4,100,000	50.0%	-
Physical Health & Social Services	3,287,650	47.1%	230,745
County Environment & Education	2,053,926	42.7%	114,716
Government Services to Residents	1,775,681	58.8%	102,208
Administration	6,134,530	45.6%	405,888
Transfers	485,090	3.8%	90
	29,715,039	39.6%	1,800,655
Less Internal Transfer	-		
GAAP Expenditures	\$ 29,715,039		
Original Budget Amendment Expenditures / Transfers out	\$ 68,020,812		
Net Change	\$ 7,768,609		
Estimated Unassigned Fund Balance	\$ 19,684,732		
Estimated percentage of unassigned fund balance	30.8%		