



Streambank Stabilization Cost-share Program www.davenportiowa.com/5050streamcs

The City of Davenport offers a 50/50 cost-share program for private streambank stabilization projects. Under the program, residents and commercial entities adjacent to a common waterway can request to participate in the streambank stabilization program and split the cost of stabilization with the City.

The City must agree that the repair is needed and projects must be approved by 100% of affected property owners.

Once stabilization is complete, properties are invoiced for a percentage of the work based on lineal feet adjacent to the waterway. Property owners may pay the bill within 30 days or have the cost assessed to the property, allowing property owners to spread the cost of stabilization over time (up to ten years).

Funding under the program is on a first-come, first-served basis. Eligible project applications that exceed available funds will be rolled into the following program year.

Eligibility

Streambanks eligible under the program must be:

- Be deemed in need of stabilization by the City's Natural Resources Manager or their designee.
- Show erosion and soil loss or are contributing to downstream erosion, and soil loss; or present or are contributing to downstream life, health, safety issues to private property; or are interfering with the proper function of the waterway as part of the City's stormwater conveyance system.
- Have a denial, or opt-out, rate of zero affected property owners where work is requested.
- Approved by Council.

A 100% approval rating may be difficult to attain in some cases. The City encourages property owners to work amongst themselves to come up with a solution that benefits everyone. The City cannot coordinate, but have seen cases where property owners paid for another property owner's share of the costs in order to achieve project completion.

Before You Get Started | For Awareness

- Often the City finds streambank degradation is due to placement of structures such as trees, fences, sheds and pools. Before proceeding, applicants should be aware the process involves a site inspection which may reveal private property such as, but not limited to, trees, fences, sheds, and pools located in an adjacent easement. Discovery of these items will necessitate code enforcement actions to have the items removed. For more information on locating easements visit www.davenportiowa.com/easements.
- Most streambank repair activities are not limited to one or two properties. Correction often requires the participation of multiple property owners.

Process

Know the process takes a minimum of 18 to 24 months to complete, longer for more complex projects and if funding is not available. Approved streambanks are budgeted for in one fiscal year, and construction begins in the following fiscal year.

1. Applicant submits an application at www.davenportiowa.com/5050streamcs.
2. Applicant authorizes staff access, if public access is not available, to visit the property and understand the issues.
3. Applicant and all other affected property owners are invited to attend an informational meeting about stabilization needs, estimated costs, and next steps.
4. Applicant circulates a petition of interest and submits the petition to City staff. Once 100% of affected property owners sign-off, submit the application to appropriate staff. Petitions that do not have 100% of affected property owner interest will be denied and the process ends here.
5. Upon receipt of a successful petition of interest staff will refine project costs and details. Cost and special assessment estimates are then sent via certified mail to affected property owners.
6. With the cost estimate, property owners are notified written consent to participate in the cost-share program by 100% of affected property owners is required for the project to move through next steps. This is achieved by signing and returning the Special Assessment Notice.
7. Once staff has received 100% of affected property owner approval, Certified letters are then sent to all affected property owners indicating next steps in the program:
 - a. met approval and next steps, or
 - b. application did not receive majority approval and denial of application, or
 - c. application met approval rating, however, there was not enough funding available, that the project will be retained on the list, and the project will reenter the process at step 3 in the following year.
8. Approved applications are then placed on Council agendas for various approvals needed to perform the rehabilitation. This occurs at various stages.
9. Upon completion, the City invoices the property owners for their share of the project.* Property owners have 30 days to pay the City. If unpaid after 30 days, the bill will be assessed back to the property.* An assessment of less than \$500 will need to be paid in the same calendar year. Payment for assessments greater than \$500 can be split over ten years with the then applicable interest rate per Council resolution. Properties being assessed the cost will receive information from the County Assessor's office when the assessment to the property is made.

*The City turns the bill over to the Scott County Assessor's Office and the County immediately sends the property owner a notice that it is there. Then after that it will show as a line item on the property taxes.