

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, DECEMBER 19, 2017; 5:30 PM

POLICE DEPARTMENT COMMUNITY ROOM, 416 NORTH HARRISON STREET,
DAVENPORT, IOWA

NOTE: CHANGE IN DAY OF THIS MEETING ONLY

I. Call to Order

II. Approval of Minutes

- A. Approve minutes from the October 24, 2017 meeting - ACTION

III. Finance

- A. Approve the Disbursements - ACTION

IV. Leases

- A. Freight House Farmer's Market Addendum - DISCUSSION/ACTION
- B. Radish Healthy Living Fair 2018 - DISCUSSION/ACTION
- C. Freight House Kitchen Rental - DISCUSSION/ACTION

V. Projects

- A. Boat Docks Install/Removal Bid Award - ACTION
- B. 2018 Summer Concert Series - ACTION
- C. QC Waterkeepers River Restoration Project - PRESENTATION

VI. Staff Report

- A. Parks and Recreation Advisory Board Report

VII. Other Business

- A. Public With Business

VIII. Adjournment

IX. Next Meeting Date:

- A. Tuesday, January 23, 2018 at 5:30 p.m. - Joint Meeting with Parks Board
Tuesday, January 23, 2018 at 6:15 p.m. - Regular Meeting

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
12/19/2017

Subject:
Approve minutes from the October 24, 2017 meeting - ACTION

ATTACHMENTS:

Type	Description
▯ Cover Memo	10-24-17MeetingMinutes

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	12/14/2017 - 1:07 PM



Riverfront Improvement Commission

Mission Statement:

The Davenport Riverfront Improvement Commission enhances the quality of life in our community by improving the riverfront through stewardship, innovative planning and management of resources.

Strategic Goal 1: Actively collaborate with stakeholders.

(COLLABORATION)

Strategic Goal 2: Implement a bi-annual planning process that prioritizes Commission activities to meet community needs.

(PLANNING)

Strategic Goal 3: Develop and maintain funding to meet the established goals of the Commission and assure the financial viability of the Levee Improvement Fund and to maintain an appropriate fund balance.

(FUNDING)

Strategic Goal 4: Utilize staff and Commission members to efficiently and effectively carry out the duties and responsibilities assigned to the Commission.

(ADMINISTRATION)

Strategic Goal 5: Implement riverfront development projects.

(RIVERFRONT PROJECTS)

Riverfront Improvement Commission
Minutes
October 24, 2017

Present: Mayor Klipsch, Bill Ashton, Dee Bruemmer, Shelley Chambers, Bill Churchill, Frank Clark, Karin Elftmann-Gross, Kelli Grubbs, Carolyn Ontiveros, Karl Rhomberg, and Mike Veal

Others Present: Richard Thomas, Parks & Recreation Board; Dave Heller, QC River Bandits; Pat Driscoll, City Communications; Devan Patel, QC Times; Multiple media outlets, Numerous Citizens; and Steve Ahrens, Riverfront Improvement Commission

Mayor Klipsch called the meeting to order at 5:30 p.m.

Next, Mayor Klipsch outlined process to elect organization's officers to serve until July 2018. First, nominations were sought for the positions of Chairperson, Vice Chairperson, and Secretary for the Commission. Ashton nominated Pat Walton for Chairperson, Grubbs nominated Dee Bruemmer for Vice Chairperson, and Clark nominated Karl Rhomberg as Secretary. By acclamation, each was unanimously elected to the respective positions to which they were nominated. In Walton's absence, Vice Chairperson Bruemmer assumed the Chairmanship of the meeting.

Rhomberg moved a resolution of support to thank Mayor Klipsch for his work with the Commission. Clark seconded the motion and it carried unanimously.

Ashton moved to approve the minutes of the September 26 regular meeting and the October 10, 2017 special joint meeting with the Parks and recreation Advisory Board. Chambers seconded the motion and it carried.

Finance

Ahrens presented the month's disbursements, aged receivables report and the FY2018 Lease Report. Rhomberg moved to approve the disbursements. Grubbs seconded the motion and it carried.

Projects

Ahrens presented a document sharing the anticipated consideration timeline and discussed conditions to this point for the proposed miniature golf course on the riverfront, located at the base of the Ferris Wheel. The Commission discussion included: accessibility issues, topography and floodway concerns, cleanliness of the area, lease structure, and approval procedural issues. Following discussion, Bruemmer advanced a motion to approve supporting the proposed concept for the riverfront miniature golf course and directing staff to negotiate lease terms through conditions approved today, and to request through the City Administrator's office any additional terms from the City Council prior to the negotiations. Grubbs seconded the motion and it carried unanimously. The Commission will review and consider the lease agreement for the proposal at its next regular meeting on November 28.

Ahrens provided an overview of the spaces becoming available for tenancy at the Freight House complex and requested permission to move forward with the issuance of a Request for Proposals for the leasing opportunities. Chambers moved to approve the motion. Grubbs seconded the motion and it carried.

Commissioner Rhomberg discussed the future of the Levee Inn, located at Main Street Landing, and shared various ideas for the Commission to consider. It was decided to return to the matter as more vigorous planning for the larger riverfront area commences.

Leases

Having previously reviewed the draft lease renewal agreement for Nostalgia Farms Fresh Deli at the Freight House, Rhomberg moved to approve the agreement. Chambers seconded the motion and it carried.

Having previously reviewed the draft lease renewal agreement for Front Street Brewery at the Freight House, Grubbs moved to approve the agreement. Ontiveros seconded the motion and it carried, with Ashton voting no.

The Commission reviewed the initial draft lease renewal agreement for Generosity Coaching at Union Station. Clark moved to approve the agreement. Rhomberg seconded the motion and it carried.

Staff provided the draft lease addendum for the Freight House Farmer's Market to use additional space at the Freight House for November and December 2017. Ashton moved to approve the agreement. Chambers seconded the motion and it carried.

Staff Report

Parks and Recreation Advisory Board Report – Chairman Richard Thomas provided a report, which covered a number of park projects underway, including the group's continued review of the riverfront miniature golf course proposal and work on its facilitated visioning process.

Ahrens provided updates on a variety of topics, including:

- Riverfront Design Standards Open House at Figge on October 26 at 4:30-6:30pm
- 2018 Meeting Calendar Schedule
- Union Station Request for Proposals due October 25
- Volunteers from the Commission requested for a Liaison to Parks Advisory Board and to the Freight House Farmer's Market Board of Directors

Other Business

With no public with business to present, and with no further business, the meeting was adjourned at 6:30 p.m.

Karl Rhomberg, Secretary

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
12/19/2017

Subject:
Approve the Disbursements - ACTION

ATTACHMENTS:

Type	Description
▣ Cover Memo	NovDisbursements
▣ Cover Memo	DecDisbursements

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	12/14/2017 - 1:11 PM

Revenue/Billing Table
FY - 2018 Leves Fund #740

Lessee	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Summary
1 Front Street Brewery - FH	2,952.00	2,952.00	2,952.00	2,952.00	3,006.00	3,006.00	3,006.00	3,006.00	3,006.00	3,006.00	3,006.00	3,006.00	35,856.00
2 Nostalgia Deli	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	9,999.96
3 Nostalgia Deli - 4%	2,108.15	1,875.53	1,466.22	1,242.86	867.34	663.00	738.12	988.33	967.70	1,306.85	1,610.77	1,921.44	15,756.31
4 MidAmerican Co.	6,000.00									3,900.00			6,000.00
5 Lake Davenport Sailing Club							5,000.00						3,900.00
6 LPBC/Lindsay Park Boat Club	2,500.00			2,500.00			2,500.00			2,500.00			5,000.00
7 CHS, Inc / Harvest States Coop	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	10,000.00
8 One River Place	1,566.98	1,443.64	1,232.41	788.69	564.11	523.73	352.76	531.48	554.90	765.98	1,114.80	1,428.67	2,700.00
9 Driftwood													10,868.15
10 River's Edge												2,500.00	2,500.00
11 Union Station	2,583.33	2,583.33	2,583.33		170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	7,749.99
12 MVBS-Union Station	160.00	160.00	160.00	170.00	875.00	875.00	875.00	875.00	900.00	900.00	900.00	900.00	2,010.00
13 Bix Society-Union Station	875.00	875.00	875.00	875.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	10,600.00
14 Marine Specialties	2,500.00	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	15,000.00
15 Front Street Brewery	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	3,180.00
16 Freight House Farmers Market	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	17,000.04
17 Rock River Family Office	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	27,223.08
18 Nestle - SemiParkingLot	675.00	675.00	675.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	11,025.00
19 Nordby - Generosity Coaching	125.00	125.00	125.00	125.00	125.00	125.00	130.00	130.00	130.00	130.00	130.00	130.00	1,530.00
20 Package Express													0.00
Subtotal	27,054.05	18,198.09	16,077.55	15,682.14	12,616.04	12,371.32	19,780.47	12,709.40	12,737.19	19,687.42	13,940.16	17,064.70	197,898.53
Miscellaneous													
1 LPBC Addendum	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Total	27,054.05	18,198.09	16,077.55	15,682.14	12,616.04	12,371.32	20,780.47	12,709.40	12,737.19	19,687.42	13,940.16	17,064.70	198,898.53

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City of Davenport
YTD REPORT



P 1
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FOR 2018 05

JOURNAL DETAIL 2018 4 TO 2018 4

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4740 LEVEE IMPROVEMENT							
00000 UNDEFINED							
450404 LEVEE COMMISSION RENT	-230,000	0	-230,000	-111,237.86	.00	-118,762.14	48.4%
480690 MISCELLANEOUS	-42,000	0	-42,000	-15,771.22	.00	-26,228.78	37.6%
489491 TRANSFER LOCAL OPTION SALES	-41,000	0	-41,000	.00	.00	-41,000.00	.0%
490865 FUND BALANCE APPROPRIATION	5,685	0	5,685	.00	.00	5,685.00	.0%
TOTAL UNDEFINED	-307,315	0	-307,315	-127,009.08	.00	-180,305.92	41.3%
10130 PROJECT MANAGEMENT							
510101 FULL TIME SALARIES	71,400	0	71,400	25,210.08	.00	46,189.92	35.3%
510120 RETIREMENT-FICA	5,462	0	5,462	1,999.92	.00	3,462.08	36.6%
510130 RETIREMENT-IPERS	6,569	0	6,569	2,251.26	.00	4,317.74	34.3%
510140 EMPLOYEE INSURANCE	10,300	0	10,300	3,465.08	.00	6,834.92	33.6%
510161 DEFERRED COMP	3,570	0	3,570	1,260.54	.00	2,309.46	35.3%
510162 RETIREMENT HEALTH SAVINGS	714	0	714	252.09	.00	461.91	35.3%
520201 OFFICE SUPPLIES	200	0	200	10.44	.00	189.56	5.2%
520205 UTILITY SERVICES	75,000	0	75,000	34,857.67	.00	40,142.33	46.5%
520210 TRAVEL EXPENSES	0	0	0	25.00	.00	-25.00	100.0%
520215 TECHNICAL SERVICES	100	0	100	.00	.00	100.00	.0%
520217 PROFESSIONAL SERVICES	5,000	0	5,000	.00	.00	5,000.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS	42,000	0	42,000	10,186.96	4,910.00	26,903.04	35.9%
520297 PROJECT EXPENSE	20,000	0	20,000	7,727.00	750.00	11,523.00	42.4%
560606 TELEPHONE EXPENSE	450	0	450	163.27	.00	286.73	36.3%
560623 FACILITIES MAINTENANCE	14,050	0	14,050	4,136.68	.00	9,913.32	29.4%
TOTAL PROJECT MANAGEMENT	254,815	0	254,815	91,545.99	5,660.00	157,609.01	38.1%
88000 TRANSFERS OUT							
550501 TRANSFERS OUT	52,500	0	52,500	.00	.00	52,500.00	.0%
TOTAL TRANSFERS OUT	52,500	0	52,500	.00	.00	52,500.00	.0%
TOTAL LEVEE IMPROVEMENT	0	0	0	-35,463.09	5,660.00	29,803.09	100.0%
TOTAL REVENUES	-307,315	0	-307,315	-127,009.08	.00	-180,305.92	
TOTAL EXPENSES	307,315	0	307,315	91,545.99	5,660.00	210,109.01	

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City of Davenport
MONTHLY DETAIL REPORT



P 1
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FOR 2018 05

JOURNAL DETAIL 2018 5 TO 2018 5

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4740 LEVEE IMPROVEMENT							
10130 PROJECT MANAGEMENT							
510101 FULL TIME SALARIES							
54741013 510101 FULL TIME SALARIES	71,400	0	71,400	25,210.08	.00	46,189.92	35.3%
2018/05/050396 11/09/2017 PRJ	2,801.12 REF PY1109				WARRANT=110917	RUN=1 BI-WEEKL	
TOTAL FULL TIME SALARIES	71,400	0	71,400	25,210.08	.00	46,189.92	35.3%
510120 RETIREMENT-FICA							
54741013 510120 RETIREMENT-FICA	5,462	0	5,462	1,999.92	.00	3,462.08	36.6%
2018/05/050396 11/09/2017 PRJ	222.00 REF PY1109				WARRANT=110917	RUN=1 BI-WEEKL	
TOTAL RETIREMENT-FICA	5,462	0	5,462	1,999.92	.00	3,462.08	36.6%
510130 RETIREMENT-IPERS							
54741013 510130 RETIREMENT-IPERS	6,569	0	6,569	2,251.26	.00	4,317.74	34.3%
2018/05/050396 11/09/2017 PRJ	250.14 REF PY1109				WARRANT=110917	RUN=1 BI-WEEKL	
TOTAL RETIREMENT-IPERS	6,569	0	6,569	2,251.26	.00	4,317.74	34.3%
510140 EMPLOYEE INSURANCE							
54741013 510140 EMPLOYEE INSURANCE	10,300	0	10,300	3,465.08	.00	6,834.92	33.6%

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City of Davenport
MONTHLY DETAIL REPORT



P 2
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FOR 2018 05

JOURNAL DETAIL 2018 5 TO 2018 5

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMENTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL EMPLOYEE INSURANCE	10,300	0	10,300	3,465.08	.00	6,834.92	33.6%
510161 DEFERRED COMP							
54741013 510161 DEFERRED COMP	3,570	0	3,570	1,260.54	.00	2,309.46	35.3%
2018/05/050396 11/09/2017 PRJ	140.06 REF PY1109				WARRANT=110917	RUN=1 BI-WEEKL	
TOTAL DEFERRED COMP	3,570	0	3,570	1,260.54	.00	2,309.46	35.3%
510162 RETIREMENT HEALTH SAVINGS							
54741013 510162 RETIREMENT HEALTH	714	0	714	252.09	.00	461.91	35.3%
2018/05/050396 11/09/2017 PRJ	28.01 REF PY1109				WARRANT=110917	RUN=1 BI-WEEKL	
TOTAL RETIREMENT HEALTH SAVINGS	714	0	714	252.09	.00	461.91	35.3%
520201 OFFICE SUPPLIES							
54741013 520201 OFFICE SUPPLIES	200	0	200	10.44	.00	189.56	5.2%
TOTAL OFFICE SUPPLIES	200	0	200	10.44	.00	189.56	5.2%
520205 UTILITY SERVICES							
54741013 520205 UTILITY SERVICES	75,000	0	75,000	34,857.67	.00	40,142.33	46.5%
2018/05/050312 11/09/2017 API	1,115.04 VND 001322 VCH				IOWA AMERICAN WAT	NOVEMBER PAY 1	168917
2018/05/050336 11/09/2017 API	31.28 VND 007669 VCH				CENTERPOINT ENERGY	SEPTEMBER '17 NAT GAS DELIVERI	168839

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City of Davenport
MONTHLY DETAIL REPORT



P 3
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FOR 2018 05

JOURNAL DETAIL 2018 5 TO 2018 5

	ORIGINAL APPROP	TRANSFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL UTILITY SERVICES	75,000	0	75,000	34,857.67	.00	40,142.33	46.5%
520210 TRAVEL EXPENSES							
54741013 520210 TRAVEL EXPENSES	0	0	0	25.00	.00	-25.00	100.0%*
TOTAL TRAVEL EXPENSES	0	0	0	25.00	.00	-25.00	100.0%
520215 TECHNICAL SERVICES							
54741013 520215 TECHNICAL SERVICES	100	0	100	.00	.00	100.00	.0%
TOTAL TECHNICAL SERVICES	100	0	100	.00	.00	100.00	.0%
520217 PROFESSIONAL SERVICES							
54741013 520217 PROFESSIONAL SERVI	5,000	0	5,000	.00	.00	5,000.00	.0%
TOTAL PROFESSIONAL SERVICES	5,000	0	5,000	.00	.00	5,000.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS							
54741013 520225 MAINTENANCE-BLDGS	42,000	0	42,000	10,186.96	4,910.00	26,903.04	35.9%
2018/05/050336 11/09/2017 API	75.00 VND 024588 VCH						
2018/05/050578 11/16/2017 API	80.00 VND 024588 VCH						
2018/05/050593 11/16/2017 API	271.96 VND 005175 VCH						
TOTAL MAINTENANCE-BLDGS & GRNDS	42,000	0	42,000	10,186.96	4,910.00	26,903.04	35.9%

PREMIER PEST MGT SVS OCCASIONAL INVADERS 10/11/17
PREMIER PEST MGT SVS PEST MANAGEMENT FREIGHT HOUSE
JOHNSON CONTRACT MARINE SPECIALTIES- HEATING UN

PREMIER PEST MGT SVS OCCASIONAL INVADERS 10/11/17
PREMIER PEST MGT SVS PEST MANAGEMENT FREIGHT HOUSE
JOHNSON CONTRACT MARINE SPECIALTIES- HEATING UN

PREMIER PEST MGT SVS OCCASIONAL INVADERS 10/11/17
PREMIER PEST MGT SVS PEST MANAGEMENT FREIGHT HOUSE
JOHNSON CONTRACT MARINE SPECIALTIES- HEATING UN

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City of Davenport
MONTHLY DETAIL REPORT



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FOR 2018 05

JOURNAL DETAIL 2018 5 TO 2018 5

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
520297 PROJECT EXPENSE							
54741013 520297 PROJECT EXPENSE	20,000	0	20,000	7,727.00	750.00	11,523.00	42.4%
TOTAL PROJECT EXPENSE	20,000	0	20,000	7,727.00	750.00	11,523.00	42.4%
560606 TELEPHONE EXPENSE							
54741013 560606 TELEPHONE EXPENSE	450	0	450	163.27	.00	286.73	36.3%
TOTAL TELEPHONE EXPENSE	450	0	450	163.27	.00	286.73	36.3%
560623 FACILITIES MAINTENANCE							
54741013 560623 FACILITIES MAINTEN	14,050	0	14,050	4,136.68	.00	9,913.32	29.4%
TOTAL FACILITIES MAINTENANCE	14,050	0	14,050	4,136.68	.00	9,913.32	29.4%
TOTAL PROJECT MANAGEMENT	254,815	0	254,815	91,545.99	5,660.00	157,609.01	38.1%
TOTAL LEVEE IMPROVEMENT	254,815	0	254,815	91,545.99	5,660.00	157,609.01	38.1%
TOTAL EXPENSES	254,815	0	254,815	91,545.99	5,660.00	157,609.01	
GRAND TOTAL	254,815	0	254,815	91,545.99	5,660.00	157,609.01	38.1%

** END OF REPORT - Generated by STEVE D AHRENS **

Revenue/Billing Table
FY - 2018 Levee Fund #740

Lessee	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17	Jan-18	Feb-18	Mar-18	Apr-18	May-18	Jun-18	Summary
1 Front Street Brewery - FH	2,952.00	2,952.00	2,952.00	2,952.00	3,006.00	3,006.00	3,006.00	3,006.00	3,006.00	3,006.00	3,006.00	3,006.00	35,856.00
2 Nostalgia Deli	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	833.33	9,999.96
3 Nostalgia Deli - 4%	2,108.15	1,710.42	1,475.69	971.28	867.34	663.00	738.12	988.33	967.70	1,306.85	1,610.77	1,921.44	15,329.09
4 MidAmerican Co.	6,000.00												6,000.00
5 Lake Davenport Sailing Club							5,000.00			3,900.00			3,900.00
6 LPBCLindsay Park Boat Club							2,500.00			2,500.00			5,000.00
7 CHS, Inc / Harvest States Coop	2,500.00			2,500.00									10,000.00
8 One River Place	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00
9 Driftwood	1,566.98	1,443.64	1,232.41	765.78	564.11	523.73	352.76	531.48	554.90	765.98	1,114.80	1,428.67	10,845.24
10 River's Edge												2,500.00	2,500.00
11 Union Station	2,583.33	2,583.33	2,583.33										7,749.99
12 MVBS-Union Station	160.00	160.00	160.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	170.00	2,010.00
13 Bix Society-Union Station	875.00	875.00	875.00	875.00	875.00	875.00	875.00	875.00	900.00	900.00	900.00	900.00	10,600.00
14 Marine Specialties	2,500.00	2,500.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	15,000.00
15 Front Street Brewery	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	265.00	3,180.00
16 Freight House Farmers Market	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	1,416.67	17,000.04
17 Rock River Family Office	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	2,268.59	27,223.08
18 Nestle - SemiParkingLot	675.00	675.00	675.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	11,025.00
19 Nordby - Generosity Coaching	125.00	125.00	125.00	125.00	125.00	125.00	130.00	130.00	130.00	130.00	130.00	130.00	1,530.00
20 Package Express													0.00
Subtotal	27,054.05	18,032.98	16,087.02	15,367.65	12,616.04	12,371.32	19,780.47	12,709.40	12,737.19	19,687.42	13,940.16	17,064.70	197,448.40
Miscellaneous													
1 LPBC Addendum	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00
Total	27,054.05	18,032.98	16,087.02	15,367.65	12,616.04	12,371.32	20,780.47	12,709.40	12,737.19	19,687.42	13,940.16	17,064.70	198,448.40

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City of Davenport
YTD REPORT



P 1
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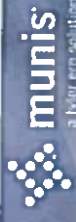
FOR 2018 06

JOURNAL DETAIL 2018 5 TO 2018 5

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4740 LEVEE IMPROVEMENT							
00000 UNDEFINED							
450404 LEVEE COMMISSION RENT	-230,000	0	-230,000	-125,593.19	.00	-104,406.81	54.6%
480690 MISCELLANEOUS	-42,000	0	-42,000	-29,036.21	.00	-12,963.79	69.1%
489491 TRANSFER LOCAL OPTION SALES	-41,000	0	-41,000	.00	.00	-41,000.00	.0%
490865 FUND BALANCE APPROPRIATION	5,685	0	5,685	.00	.00	5,685.00	.0%
TOTAL UNDEFINED	-307,315	0	-307,315	-154,629.40	.00	-152,685.60	50.3%
10130 PROJECT MANAGEMENT							
510101 FULL TIME SALARIES	71,400	0	71,400	30,812.32	.00	40,587.68	43.2%
510120 RETIREMENT-FICA	5,462	0	5,462	2,444.09	.00	3,017.91	44.7%
510130 RETIREMENT-IPERS	6,569	0	6,569	2,751.54	.00	3,817.46	41.9%
510140 EMPLOYEE INSURANCE	10,300	0	10,300	4,331.35	.00	5,968.65	42.1%
510161 DEFERRED COMP	3,570	0	3,570	1,540.66	.00	2,029.34	43.2%
510162 RETIREMENT HEALTH SAVINGS	714	0	714	308.11	.00	405.89	43.2%
520201 OFFICE SUPPLIES	200	0	200	22.59	.00	177.41	11.3%
520205 UTILITY SERVICES	75,000	0	75,000	41,091.66	.00	33,908.34	54.8%
520210 TRAVEL EXPENSES	0	0	0	25.00	.00	-25.00	100.0%
520215 TECHNICAL SERVICES	100	0	100	.00	.00	100.00	.0%
520217 PROFESSIONAL SERVICES	5,000	0	5,000	.00	.00	5,000.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS	42,000	-740	41,260	27,855.05	.00	11,464.80	72.2%
520297 PROJECT EXPENSE	20,000	-500	19,500	8,410.50	.00	11,089.50	43.1%
560606 TELEPHONE EXPENSE	450	0	450	203.55	.00	246.45	45.2%
560623 FACILITIES MAINTENANCE	14,050	0	14,050	5,093.47	.00	8,956.53	36.3%
TOTAL PROJECT MANAGEMENT	254,815	-1,240	253,575	124,889.89	1,940.00	126,744.96	50.0%
88000 TRANSFERS OUT							
550501 TRANSFERS OUT	52,500	0	52,500	.00	.00	52,500.00	.0%
TOTAL TRANSFERS OUT	52,500	0	52,500	.00	.00	52,500.00	.0%
TOTAL LEVEE IMPROVEMENT	0	-1,240	-1,240	-29,739.51	1,940.00	26,559.36	2241.6%
TOTAL REVENUES	-307,315	0	-307,315	-154,629.40	.00	-152,685.60	
TOTAL EXPENSES	307,315	-1,240	306,075	124,889.89	1,940.00	179,244.96	

12/12/2017 15:46
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City of Davenport
MONTHLY DETAIL REPORT



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P 1
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FOR 2018 06

JOURNAL DETAIL 2018 6 TO 2018 6

ORIGINAL APPROP	TRANSFERS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
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4740 LEVEE IMPROVEMENT

10130 PROJECT MANAGEMENT

510101 FULL TIME SALARIES

54741013 510101 FULL TIME SALARIES	71,400	0	71,400	30,812.32	.00	40,587.68 43.2%
2018/06/060271 12/08/2017 PRJ	2,801.12 REF PY1208					WARRANT=120817 RUN=1 BI-WEEKL

TOTAL FULL TIME SALARIES

510102 PART TIME SALARIES	71,400	0	71,400	30,812.32	.00	40,587.68 43.2%
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54741013 510102 PART TIME SALARIES

54741013 510102 USDA PART TIME SALA

TOTAL PART TIME SALARIES

510103 TEMPORARY SALARIES

54741013 510103 TEMPORARY SALARIES

TOTAL TEMPORARY SALARIES

510105 OVERTIME PAY

54741013 510105 OVERTIME PAY

510105 OVERTIME PAY	0	0	0	.00	.00	.0%
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City of Davenport
MONTHLY DETAIL REPORT



P 2
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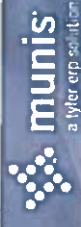
FOR 2018 06

JOURNAL DETAIL 2018 6 TO 2018 6

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL OVERTIME PAY	0	0	0	.00	.00	.00	.0%
510120 RETIREMENT-FICA							
54741013 510120 RETIREMENT-FICA	5,462	0	5,462	2,444.09	.00	3,017.91	44.7%
2018/06/060271 12/08/2017 PRJ	222.00 REF PY1208						
54741013 510120 USDA RETIREMENT-FICA	0	0	0	.00	.00	.00	.0%
WARRANT=120817 RUN=1 BI-WEEKL							
TOTAL RETIREMENT-FICA	5,462	0	5,462	2,444.09	.00	3,017.91	44.7%
510130 RETIREMENT-IPERS							
54741013 510130 RETIREMENT-IPERS	6,569	0	6,569	2,751.54	.00	3,817.46	41.9%
2018/06/060271 12/08/2017 PRJ	250.14 REF PY1208						
54741013 510130 USDA RETIREMENT-IPE	0	0	0	.00	.00	.00	.0%
WARRANT=120817 RUN=1 BI-WEEKL							
TOTAL RETIREMENT-IPERS	6,569	0	6,569	2,751.54	.00	3,817.46	41.9%
510140 EMPLOYEE INSURANCE							
54741013 510140 EMPLOYEE INSURANCE	10,300	0	10,300	4,331.35	.00	5,968.65	42.1%
TOTAL EMPLOYEE INSURANCE	10,300	0	10,300	4,331.35	.00	5,968.65	42.1%
510150 POLICE RETIREMENT							
54741013 510150 POLICE RETIREMENT	0	0	0	.00	.00	.00	.0%

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City of Davenport
MONTHLY DETAIL REPORT



P 3
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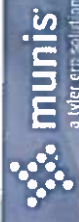
FOR 2018 06

JOURNAL DETAIL 2018 6 TO 2018 6

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL POLICE RETIREMENT	0	0	0	.00	.00	.00	.0%
510161 DEFERRED COMP							
54741013 510161 DEFERRED COMP	3,570	0	3,570	1,540.66	.00	2,029.34	43.2%
2018/06/060271 12/08/2017 PRJ	140.06 REF PY1208				WARRANT=120817	RUN=1 BI-WEEKL	
TOTAL DEFERRED COMP	3,570	0	3,570	1,540.66	.00	2,029.34	43.2%
510162 RETIREMENT HEALTH SAVINGS							
54741013 510162 RETIREMENT HEALTH	714	0	714	308.11	.00	405.89	43.2%
2018/06/060271 12/08/2017 PRJ	28.01 REF PY1208				WARRANT=120817	RUN=1 BI-WEEKL	
TOTAL RETIREMENT HEALTH SAVINGS	714	0	714	308.11	.00	405.89	43.2%
510175 CLOTHING EXPENSE							
54741013 510175 CLOTHING EXPENSE	0	0	0	.00	.00	.00	.0%
TOTAL CLOTHING EXPENSE	0	0	0	.00	.00	.00	.0%
520201 OFFICE SUPPLIES							
54741013 520201 OFFICE SUPPLIES	200	0	200	22.59	.00	177.41	11.3%
TOTAL OFFICE SUPPLIES	200	0	200	22.59	.00	177.41	11.3%
520205 UTILITY SERVICES							

12/12/2017 15:46
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City of Davenport
MONTHLY DETAIL REPORT



P 4
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FOR 2018 06

JOURNAL DETAIL 2018 6 TO 2018 6

	ORIGINAL APPROP	TRANSFRS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
54741013 520205 UTILITY SERVICES	75,000	0	75,000	41,091.66	.00	33,908.34	54.8%
TOTAL UTILITY SERVICES	75,000	0	75,000	41,091.66	.00	33,908.34	54.8%
520210 TRAVEL EXPENSES							
54741013 520210 TRAVEL EXPENSES	0	0	0	25.00	.00	-25.00	100.0%*
TOTAL TRAVEL EXPENSES	0	0	0	25.00	.00	-25.00	100.0%
520215 TECHNICAL SERVICES							
54741013 520215 TECHNICAL SERVICES	100	0	100	.00	.00	100.00	.0%
TOTAL TECHNICAL SERVICES	100	0	100	.00	.00	100.00	.0%
520217 PROFESSIONAL SERVICES							
54741013 520217 PROFESSIONAL SERVI	5,000	0	5,000	.00	.00	5,000.00	.0%
54741013 520217 USDA PROFESSIONAL S	0	0	0	.00	.00	.00	.0%
TOTAL PROFESSIONAL SERVICES	5,000	0	5,000	.00	.00	5,000.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS							
54741013 520225 MAINTENANCE-BLDGS	42,000	-740	41,260	27,855.05	1,940.00	11,464.80	72.2%
2018/06/060230 12/07/2017 API	1,300.00 VND 017210 VCH		TRANE		MAINTAIN HVAC SYSTEM ANNUAL CO		170196
2018/06/060460 12/14/2017 API	1,970.00 VND 005175 VCH		JOHNSON CONTRACT		MARINE SPECIALTIES- HEATING ON		

12/12/2017 15:46
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City of Davenport
MONTHLY DETAIL REPORT



P 5
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FOR 2018 06

JOURNAL DETAIL 2018 6 TO 2018 6

	ORIGINAL APPROP	TRANSFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL MAINTENANCE-BLDGS & GRNDS	42,000	-740	41,260	27,855.05	1,940.00	11,464.80	72.2%
520245 PAYMENT TO OTHER AGENCY							
54741013 520245 PAYMENT TO OTHER A	0	0	0	.00	.00	.00	.0%
TOTAL PAYMENT TO OTHER AGENCY	0	0	0	.00	.00	.00	.0%
520262 INTERDEPARTMENT SERVICE CHG							
54741013 520262 INTERDEPARTMENT SE	0	0	0	.00	.00	.00	.0%
TOTAL INTERDEPARTMENT SERVICE CHG	0	0	0	.00	.00	.00	.0%
520297 PROJECT EXPENSE							
54741013 520297 PROJECT EXPENSE	20,000	-500	19,500	8,410.50	.00	11,089.50	43.1%
TOTAL PROJECT EXPENSE	20,000	-500	19,500	8,410.50	.00	11,089.50	43.1%
520298 OTHER SUPPLIES & SERVICES							
54741013 520298 OTHER SUPPLIES & S	0	0	0	.00	.00	.00	.0%
TOTAL OTHER SUPPLIES & SERVICES	0	0	0	.00	.00	.00	.0%
530303 OPERATING EQUIPMENT							
54741013 530303 USDA OPERATING EQUI	0	0	0	.00	.00	.00	.0%

12/12/2017 15:46
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City of Davenport
MONTHLY DETAIL REPORT



P 6
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FOR 2018 06

JOURNAL DETAIL 2018 6 TO 2018 6

	ORIGINAL APPROP	TRANSFERS/ ADJUSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL OPERATING EQUIPMENT	0	0	0	.00	.00	.00	.0%
560606 TELEPHONE EXPENSE							
54741013 560606 TELEPHONE EXPENSE	450	0	450	203.55	.00	246.45	45.2%
TOTAL TELEPHONE EXPENSE	450	0	450	203.55	.00	246.45	45.2%
560622 DATA PROCESSING							
54741013 560622 DATA PROCESSING	0	0	0	.00	.00	.00	.0%
TOTAL DATA PROCESSING	0	0	0	.00	.00	.00	.0%
560623 FACILITIES MAINTENANCE							
54741013 560623 FACILITIES MAINTEN	14,050	0	14,050	5,093.47	.00	8,956.53	36.3%
TOTAL FACILITIES MAINTENANCE	14,050	0	14,050	5,093.47	.00	8,956.53	36.3%
560633 WORKERS COMPENSATION INSURANCE							
54741013 560633 WORKERS COMPENSATI	0	0	0	.00	.00	.00	.0%
TOTAL WORKERS COMPENSATION INSURANCE	0	0	0	.00	.00	.00	.0%
TOTAL PROJECT MANAGEMENT	254,815	-1,240	253,575	124,889.89	1,940.00	126,744.96	50.0%

12/12/2017 15:46
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City of Davenport
MONTHLY DETAIL REPORT



P 7
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FOR 2018 06

JOURNAL DETAIL 2018 6 TO 2018 6

	ORIGINAL APPROP	TRANSFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
TOTAL LEVEE IMPROVEMENT	254,815	-1,240	253,575	124,889.89	1,940.00	126,744.96	50.0%
TOTAL EXPENSES	254,815	-1,240	253,575	124,889.89	1,940.00	126,744.96	
GRAND TOTAL	254,815	-1,240	253,575	124,889.89	1,940.00	126,744.96	50.0%

** END OF REPORT - Generated by STEVE D AHRENS **

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
12/19/2017

Subject:
Freight House Farmer's Market Addendum - DISCUSSION/ACTION

ATTACHMENTS:

Type	Description
▯ Cover Memo	FHFMaddendum2

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	12/14/2017 - 1:13 PM

**FARMER'S MARKET LEASE
ADDENDUM
Freight House Farmers Market**

This ADDENDUM to the agreement (January 8, 2014), executed in duplicate, made and entered into this 19th day of December, 2017, by and between the City of Davenport, Iowa through its Riverfront Improvement Commission (hereinafter "City") and the Davenport Freight House Farmers Market (hereinafter "Association") shall provide for space for the sale of produce, plants, food products, and arts and crafts, as follows:

1. **Premises** – The approximately 1,200 square feet of interior space at the Freight House complex, located on the main level and east of the Front Street Brewery.
2. **Term** – The Association shall be allowed to use the premises on Saturdays from 6:00 AM to 2:00 PM beginning on January 6, 2018 and concluding on January 27, 2018. The City has rights to use the facilities at other times and days of the week.
3. **Purpose** – The Association shall use the premises only for assigning indoor and outdoor space to vendors to sell products including fresh garden produce, fruit, honey, herbs, nuts, plants, flowers, baked goods and hand-crafted items. Potentially hazardous foods, defined as any perishable food, which are capable of supporting rapid and progressive growth of infectious or toxigenic microorganisms, such as cider and lemonade, cannot be sold unless licensed by proper authorities. All fresh produce not grown in Iowa or Illinois must be labeled as "broker produce" and/or give the point of origin.
4. **Regulations** – The Association shall comply with, and ensure that all vendors comply with all City, County, State and Federal laws and regulations.
5. **Market Representative** – The Association shall have a representative who shall be on the premises during the time of the market operation whose duties shall be to set up signs, barricades, trash containers, etc., and to enforce the provisions of this Lease. The Association shall also store and service any and all equipment as necessary, and secure the premises at the end of each market day.
6. **Insurance** – The Association shall purchase and maintain with an insurance company licensed to sell insurance in Iowa, Comprehensive General Liability in the amount of \$1,000,000 per occurrence, with total coverage of \$3,000,000, including completed products and operations. The City shall be named as additional insured on the policy. The Association shall provide the City with a Certificate of Insurance prior to the first use of the premises. The City shall be given thirty (30) days written notice before insurance cancellation.
7. **Clean-up** – The Association shall clean up the premises after each use to eliminate all waste paper, boxes, spoiled produce and all other items resulting from the market activity. In addition, it is understood that some clean-up and set-up may be required by the Association should an event be scheduled in the venue on the previous day. The tables and chairs may be moved, but shall be reset to display in the venue upon exiting.
8. **Sanitary Facilities** – Public restroom facilities are available throughout the Freight House.

9. **Signs and Barricades** – The Association shall provide all traffic and parking control signs and barricades necessary for the market.

10. **Rental** – The Association shall pay to the City a total of \$500.00 for the use of this space as outlined in this agreement.

11. **Notification** – Formal written communication may be necessary between the City and the Association during the term of this Lease. Such correspondence shall be directed as follows: For the City, the contact and address is Community Planning & Economic Development, City Hall, 226 W. 4th St., Davenport, Iowa 52801; for the Association the contact and address is Market Chairman, 421 West River Drive, Davenport, IA 52801.

12. **Termination** – Either party may terminate this Agreement upon thirty (30) days written notice to the other party.

13. **Hold Harmless** – The Association agrees to defend and hold harmless the City of Davenport, its respective officers, employees, or agents against any claim, cause, loss, cost, or damage whatsoever, including attorney fees (calculated at \$150 per hour for city staff attorneys), that arises from the market and its operation.

14. **Acceptance** – This Lease agreement is accepted by the Association and the City as indicated by signatures below.

FREIGHT HOUSE FARMERS MARKET, INC.

Pat Connor, Market Chairman

Date

RIVERFRONT IMPROVEMENT COMMISSION
CITY OF DAVENPORT

Pat Walton, Chairman

Date

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
12/19/2017

Subject:
Radish Healthy Living Fair 2018 - DISCUSSION/ACTION

ATTACHMENTS:

Type	Description
▯ Cover Memo	RadishHLF2018

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	12/14/2017 - 1:14 PM

Date: December 19, 2017

To: Steve Ahrens
Riverfront Improvement Commission
Pat Connor
Freight House Farmers Market

From: Terry Wilson
Dispatch•Argus / Radish Magazine

RE: 2018 Radish Healthy Living Fair Agreement

In support of the agreement, the Riverfront Improvement Commission, Freight House Farmers Market, and Radish Magazine agree to the following:

Radish will hold its Healthy Living Fair on Saturday, June 16th from 8am to 3pm, with break down until 5pm, on the South Parking Lot of the Davenport Freight House Building.

Please see the attached map for the description of the area to be utilized for the event.

Radish will be able to set-up event tents on Friday, June 15th at 8:00 a.m.
Tents will be removed on Saturday, June 16th after 3:30 p.m.

Radish will provide security for its event and from the set-up Friday night.

The Freight House indoor market area (and throughout the complex) will be open for restroom usage during Fair hours. Garbage and recycling will be provided by Radish during Fair hours and clean-up to follow the event.

Attendees will be able to park in adjacent lots used also for market patrons.

Access to outdoor electrical outlets and outdoor water spigot along the south side of the building will be allowed. Any additional electrical power needs will be resolved by fair vendors bringing individual gas generators.

Programming and shared entertainment may occur on the loading dock with access to electrical outlets for music/sound system to be made available during Fair hours. A tent also may be set up on the lawn for the musical performers.

Radish will be able to post signage for event.

Radish will provide \$1,000 to the Riverfront Improvement Commission for the space.

Accepted by Riverfront Improvement Commission _____ Date _____

Accepted by Freight House Farmers Market _____ Date _____

Accepted by Radish / D*A _____ Date _____

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
12/19/2017

Subject:
Freight House Kitchen Rental - DISCUSSION/ACTION

ATTACHMENTS:

Type	Description
▣ Cover Memo	CobhamKitchenRental

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	12/14/2017 - 1:16 PM

LICENSE AGREEMENT

THIS License Agreement ("License") is made and entered into at Davenport, Iowa on this 19th day of December, 2017 by and between the City of Davenport, Iowa through its Riverfront Improvement Commission, hereinafter designated as "Land Owner," and Cobham Life Support, hereinafter designated as "Licensee."

A. For the purposes described below, Licensee is allowed to use of the following described property located in Davenport, Iowa:

The Freight House complex, second floor at 421 West River Drive, Davenport, Scott County, Iowa, the kitchen area, (when adjoining second floor venue is not rented), and made a part hereof.

B. This License shall be effective beginning December 12, 2017, and shall terminate on February 28, 2018, unless earlier terminated or extended by mutual agreement.

C. There shall be regular check-in points between the Land Owner and the Licensee, at times and places mutually agreeable to both parties.

D. The rent shall be charged at \$100.00 per day of use. Typically, the use shall be Monday-Friday from 6am until 3pm. The billing shall be invoiced on the first day of each month.

E. The Licensee has exclusive use of the Premises (sans scheduled events) and non-exclusive use of and access to the Freight House parking lot, located to the south of the complex, and other common areas. It is intended that all licensees and related uses will work with the Land Owner regarding the use of such leased area to accommodate needs and to avoid scheduling conflicts.

F. The Licensee shall occupy and use the Premises for the operation of its off-site company kitchen service temporarily while the primary site is remodeled. No other uses shall be permitted without the written consent of the Land Owner. The Licensee shall not sell, or permit to remain in or about the Premises, any article that may be prohibited by standard form fire insurance policies.

G. The Licensee shall be responsible for carrying fire insurance and other risk insurance on personal property owned or used by the Licensee. The Land Owner shall be responsible for fire and extended coverage, including casualty, on the building that the Premises are located in.

H. The Licensee will hold the Land Owner harmless from any third-party claim for tangible property damage or bodily injury to the extent arising from the negligence or willful misconduct of the Licensee. "Licensee" includes Licensee, its officers, employees, volunteers, or agents.

I. During the entire term of this License, the Land Owner and Licensee, at their sole cost and expense, will each keep their respective property interests in the Premises and their liability interests reasonably insured against hazard and casualty and against claims for personal injury,

death, or property on the Premises and reasonably insured against hazard and casualty against claims for personal injury, death, or property damage occurring in, upon, or about the Premises. Licensee's policy shall name the Land Owner as a certificate holder and identify the Land Owner as an "additional insured on a primary basis and non-contributory" per this contract, in the Description of Operations. Neither party hereto will do or omit the doing of any act which would invalidate either insurance policy. The Licensee agrees to provide evidence of the issuance of its policy to the Land Owner within Ten (10) Days after the commencement of this License. The Land Owner shall be notified in writing at least Thirty (30) Days prior to the cancellation of the Licensee's policy. The Licensee shall have, as a minimum, the following insurance:

(1) Statutory Worker's Compensation with waiver of subrogation in favor of the City.

(2) General Liability

Each Occurrence	\$1,000,000
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General Aggregate	\$2,000,000
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(3) Excess Liability Umbrella Form	\$3,000,000
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Waiver of Subrogation - Land Owner and Licensee each hereby release the other from liability for damage or destruction to the Leased Premises and the improvements located on the Property, whether or not caused by acts or omissions of the other party; provided, however, such release shall only be in force and effect in respect of damage or destruction normally covered by standard policies of fire insurance with extended coverage (whether or not such coverage is in effect). Each party shall cause its fire insurance policies to contain a provision whereby the insurer either waives any right of subrogation against the other party or agrees that such a release shall not invalidate the insurance, whichever is obtainable.

J. The Licensee shall not make, or suffer to be made, any alternations, after the build-out, of the Premises, or any part thereof, without the prior written consent of the Land Owner and any additions to, or alterations of, said Premises, except movable furniture and trade fixtures, shall become at once a part of the realty and belong to the Land Owner.

K. Land Owner shall provide and be responsible for payment of all charges for water, gas, heat, air conditioning, electricity, and sewer for the Premises. The Licensee shall pay all charges for telephone and internet service, while the Land Owner shall cover costs for trash, garbage, and rubbish removal used and removed to dumpster by the Licensee. Any security deposit or connection charges required by any utility company to furnish service to the Licensee shall be paid by the Licensee. Land Owner shall provide and maintain the necessary mains, conduits, wires, and cables to bring water, electricity and gas, and other utilities to the Premises.

L. The Licensee shall permit the Land Owner and the Land Owner's agents to enter into and upon the Premises as may be required, for the purpose of inspecting the same, or for the purpose of maintaining the buildings in which said Premises are situated, or for the purpose of making repairs, alterations, or additions to any other portion of said buildings.

M. The Licensee is responsible for obtaining and renewing all licenses and permits necessary for its operation. The Licensee shall comply with all Federal, State, or local rules and regulations applicable to its operation.

N. This License, and any exhibits attached hereto, sets forth all the covenants promises, agreements, conditions, or undertakings, either oral or written, between the Land Owner and Licensee. Except as herein otherwise provided, no subsequent alteration, amendment, change, or addition to this License shall be binding upon the Land Owner or Licensee unless reduced to writing and signed by both parties.

O. This License (a) binds and benefits the parties and their successors in interest, heirs, beneficiaries, legal representatives, and permitted assigns; (b) is governed by and construed in accordance with Iowa law; and (c) may be signed in several counterparts, each of which will be an original and all of which will constitute one agreement. Time is of the essence of each provision in this License, and the unenforceability, invalidity, or illegality of any provision does not affect or impair any other provision or render it unenforceable, invalid, or illegal. A party's failure to enforce at any time or for any period of time any provision of this License or to exercise any right or remedy does not constitute a waiver of such provision, right, or remedy, or prevent such party thereafter from enforcing any or all provisions and exercising any or all rights and remedies. The exercise of any right or remedy does not constitute an election or prevent the exercise of any or all rights or remedies. Unless the context clearly indicates otherwise, the use of the singular includes the plural, and vice versa; and the use of any gender is applicable to any other gender.

IN WITNESS WHEREOF, the parties hereto have duly executed this License Agreement in duplicate the day and year above written.

COBHAM LIFE SUPPORT

**RIVERFRONT IMPROVEMENT
COMMISSION**

Date: _____

Date: _____

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
12/19/2017

Subject:
Boat Docks Install/Removal Bid Award - ACTION

ATTACHMENTS:

Type	Description
▣ Cover Memo	BoatDocksBidAward

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	12/14/2017 - 1:19 PM

Specification Responses

<u>Description</u>		<u>QTY</u>		<u>Unit</u>		<u>Unit</u>		<u>Unit</u>	
2018 Dock Services		1							
Installation of three sets of boat docks on the Mississippi River		1				\$21,400.00		\$10,500.00	
Removal and Storage of three sets of boat docks on the Mississippi River		1				\$10,700.00		\$5,500.00	
Dock Services for 2019		1				\$10,700.00		\$5,000.00	
Installation of 3 sets of boat docks on the Mississippi River.		1				\$21,400.00		\$10,500.00	
Removal and Storage of 3 sets of boat docks on the Mississippi River		1				\$10,700.00		\$5,500.00	
Hourly Rate for Additional Related Work, if needed. This line will only be use		1		59.00/75.00				\$5,000.00	
								\$85.00	

Total

Superior Seawalls & Dock
Swensen Construction
Legacy Corporation

\$17,000.00
\$8,500.00
\$8,500.00
\$17,000.00
\$8,500.00
\$8,500.00
\$70.00



226 W. Fourth Street
Davenport, Iowa 52801
563.888.2235

November 28, 2017

This contract for boat dock operations services is between the Davenport Riverfront Improvement Commission and Swenson Construction, Inc. of Blue Grass, Iowa. The term of the contract is for two years, 2018 and 2019.

Swenson Construction, Inc. will install (once per year) and remove (once per year) three sections of dock at the Marquette Street boat ramp, the entire set of docks at the Buese Boat Launch, and the entire set at Credit Island for the yearly price listed below:

2018:	\$10,500.00
2019:	\$10,500.00

Additional work will be billed at \$85.00/hour in 2018 and 2019.

Agreed to:

Pat Walton, Chair
Riverfront Improvement Commission

Reed Swenson, Owner
Swenson Construction, Inc.

Date

Date

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
12/19/2017

Subject:
2018 Summer Concert Series - ACTION

ATTACHMENTS:

Type	Description
▯ Cover Memo	2018SummerConcertSeries

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	12/14/2017 - 1:21 PM

The Davenport Riverfront Improvement Commission
and Regional Development Authority Proudly Present

Along with Sponsors: Genesis Health System and the
Max D. Petersen Memorial Trust Fund



Music on the Levee – 2018

Petersen Pavilion, LeClaire Park

7:00 p.m. (unless otherwise noted)

Sunday, June 3	Josh Duffee & His Orchestra
Sunday, June 10	Crooked Cactus Band
Thursday, June 14	Army Material Command Band - 6:00 p.m.
Sunday June 17	Tewanta and Good Company
Sunday, June 24	Ken Paulsen Orchestra
Tuesday, July 3	Red, White & Boom! — The RiverCity 6
Sunday, July 8	The Merchants
Sunday, July 15	BIX MEMORIAL JAZZ PREVIEW - 6:00 p.m.
Friday, August 3	BIX MEMORIAL JAZZ FEST - 6:00 p.m.
Sunday, August 12	CASI New Horizons Band
Wednesday, August 29	Central High School Marching Band

ALL CONCERTS ARE FREE
CONCESSIONS AVAILABLE
CALL 888-2235 FOR INFORMATION

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
12/19/2017

Subject:
QC Waterkeepers River Restoration Project - PRESENTATION

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	12/14/2017 - 1:22 PM

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
12/19/2017

Subject:
Parks and Recreation Advisory Board Report

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	12/14/2017 - 1:23 PM

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
12/19/2017

Subject:
Public With Business

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	12/14/2017 - 1:25 PM

City of Davenport
Riverfront Improvement Commission

Department: Riverfront Improvement Commission
Contact Info: Steve Ahrens 888-2235

Date
12/19/2017

Subject:

Tuesday, January 23, 2018 at 5:30 p.m. - Joint Meeting with Parks Board

Tuesday, January 23, 2018 at 6:15 p.m. - Regular Meeting

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Ahrens, Steve	Approved	12/14/2017 - 1:29 PM