

CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, May 27, 2015; 5:30 PM

Council Chambers, City Hall

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

Approval of the Minutes of May 13, 2015

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Committee of Report for May 20, 2015

VIII. Appointments, Proclamations, Etc.

A. Proclamations

1. Butterfly Education and Awareness Day

IX. Presentations

A. Iowa Association of Business and Industry

B. Wood Intermediate School - Chorus Recognition

C. Iowa Firefighter's Association Fire Prevention Poster Program

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. First Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding W. 17th Street in front of the residences at 703, 708, 716 and 718 W. 17th Street.

Ward Alderman recommends suspension of the rules and passage in one cycle.

1. Motion to suspend the rules.

2. Motion for passage of second and third consideration.

XII. Approval of All Items on the Consent Agenda

****NOTE:** These are routine items and will be enacted at the City Council Meeting by one roll call vote without separate discussion unless an item is requested to be removed and considered separately.

Community Development

1. First Consideration: Ordinance for Case No. REZ15-06 being the petition of Danny Montegna dba Steampro Carpet Cleaning for the rezoning of 2.51 acres, more or less, of real property located at 5002 North Pine Street from "R-4" Moderate Density Dwelling District to "C-1" Neighborhood Shopping District to facilitate use for the applicant's business, Steampro Carpet Cleaning. [2nd Ward]
2. Second Consideration: Ordinance providing for the division of taxes levied on taxable property in 2015 in the North Economic Development Area, pursuant to Section 403.19 of the Code of Iowa.
3. Resolution approving Case No. F15-08 being the final plat for a two lot commercial subdivision (Genesis West Kimberly Medical Office Building First Addition). [2nd Ward]

Public Safety

1. Motion approving noise variance request(s) for various events on the listed dates at the listed times.

Harvest Bible Chapel, 3800 East 53rd Street, Rock the Lot, June 3, 2015, 5-10 p.m., Over 50 dBA.

Dee's Catfish Cove, 4815 S. Concord Street, Outside Music in 2015, Starting May 31st - November 29th; Saturdays 8 p.m. to Midnight; Sundays 3:00 PM - 7:00 p.m., Over 50 dBA.

Donald Fuhr & Aisha Blough, 314 S. Lincoln, 6th Annual Luau, July 18th, 5:00 p.m. to Midnight, Over 50 dBA.

3rd Street Bar & Grill, 831 W 3rd Street, Outdoor Music, June 13th, 5:00 PM to Midnight; August 15th, 5:00 PM to Midnight; September 26th, 5:00 PM to Midnight, Over 50 dBA.

2. Motion approving beer and liquor license applications.

A. New license, new owner, temporary permit, temporary outdoor area, location transfer, etc. (as noted):

Ward 3

Chuck's Tap (White T Corp.) - 1731 West 6th Street - Outdoor Area June 6 (Annual Golf Outing), July 18 (Bags Tournament), August 15, 2015 (Bags Tournament) - License Type: C Liquor

Townsquare Media LLC (Townsquare Media Quad Cities LLC) - 1200 Beiderbecke Drive - Centennial Park - Outdoor Area June 16-20, 2015 (Rally on The River) - License Type: C Liquor

B. Annual license renewals (with outdoor area renewals as noted):

Ward 2

Hickory Garden Restaurant (Fazliu Inc.) - 3311 Hickory Grove Road - Outdoor Area - License Type: C Liquor

Hy-Vee Wine and Spirits (Hy-Vee Inc.) - 3301 West Kimberly Road - License Type: E Liquor / C Beer / B Wine

Jeno's Little Hungary (Jeno's Little Hungary Inc.) - 4908 North Pine Street - Outdoor Area - License Type: C Liquor

Mother Hubbard's No. 6 (Cassiar Corporation) - 3636 Hickory Grove Road - License Type: C Beer

Ward 4

The Circle Tap (The Circle Tap Inc.) - 1345 West Locust Street - Outdoor Area - License Type: C Liquor

CVS/Pharmacy No. 8659 (Iowa CVS Pharmacy LLC) - 1777 Division Street - License Type: E Liquor / C Beer / B Wine

The Gardens (Washington Gardens LLC) - 1301 West 13th Street - Outdoor Area - License Type: C Liquor

Washington Street Mini Mart (Nazar LLC) - 1601 Washington Street - License Type: E Liquor / C Beer / B Wine

Ward 6

Dynasty Buffet (Dynasty Buffet Inc.) - 5388 Elmore Circle - License Type: C Liquor

Red Lantern Fine Chinese Cuisine (Red Lantern Fine Chinese Cuisine Inc.) - 4009 East 53rd Street - Outdoor Area - License Type: C Liquor

Ward 7

CVS/Pharmacy No. 8658 (Iowa CVS Pharmacy LLC) - 1655 West Kimberly Road - License Type: E Liquor / C Beer / B Wine

Tuxedo's (Davenport Investments Inc.) - 5220 Grand Avenue - License Type: C Beer

Public Works

1. Resolution approving the Plans, Specifications, Form of Contract and Estimate of Cost for the Fiscal Year 2016 Harrison St. Resurfacing, funded through CIP Project #35005, 30005 and 10424, along with \$800,000 from the Iowa DOT.

2. Resolution accepting the Veterans Memorial Parkway Paving (Eastern Avenue to Jersey Ridge Road) Project, CIP Project #01144. [Ward 8]
3. Resolution accepting the Citibus Storage Facility, CIP Project #02244. [Ward 8]
4. Resolution approving Change Order Number One (1) for Fiscal Year 2015 I & I Projects to McClure Engineering Company, of North Liberty, Iowa in the amount of \$46,635. [All Wards]
5. Resolution approving the plans, specifications, forms of contract and estimated cost for the FY2016 Birchwood Area Parallel Sewer Project, CIP Project #01905. [Wards 1 and 4]
6. Resolution of Acceptance covering the Airport Layout Plan Revision, CIP Project #10002. [Ward 8]
7. Resolution granting permission to Unite Private Networks to install Buried Communications Cable within public right-of-way in the City of Davenport along West Locust Street from the west side of I-280 to Fairmount Street, north along Fairmount Street to West Central Park Avenue, east along West Central Park Avenue to Clark Street and north along Clark Street to and existing cell tower at 2815 North Clark Street.
8. Motion awarding the contract for the Heritage Park Phase II Riverwalk project to McCarthy Improvement Company of Davenport, IA in the amount of \$190,396.
9. Motion accepting Storm Sewers, Sanitary Sewers and Street Paving for Walsh Pointe 3rd Addition. [Ward 6].
10. Motion approving Change Order #2 to Galante Architectural Studios in the amount of \$143,600 for the Central Fire Station Addition and Renovation, CIP project number 02348. [Ward 3]
11. Motion approving a five year lease agreement with Izaak Walton League of America at the Davenport Municipal Airport beginning March 1, 2015 and ending February 28, 2020. [Ward 8]

Finance

1. Resolution amending the FY 2015 Operating and Capital Improvement Budgets
2. Resolution making provisions for the issuance of not-to-exceed \$53,500,000 General Obligation Corporate Bonds, Series 2016. [All Wards]
3. Motion awarding the purchase of three pick-up trucks, one for the Engineering Division and two for the Parks Department, to Courtesy Ford of Davenport in the amount of \$83,309. [All Wards]
4. Motion awarding a contract for lighting replacement at the Water Pollution Control Plant to Tri-City Electric Company of Davenport in the amount of \$71,959.74. [Ward 1]

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council can not take action on any complaint or suggestions tonight, and can not respond to any allegations at this time.

Please state your Name and Ward for the record. There is a five (5) minute time limit. Please end your comments promptly.

XV. Reports of City Officials

XVI. Adjourn

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Corri Spiegel
Wards:

Action / Date
5/27/2015

Subject:
Approval of the Minutes of May 13, 2015

Recommendation:

Relationship to Goals:

Background:

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Corri Spiegel
Wards:

Action / Date
5/27/2015

Subject:
Approval of the Committee of Report for May 20, 2015

Recommendation:

Relationship to Goals:

Background:

City of Davenport

Agenda Group: Public Safety
Department: Fire
Contact Info: Chief Washburn
Wards:

Action / Date
5/27/2015

Subject:
Iowa Firefighter's Association Fire Prevention Poster Program

Recommendation:

Relationship to Goals:

Background:

Braden Andresen, a student at JFK Catholic School, won 3rd place in the 3rd-5th grade division of the Iowa Firefighter's Association Fire Prevention Poster Program. He was honored by the Association at an awards luncheon in Jewell, IA in April. As the sponsoring Fire Department, DFD will receive a donation for our Fire prevention program.

City of Davenport

Agenda Group:
Department: Traffic Engineering
Contact Info: Gary Statz (563) 326-7754
Wards: 4

Action / Date
5/20/2015

Subject:

First Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding W. 17th Street in front of the residences at 703, 708, 716 and 718 W. 17th Street.

Ward Alderman recommends suspension of the rules and passage in one cycle.

1. Motion to suspend the rules.
2. Motion for passage of second and third consideration.

Recommendation:
Adopt the ordinance.

Relationship to Goals:
Revitalized Neighborhoods & Corridors

Background:

Most of the properties in the block of W. 17th Street west of Gaines are rental properties and none are owned by St. Ambrose University. There are only 4 owner-occupied properties from Gaines Street to a point 350 feet west of Gaines on this block. These homeowners have very limited off-street parking and are having problems with students occupying the parking in front of their homes. They have asked the students to leave them room to park, but to no avail. This resident parking only zone will prevent the students from parking in front of these homes. The permits, which are \$5 per year per vehicle, will only be sold to the homeowners listed in the ordinance.

ATTACHMENTS:

Type	Description
□ Cover Memo	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	5/21/2015 - 9:26 AM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XI RESIDENT PARKING ONLY THERETO BY ADDING W. 17TH STREET IN FRONT OF THE RESIDENCES AT 703, 708, 716 AND 718 W. 17TH STREET.

Section 1. That Schedule XI Resident Parking Only of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

W. 17th Street in front of the residences at 703, 708, 716 and 718 W. 17th Street.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable 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.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

William E. Gluba
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 326-7743
Wards: 2nd

Action / Date
5/20/2015

Subject:

First Consideration: Ordinance for Case No. REZ15-06 being the petition of Danny Montegna dba Steampro Carpet Cleaning for the rezoning of 2.51 acres, more or less, of real property located at 5002 North Pine Street from "R-4" Moderate Density Dwelling District to "C-1" Neighborhood Shopping District to facilitate use for the applicant's business, Steampro Carpet Cleaning. [2nd Ward]

Recommendation:

Findings:

- Commercial zoning comprises almost 60 percent of the west block face of Pine Street between 49th and 53rd Streets.
- Only one residential use, the applicant's, is located on the west side of Pine Street.

Recommendation: The Commission accepts the findings and forwards Case No. REZ15-06 to the City Council with a recommendation for approval subject to the following conditions:

1. Site lighting including building and security lighting will need to be dark-sky compatible being downcast with full cut-off and shielded so as to minimize light trespass and glare. Light is to be restrained to no more than 85 degrees from vertical; and
2. Storage of all equipment, such as trailers or materials is to be within the building.

The Commission vote was 8-yes and 0-no with 0-abstention.

THE PROTEST RATE IS 0.0%.

Relationship to Goals:

Neighborhood Improvement

Background:

The petitioner has indicated that they would build an office and garage for trucks and materials. Currently the office is located adjacent to the south at 4922 North Pine Street. The applicant has stated that his business has outgrown the current office and garage. The new office would be located north of the residence. The office and garage would contain approximately 9,000 square feet which would eliminate the need for outside storage of vehicles and trailers.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
 Ordinance	REZ15-06 Montegna Ordinance
 Backup Material	REZ15-06 Montegna - background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	5/21/2015 - 9:25 AM

ORDINANCE NO.

ORDINANCE for Case No. REZ15-06 being the petition of Danny Montegna dba Steampro Carpet Cleaning for the rezoning of 2.51 acres, more or less, of real property located at 5002 North Pin Street from "R-4" Moderate Density Dwelling District to "C-1" Neighborhood Shopping District to facilitate use for the applicant's business, Steampro Carpet Cleaning. [2nd Ward]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned. The property has the following legal description:

Part of the East Half of the Southeast Quarter of Section 9, Township 78 North, Range 3 East of the 5th P.M., being more particularly described as follows:

Commencing in the Northeast corner of Lot 50 of West Green Acres, an addition to the City of Davenport, Iowa; thence North 195 feet along the west line of property conveyed to Danny C. Montegna by David D. Cozad and Vicky L. Cozad by Warranty Deed and filed for record as document number 28854-97 with the Recorder of Scott County, Iowa; thence North 89-degrees, 32-minutes, 00-seconds East a distance of 417 feet along the north line of the property conveyed to said Danny C. Montegna to the west line of Pine Street as now established, said point being the point of beginning of the following described tract of land; thence South along the west line of said Pine Street as now established a distance of 130 feet; thence South 89-degrees, 32-minutes, 00-seconds West a distance of 200 feet along a line 195 feet equidistance from and parallel to the north line of the property conveyed to said Danny C. Montegna; thence North 130 feet to said north line; thence North 89-degrees, 32-minutes, 00-seconds East a distance of 200 feet to the point of beginning. Said tract contains 0.60 acre (26,000 square feet), more or less.

The City Plan and Zoning Commission accepted the findings and forwards Case No. REZ15-06 to the City Council for approval subject to the following conditions:

1. Site lighting including building and security lighting will need to be dark-sky compatible being downcast with full cut-off and shielded so as to minimize light trespass and glare. Light is to be restrained to no more than 85 degrees from vertical; and
2. Storage of all equipment, such as trailers or materials is to be within the building.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable 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.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

William E. Gluba
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

May 06, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of May 05, 2015, the City Plan and Zoning Commission considered Case No. REZ15-06 being the Petition of Danny Montegna dba Steampro Carpet Cleaning for the rezoning of 2.51 acres, more or less, of real property located at 5002 North Pin Street from "R-4" Moderate Density Dwelling District to "C-1" Neighborhood Shopping District to facilitate use for the applicant's business, Steampro Carpet Cleaning.

Findings:

- Commercial zoning comprises almost 60 percent of the west block face of Pine Street between 49th and 53rd Streets.
- Only one residential use, the applicant's, is located on the west side of Pine Street.

Recommendation:

The Commission accepts the findings and forwards Case No. REZ15-06 to the City Council with a recommendation for approval subject to the following conditions:

1. Site lighting including building and security lighting will need to be dark-sky compatible being downcast with full cut-off and shielded so as to minimize light trespass and glare. Light is to be restrained to no more than 85 degrees from vertical; and
2. Storage of all equipment, such as trailers or materials is to be within the building.

Respectfully submitted,

Robert Martin, Vice-Chairperson
City Plan and Zoning Commission

APPROVED

Name:	Roll Call	REZ15-06 Danny Montegna 5002 N Pine St							
Connell	P	Y							
D'Autremont	P	Y							
Elgatian	P	Y							
Inghram	A								
Kelling	P	Y							
Lammers	P	Y							
Maness	P	Y							
Martin	P								
Martinez	P	Y							
Tallman	EX	Y							
	P								
		8-YES 0-NO 0-ABSTAIN							



City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date: May 05, 2015
Request: Zoning Map Amendment (Rezoning) from R-4 to C-1
Address: 5002 North Pine Street
Case No.: REZ15-06
Applicant: Danny Montegna dba Steampro Carpet Cleaning

INTRODUCTION

Petition of Danny Montegna dba Steampro Carpet Cleaning for the rezoning of 2.51 acres, more or less, of real property located at 5002 North Pin Street from “R-4” Moderate Density Dwelling District to “C-1” Neighborhood Shopping District to facilitate use for the applicant’s business, Steampro Carpet Cleaning.

Recommendation: Staff recommends the Plan and Zoning Commission forward Case No. REZ15-06 to the City Council with a recommendation for approval subject to the listed conditions.

AREA CHARACTERISTICS:

Existing Zoning: R-4



Davenport 2025: RG & PO



Aerial Photos:



BACKGROUND

Comprehensive Plan:

Within Urban Service Area: Yes

Proposed Land Use Designation: Residential General (RG)

Descriptions:

Residential General (RG) designates mixed-use neighborhoods that are mostly residential but include...scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc.

Relevant *Davenport 2025* Goals and Objectives:

1. *Strengthen the existing built environment.*
 - b. *Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.*
 - d. *Increase the number of mixed-use neighborhoods and districts.*
2. *Identify and reserve land for current and future development.*
 - a. *Develop land use policies that permit development with a wide variety of building types, uses, and densities.*

Technical Review:

Streets. The subject rezoning area is located along the west side of North Pine Street (a collector street) north of West 49th Street (also a collector street).

Storm Water. The closest stormwater infrastructure is located in West 49th Street.

Sanitary Sewer. Sanitary sewer service is located along the west side of Pine Street at the southeast corner of the property.

Other Utilities. This is an urban area and normal utility services are available. Several utility easements access and are within the property.

Emergency Services. The property is located approximately 1.2 miles from Fire Station No. 7, which is located at 2302 W. 67th Street.

Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

PUBLIC INPUT

The neighborhood meeting was held Thursday, April 2nd. The petitioner indicated that he talked with his neighbors previously. One nearby owner indicated that the applicant has helped clean up the area. Notices were sent to the 13 owners of property within the 200 foot notice area. No comments have been received.

DISCUSSION

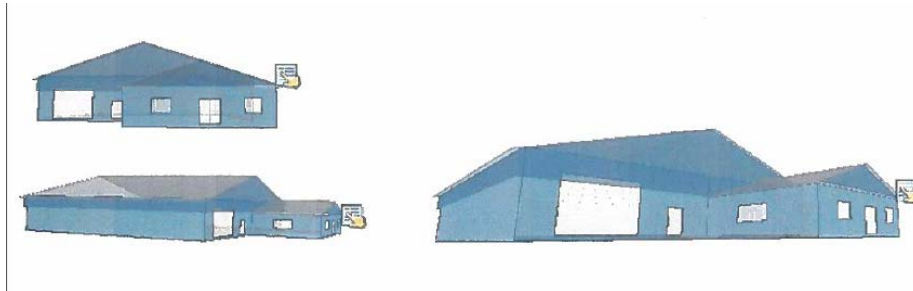
The petitioner has indicated that they would build an office and garage for trucks and materials. Currently the office is located adjacent to the south at 4922 North Pine Street (see below).



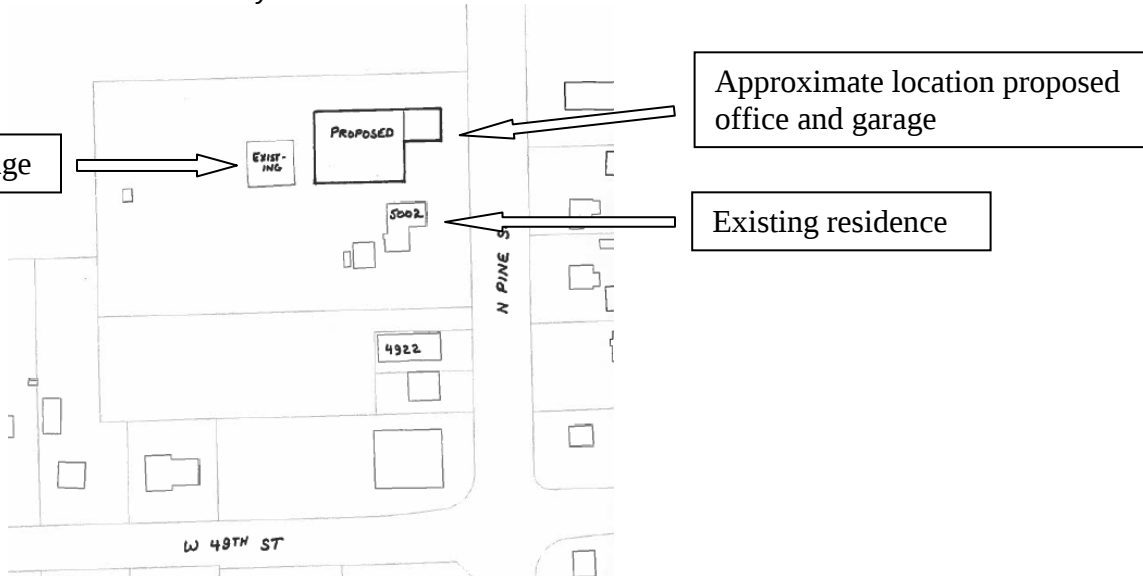
Business Description:
Steampro Carpet Cleaning offers 24 hour emergency service for Davenport, IA and the surrounding Quad Cities area. Their friendly staff will work diligently to provide emergency water damage relief. Steampro Carpet Cleaning offers: 24 hour emergency service Carpet Cleaning Upholstery cleaning, Stubborn carpet stains Carpet removal Tile and grout cleaning Air duct cleaning Water damage restoration Water extraction Mold prevention Call Steampro Carpet Cleaning today! The preceding description

is from the company website.

The applicant has stated that his business has out grown the current office and garage. The new office would be located north of the residence. The office and garage would contain approximately 9,000 square feet which would eliminate the need for outside storage of vehicles and trailers. A concept rendition of the building is shown below.

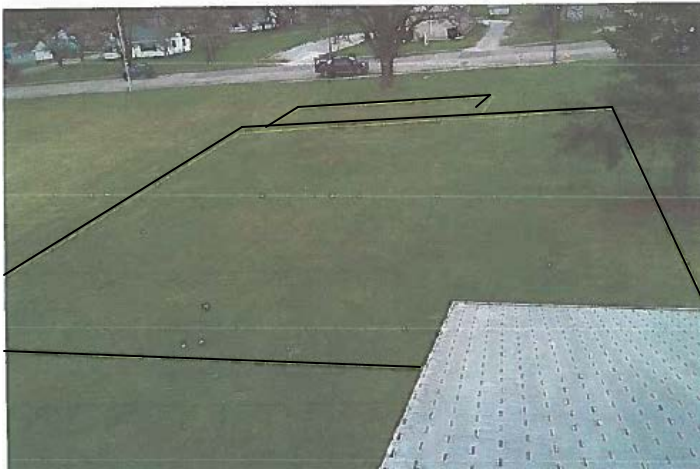


The petitioner indicated at the public hearing that the smaller office portion would be metal sided the larger building will have a four (4) foot masonry wall with an eight (8) foot metal wall atop. This will give the interior space more height. The existing office location would likely be rented for another business use.



The above is a staff generated plot plan showing the approximate building location in relation to the existing residence and garage.

Below is the petitioner generated layout. The approximate site was staked out and the building perimeter was delineated on the ground.



As stated earlier, the existing business has out grown the current location both the office and garage. The number of vehicles, equipment as well as materials exceeds the storage capacity of the current site. The proposed rezoning would allow these vehicles and the equipment and materials to be stored within a building and the site maintained in a more professional manner. Eventually a site plan showing the layout of the building, parking, proposed landscaping and signage will need to be submitted and reviewed for approval. Proper setbacks will need to be maintained between the proposed commercial use and the existing residential even though the applicant owns both properties. The rear yard setback will need to be twenty-five (25) feet or at least not exceed twenty percent of the depth of the lot depth from the rear property line of the new commercial zoning to any building. The 200 foot lot depth will require a twenty-five (25) foot rear yard setback of the building.

Development will need to comply with normal ordinance requirements including but not limited to site plans, signage and stormwater requirements.

STAFF RECOMMENDATION

Findings:

- Commercial zoning comprises almost 60 percent of the west block face of Pine Street between 49th and 53rd Streets.
- Only one residential use, the applicant's, is located on the west side of Pine Street.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. REZ15-06 to the City Council with a recommendation for approval subject to the following conditions:

1. Site lighting including building and security lighting will need to be dark-sky compatible being downcast with full cut-off and shielded so as to minimize light trespass and glare. Light is to be restrained to no more than 85 degrees from vertical; and
2. Storage of all equipment, such as trailers or materials is to be within the building.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

Attachments: None

X:\PLANNING\Plan and Zoning Commission\Cases\REZ15-06

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Bruce Berger, 326-7769
Wards: 8,7,6

Action / Date
5/6/2015

Subject:

Second Consideration: Ordinance providing for the division of taxes levied on taxable property in 2015 in the North Economic Development Area, pursuant to Section 403.19 of the Code of Iowa.

Recommendation:

Approve the Ordinance

Relationship to Goals:

Added emphasis on Economic Development

Background:

The City of Davenport is seeking to amend the North Urban Renewal Area Plan. The amendment will include the addition of land in the Eastern Iowa Industrial Park that incorporates the rail line, as well as the right of way for the rail line located outside of City limits in Scott County and the City of Eldridge. It is permissible by State code to include land within two miles of City limits into an Urban Renewal Area when the governing body of those jurisdictions supports the inclusion. Both Scott County and the City of Eldridge have passed resolutions of support to allow the City of Davenport to include the rail right of way in Scott County and the City of Eldridge into the North Urban Renewal Area. The amended plan is attached.

This ordinance establishes a tax increment financing district to allow the City to financially support the transload facility and associated rail right of way improvements that will cost approximately \$4,100,000.

ATTACHMENTS:

Type	Description
▣ Cover Memo	North URA Ordinance Sheet
▣ Cover Memo	North URA Amendment

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	5/21/2015 - 9:25 AM

ORDINANCE NO.

AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE 2015 ADDITION TO THE NORTH ECONOMIC DEVELOPMENT AREA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the 2015 Addition to the North Economic Development Area of the City of Davenport, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Davenport to finance projects in the such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

“City” shall mean the City of Davenport, Iowa.

“County” shall mean Scott County, Iowa.

“Urban Renewal Area Amendment” shall mean the 2015 Amendment of the North Urban Renewal Area of the City of Davenport, Iowa, the boundaries of which are set out below, approved by the City Council by resolution adopted on the 10th day of June, 2015.

Parts of Sections 26, 27, 28 and 33 all in Township 79 North Range 3 East of the 5th P.M. being more particularly described as follows:

Tract 1 (City of Davenport): Parcel No. W3307-01 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 22, 2011 as Document 2011-36630 with the following legal description:

Part of the North Half of the Northeast Quarter of Section 33 in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: Lot 1 of Interstate 80 Airport Industrial Park 6th Addition to the City of Davenport Iowa. Said tract contains 13.64 acres, more or less.

Tract 2 (City of Davenport): Parcel No. W2801-01 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 22, 2011 as Document 2011-36628 with the following legal description:

Part of the Southeast Quarter of the Southeast Quarter of Section 28, in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: The Eastern 390.00 feet of the Southeast Quarter of the Southeast Quarter of Section 28, in Township 79 North Range 3 East,

excluding the Rail Road Right-of-Way per document 2011-1922. Said tract contains 10.00 acres, more or less.

Tract 3 (City of Davenport): Parcel No. W2801-02 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1922 and;

Tract 4 (Scott County): Parcel No. 932839005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1922.

Tract 3 and 4 are legally described as follows:

Part of the Southeast Quarter of Section 28 and the Southwest Quarter of Section 27, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A variable width right-of-way, the centerline of which is divided into equal stations of 100.00 feet in length; said centerline is described as follows: Commencing at the West Quarter Corner of said Section 27; thence South 02 degrees 09 minutes 53 seconds East 2.85 feet on the west line of the Southwest Quarter of said Section 27; thence North 87 degrees 50 minutes 11 seconds East 0.60 feet to the east line of described right-of-way line of Slopertown Road; thence on said southerly line and the arc of a 1943.00 foot radius curve, concave northeasterly 25.98 feet, with a chord bearing and distance of North 81 degrees 38 minutes 28 seconds East 25.98 feet to the point of beginning; said point being centerline Station 219+36.05; thence South 02 degrees 09 minutes 49 seconds East on said centerline 2660.95 feet to the intersection with the south line of the Southeast Quarter of said Section 28 and there terminating a centerline Station 245+96.97. The east line of the proposed right-of-way line is 25.00 feet easterly of a parallel with the aforesaid centerline, bounded on the north by the southerly right-of-way line of Slopertown Road at 25.00 feet left of Station 219+40.80 and runs southerly to Station 239+99.14; thence said right-of-way widens to 35 feet easterly of and parallel with said centerline to Station 245+97.37 at the intersection with the south line of the Southwest Quarter of said Section 27; and there terminating. The west line of the proposed right-of-way is 25.00 feet westerly of and parallel with said centerline, bounded on the north by the southerly right-of-way line of Slopertown Road at 25.00 feet right of Station 219+31.09 and runs southerly to Station 221+49.11; thence said right-of-way line widens to 45.00 feet westerly of and parallel with said centerline to Station 237+99.52; thence said right-of-way line narrows to 25.00 feet westerly of and parallel with said centerline to Station 239+9.14; thence said right-of-way line widens to 35.00 westerly of and parallel with said centerline to Station 245+96.56 at the intersection with the south line of the Southeast Quarter of said Section 28, and there terminating. The above described right-of-way contains 4.10 acres, more or less. Right-of-way plat attached and by this reference made apart hereof.

Tract 5 (City of Eldridge): Parcel No.932703005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2001-1925 with the following legal description:.

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a strip of land 50.00 feet wide the centerline being described as follows: Commencing at the southeast corner of the Northeast Quarter of the Northwest Quarter of Section 27; thence North 02 degrees 02 minutes 05 seconds West 314.87 feet; thence South 87 degrees 57 minutes 04 seconds West 545.77 feet to the point of beginning; thence South 87 degrees 57 minutes 04 second West along the centerline of said strip 1432.24 feet to the point of curvature of a curve, concave southeasterly, having a radius of 716.20 feet with a central angle of 90 degrees 04 minutes 12 seconds and a chord bearing and distance of South 42degrees 55 minutes 11 seconds West 1013.48 feet for a distance of 1125.88 feet along said curve; thence South 02 degrees 06 minutes 55 seconds East 862.30 feet to the northerly right-of-way line of Slopertown Road and there terminating. Said tract contains 3.93 acres, more or less.

Tract 6 (City of Eldridge): Parcel No. 932713002 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on July 29, 1985 as Document 1985-11443 with the following legal description:

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a strip of land 50.00 feet wide the centerline being described as follows: Commencing at the southeast corner of the Northeast Quarter of the Northwest Quarter of Section 27; thence North 02 degrees 02 minutes 05 seconds West 314.87 feet; thence South 87 degrees 57 minutes 04 seconds West 545.77 feet to the point of beginning; North 87 degrees 57 minutes 04 seconds East 545.77 feet to the west line of Buttermilk Road also known as 155th Avenue and there terminating. Said tract contains 0.63 acres, more or less.

Tract 7 (Scott County): Parcel No. 932705006 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1923. With the following legal description:

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way strip of land 50.00 feet wide the centerline being described as follows: Commencing at the northeast corner of said Section 27, thence South 01 degrees 53 minutes 47 seconds East 1022.09 feet on the east line of said Section 27; thence South 87 degrees 57 minutes 04 seconds West 1327.16 feet to the east line of the west half of the Northeast Quarter of said Section 27 and the point of beginning; thence South 87 degrees 57 minutes 04 seconds West 1292.58 feet to the east right-of-way line of Buttermilk Road (155th Avenue) and there terminating. Along with a triangular piece of land lying adjacent to and coincident with the southwest corner of the above described right-of-way said corner being the point of beginning; thence North 87 degrees 57

minutes 04 seconds East 148.00 feet along the south line of the the above described right-of-way; thence southwesterly to a point in the east right-of-way line of Buttermilk Road (155th Avenue) 35 feet southerly of the southwest corner of the above described right-of-way; thence North east right-of-way line of Buttermilk Road (155th Avenue) 35 feet to the point of beginning. Said combined tracts contain 1.54 acres, more or less.

Tract 8 (City of Eldridge): Parcel No.932707003 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1926 with the following legal description:

Part of the Northeast Quarter of the Northeast Quarter of Section 27, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way strip of land 50.00 feet wide the centerline being described as follows: Commencing at the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 27; thence South 01 degrees 53 minutes 47 seconds East 1022.09 feet on the east line of said Quarter Section to the point of beginning; thence South 87 degrees 57 minutes 04 seconds West 1327.16 feet to the west line of the Northeast Quarter of the Northeast Quarter of said Section 27 and there terminating. Said tract contains 1.52 acres, more or less.

Tract 9 (City of Eldridge): Parcel No.932601005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1924 with the following legal description:

Part of the Northwest Quarter of Section 26, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A right-of-way strip of land 50.00 feet wide described as follows: Commencing at the northwest corner of said Section 26; thence South 01 degree 53 minutes 47 seconds East along the west line of said Northwest Quarter 997.09 feet to the south line of land currently owned by Alfred Arp LLC as described in the Court Officer Deed filed for recorded on March 18, 1997 as document 1997-6145, and being the point of beginning; thence North 87 degrees 50 minutes 07 seconds East along said south line 1213.09 feet to the northwest corner of Lot 1 of Lancer Industrial Park South Behrens Second Addition to the City of Eldridge; thence South 02 degrees 18 minutes 17 seconds East along the west line od said Lot 1 50.00 feet; thence South 87 degrees 50 minutes 07 seconds West along a line 50.00 feet southerly of and parallel to the south line of said land owned by Alfred Arp LLC 1213.44 feet to the west line of said Northwest Quarter; thence North 01 degrees 53 minutes 47 seconds West along the west line of said Northwest Quarter 50.00 feet to the point of beginning. Said tract contains 1.39 acres, more or less.

Tract 10 (City of Eldridge): Parcel No.9326031012 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34211 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A right-of-way 50.00 feet wide described as the North 50.00 feet of Lot 1 of Lancer Industrial Park South Behrens Second Addition to the City of Eldridge. Said tract contains 1.01 acres, more or less.

Tract 11 (City of Eldridge): Parcel No.932603101-22 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34209 with the following legal description:

Part of the North Half of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 feet wide in part of Lots 1 and 2 of Lancer Industrial Park South to the City of Eldridge, with the centerline being described as follows: Commencing at the northwest corner of said Lot 2; thence South 01 degree 10 minutes 15 seconds West along the west line of said Lot 2 174.82 feet to the point of beginning; thence 284.78 feet along the arc of a 716.78 foot radius curve concave northwesterly, having a chord bearing and distance of North 71 degrees 55 minutes 58 seconds East 282.91 feet with a central angle of 22 degrees 45 minutes 51 seconds; thence North 60 degrees 33 minutes 03 seconds East 40.72 feet; thence 339.72 feet along the arc of a 716.78 foot radius curve concave southeasterly with a chord bearing and distance of North 74 degrees 07 minutes 43 seconds East 336.55 feet with a central angle of 27 degrees 09 minutes 20 seconds; thence North 87 degrees 42 minutes 23 seconds East 52.95 feet to the east line of said Lots 1 and 2 and there terminating. Said tract contains 0.82 acre, more or less.

Tract 12 (City of Eldridge): Parcel No.9326052012 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34207 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 25.00 feet wide located in part of Lots 1 and 3 of the Replat of Lot 2 of Mueller Lumber 1st Addition to the City of Eldridge described as follows: The South 25.00 feet of Lots 1 and 3 of the Replat of Lot 2 of Mueller Lumber 1st Addition to the City of Eldridge. Said tract contains 0.30 acre, more or less.

Tract 13 (City of Eldridge): Parcel No.9326052012 described in the Quit Claim Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34205 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 12.50 feet wide located in part of Lot 3 of Lancer Industrial Park South to the City of Eldridge described as follows: the North 12.50 feet of Lot 3 of Lancer Industrial Park South to the City of Eldridge. Said tract contains 0.15 acre, more or less.

Tract 14 (City of Eldridge): Parcel No.93260530A2 described in the Corrected Warranty Deed filed for record with the Office of the Recorder of Scott County on June 10, 2013 as Document 2013-18332 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 wide located in part of Parcel A in Mueller Lumber 2nd Addition to the City of Eldridge with a centerline described as follows: Commencing at the southwest corner of said Parcel A, thence North 02 degrees 01 minutes 33 seconds West a distance of 125.16 feet on the east line of said Parcel A to a point of curve, concave northwesterly, having a radius of 552.00 feet and the point of beginning; thence southwesterly 148.79 feet along the arc of said curve through a central angle of 16 degrees 19 minutes 53 seconds with a chord bearing and distance of South 87 degrees 42 minutes 23 seconds West 80.94 feet to the west line of said Parcel A and there terminating. Said tract contains 0.17 acre, more or less.

Tract 15 (City of Eldridge): Parcel No.93260540B2 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34203 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 wide located in part of Parcel B in Mueller Lumber 3rd Addition to the City of Eldridge with a centerline described as follows: Commencing at the southeast corner of said Parcel B, thence North 02 degrees 01 minutes 33 seconds West 195.17 feet on the east line of said Parcel B to a point of curve concave northwesterly having a radius 716.78 feet and being the point of beginning; thence southwesterly 261.31 feet along the arc of said curve through a central angle of 20 degrees 53 minutes 17 seconds with a chord bearing and distance of South 72 degrees 08 minutes 00 seconds West 259.87 feet to the west line of said Parcel B and there terminating. Said tract contains 0.30 acres more or less.

Tract 16 (City of Eldridge): Parcel No.93260540C described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 12, 2011 as Document 2011-1467, containing two tracts, a permanent rail easement and a roll & hold easements in the Plat of Rail Easements dated September 30, 2014.

Tract No. 1 PRE Permanent Rail Easement

A parcel of land located in part of Parcel C of Mueller Lumber 3rd Addition to the City of Eldridge situated in part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. shown as Tract No. 1-PRE on the attached Plat of Rail Easements Sheet 1 of 4 attached hereto and by this reference made a part hereof and being more particularly described as follows: Commencing in the southeast corner Parcel C of said Mueller Lumber 3rd Addition; thence North 00 degrees 11 minutes 13 seconds along the east line of said Parcel C 125.57 feet to the point of

beginning; thence in a northwesterly, westerly and southwesterly direction along the arc of a curve concave southerly with a radius of 645.21 feet with a chord bearing and distance of North 84 degrees 09 minutes 52 Seconds West 561.22 feet for a distance of 591.71 feet; thence South 79 degrees 29 minutes 50 seconds West 7.76 feet to the intersection with the west line of said Parcel C; thence North 00 degrees 11 minutes 56 seconds East along the west line of said Parcel C 42.86 feet; thence northeasterly, easterly and southeasterly along the arc of a curve concave southerly with a radius of 650.81 feet with a chord bearing and distance of North 88 degrees 49 minutes 58 seconds East 566.27 feet for a distance of 585.85 feet to the intersection with the east line of said Parcel C; thence South 00 degrees 11 minutes 13 seconds West along the east line of said Parcel C 110.04 feet to the point of beginning. Said tract contains 0.99 acre, more or less.

Tract No. 2 PR&HE Permanent Roll and Hold Easement

A parcel of land located in part of Parcel B and Parcel C of Mueller Lumber 3rd Addition to the City of Eldridge situated in part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. shown as Tract No. 2-PR&HE on the attached Plat of Rail Easements Sheet 1 of 4 attached hereto and by this reference made a part hereof and being more particularly described as follows:

Commencing at the southeast corner of Parcel C of said Mueller Lumber 3rd Addition; thence North 00 degrees 11 minutes 13 seconds East along the east line of said Parcel C 4.81 feet to the point of beginning; thence in a northwesterly, westerly and southwesterly direction along the arc of a curve concave southerly with a radius of 529.73 feet with a chord bearing and distance of North 72 degrees 06 minutes 33 seconds West 497.89 feet for a distance of 518.32 feet; thence South 79 degrees 56 minutes 57 seconds West 381.64 feet to the intersection with the southerly right-of-way line of an existing rail easement; thence in a northeasterly direction along the arc of a curve concave northwesterly with a radius of 741.78 feet with a chord bearing and distance of North 72 degrees 24 minutes 01 seconds East 194.65 feet for a distance of 195.21 feet to the intersection with the west line of said Parcel C; thence North 00 degrees 11 minutes 56 seconds East along the west line of said Parcel C 13.75 feet; thence North 79 degrees 29 minutes 50 seconds East 7.76 feet; thence in a northeasterly, easterly and southeasterly direction along the arc of a curve concave southerly with a radius of 645.21 feet with a chord bearing and distance of South 84 degrees 09 minutes 52 seconds 561.22 feet for a distance of 591.71 feet to the intersection with the east line of said Parcel C; thence South 00 degrees 11 minutes 13 seconds along the east line of said Parcel C 120.76 feet to the point of beginning. Said tract contains 0.92 acre, more or less.

Note the East line of Parcel C of Mueller Lumber 3rd Addition has a platted bearing of N00 degrees 13 minutes 40 seconds East and a surveyed bearing of North 00 degrees 11 minutes 13 seconds East which is used for the purpose of this description.

Combined tracts contain 41.41 acres, more or less.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area Amendment. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area Amendment each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area Amendment is located, shall be divided as follows:

(a) that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area Amendment, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area Amendment on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area Amendment to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.

(b) that portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area Amendment, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, and taxes for the payment of bonds and interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area Amendment exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area Amendment shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area Amendment shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) the portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area Amendment.

(d) as used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

Section 4. Repealer. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5. Saving Clause. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 6. Effective Date. This ordinance shall be effective after its final passage, approval and publication as provided by law.

First Consideration _____

Second Consideration _____

Approved _____

William E. Gluba
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Catholic Messenger* on April 23, 2015

Consolidation of the I-74/53rd Street and North Davenport Urban Renewal Areas Into the North Davenport Urban Renewal Area & Corresponding Amendments through the Addition of Land and New Projects

The Plan for the North Davenport Urban Renewal Area is Amended to Read as Follows:

1. Introduction

The I-74/53rd Street Urban Renewal Area (URA) was established in 1985 and the North Davenport URA in 1986. These two areas are being amended by the consolidation of the I-74/53rd St and North Davenport URAs. The consolidated area will be known as the North Davenport Urban Renewal Area. Land will also be added in addition to the consolidation. This plan also includes amendments of proposed new projects within the Combined North Davenport Urban Renewal Area.

Now and therefore, the Amended and Restated Urban Renewal Plan is hereby amended as follows:

2. Description of the Urban Renewal Area

The legal description of the North Davenport Urban Renewal Area follows as Exhibit A.

3. Area Designation

The City continues to designate the Urban Renewal Area as an economic development area that is appropriate for the promotion of new commercial and/or industrial development.

4. Project Area Objectives and Activities

This Urban Renewal Plan is intended to strengthen the economy, enhance the viability of and stimulate development of the area. Objectives of the area are as follows:

Objectives

1. Preserve and enhance the physical/ecological assets of the project area.
2. Assist and retain local industries and commercial enterprises.
3. Promote and assist private investment in industrial development.
4. Develop a vehicular circulation system that is designed to provide for free and safe vehicular and pedestrian movement.
5. Further develop park and recreational facilities for service to the area and the City.
6. Install and improve the quality of public improvements to complement development activities and thereby create a sound physical environment and infrastructure for economic growth.
7. Promote and assist in the development of an Interstate 74 and 53rd Street exchange to promote economic development.
8. Provide expanded opportunities for employment for Davenport residents.
9. Encourage the location and expansion of commercial enterprises to more conveniently provide needed services and facilities to the residents of the City.
10. Provide for the acquisition and creation of public open spaces, such as park and trails, intended to support development and other plan objectives that will improve the aesthetic quality of the community.
11. Provide for adequate utility services to ensure the private development of the area.

Activities: The proposed actions in the Urban Renewal Project Area will consist of one or more of the following actions as outlined by Chapter 403 of the Iowa Code.

1. Construction or rehabilitation of buildings.
2. Contracting for the furnishing or repair by any person of services, privileges, works, streets, roads public and private utilities.
3. Vacation and dedication of public rights-of-way.
4. Provision of necessary public works and improvements.
5. Continuing evaluation of the condition of project area buildings, streets, utilities and other improvements necessary to support the development and rehabilitation of the area.
6. Undertaking additional surveys, inspections, City staff work, engineering, and planning studies necessary to the fulfillment of the intent of this Economic Development Plan.
7. Implementation of controls, restrictions, and guidelines to effectuate and preserve the objectives enumerated above.
8. Provision of direct economic development assistance to businesses that meet criteria involving investment and job creation, as established by the City Council and amended from time to time, including, but not limited to grants and loans, specifically supported through the use of Tax Increment Financing.
9. To use any or all other powers granted by Chapter 403 of the Iowa Code to develop and provide for improved economic conditions for the City of Davenport.

5. Previous Urban Renewal Projects

- i. Heart of America: New hotel development with associated mixed use power center
- ii. Revitalize Iowa's Sound Economy (RISE): Payment for road costs
- iii. Hardi North America: Manufacturing expansion with additional employees
- iv. Miracle Tools America: Manufacturing expansion with additional employees

6. Proposed New Projects (Amendments to Plan)

- i. Veteran's Memorial Public Safety Infrastructure Improvements
 - Location: Along Veteran's Memorial Parkway from Eastern Avenue to Elmore Avenue
 - Cost: \$2, 345,000
 - Rationale: To provide public safety and infrastructure improvements in the Veteran's Memorial Parkway corridor. Improvements include enhancing crosswalks and intersections at Jersey Ridge Road and Crumwell Circle as well as bike path enhancements for pedestrian safety.
- ii. Elmore Avenue Extension
 - Location: Extension of the current Elmore Avenue north to Veteran's Memorial Parkway
 - Cost: \$13,000,000
 - Rationale: To provide the road infrastructure to previously undeveloped land and provide access to 250 acres of land along the Elmore Avenue corridor.

iii. Transload Facility and Rail Line Construction

- Location: Eastern Iowa Industrial Center, beginning at the Transload Facility and continuing along the rail right of way through Scott County and the City of Eldridge
- Cost: \$4,100,000
- Rationale: To provide a publically owned facility for loading and unloading from truck to train or vice versa for regional industries and to assist with business growth. Also providing the rail line connection from the existing rail line to the transload facility.

iv. 2014 Internal TIF

- Cost: \$275,000
- Rationale: To reimburse the General Fund for Economic Development staff costs and other economic development related activities such as economic research tools and training.

7. Proposed New Area (Amendments to Plan):

Parts of Sections 26, 27, 28 and 33 all in Township 79 North Range 3 East of the 5th P.M. being more particularly described as follows:

Tract 1 (City of Davenport): Parcel No. W3307-01 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 22, 2011 as Document 2011-36630 with the following legal description:

Part of the North Half of the Northeast Quarter of Section 33 in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: Lot 1 of Interstate 80 Airport Industrial Park 6th Addition to the City of Davenport Iowa. Said tract contains 13.64 acres, more or less.

Tract 2 (City of Davenport): Parcel No. W2801-01 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 22, 2011 as Document 2011-36628 with the following legal description:

Part of the Southeast Quarter of the Southeast Quarter of Section 28, in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: The Eastern 390.00 feet of the Southeast Quarter of the Southeast Quarter of Section 28, in Township 79 North Range 3 East, excluding the Rail Road Right-of-Way per document 2011-1922. Said tract contains 10.00 acres, more or less.

Tract 3 (City of Davenport): Parcel No. W2801-02 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1922 and;

Tract 4 (Scott County): Parcel No. 932839005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1922.

Tract 3 and 4 are legally described as follows:

Part of the Southeast Quarter of Section 28 and the Southwest Quarter of Section 27, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A variable width right-of-way, the centerline of which is divided into equal stations of 100.00 feet in length; said centerline is described as follows: Commencing at the West Quarter Corner of said Section 27; thence South 02 degrees 09 minutes 53 seconds East 2.85 feet on the west line of the Southwest Quarter of said Section 27; thence North 87 degrees 50 minutes 11 seconds East 0.60 feet to the east line of described right-of-way line of Slopertown Road; thence on said southerly line and the arc of a 1943.00 foot radius curve, concave northeasterly 25.98 feet, with a chord bearing and distance of North 81 degrees 38 minutes 28 seconds East 25.98 feet to the point of beginning; said point being centerline Station 219+36.05; thence South 02 degrees 09 minutes 49 seconds East on said centerline 2660.95 feet to the intersection with the south line of the Southeast Quarter of said Section 28 and there terminating a centerline Station 245+96.97. The east line of the proposed right-of-way line is 25.00 feet easterly of a parallel with the aforesaid centerline, bounded on the north by the southerly right-of-way line of Slopertown Road at 25.00 feet left of Station 219+40.80 and runs southerly to Station 239+99.14; thence said right-of-way widens to 35 feet easterly of and parallel with said centerline to Station 245+97.37 at the intersection with the south line of the Southwest Quarter of said Section 27; and there terminating. The west line of the proposed right-of-way is 25.00 feet westerly of and parallel with said centerline, bounded on the north by the southerly right-of-way line of Slopertown Road at 25.00 feet right of Station 219+31.09 and runs southerly to Station 221+49.11; thence said right-of-way line widens to 45.00 feet westerly of and parallel with said centerline to Station 237+99.52; thence said right-of-way line narrows to 25.00 feet westerly of and parallel with said centerline to Station 239+9.14; thence said right-of-way line widens to 35.00 feet westerly of and parallel with said centerline to Station 245+96.56 at the intersection with the south line of the Southeast Quarter of said Section 28, and there terminating. The above described right-of-way contains 4.10 acres, more or less. Right-of-way plat attached and by this reference made apart hereof.

Tract 5 (City of Eldridge): Parcel No.932703005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2001-1925 with the following legal description:.

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a strip of land 50.00 feet wide the centerline being described as follows: Commencing at the southeast corner of the Northeast Quarter of the Northwest Quarter of Section 27; thence North

02 degrees 02 minutes 05 seconds West 314.87 feet; thence South 87 degrees 57 minutes 04 seconds West 545.77 feet to the point of beginning; thence South 87 degrees 57 minutes 04 seconds West along the centerline of said strip 1432.24 feet to the point of curvature of a curve, concave southeasterly, having a radius of 716.20 feet with a central angle of 90 degrees 04 minutes 12 seconds and a chord bearing and distance of South 42 degrees 55 minutes 11 seconds West 1013.48 feet for a distance of 1125.88 feet along said curve; thence South 02 degrees 06 minutes 55 seconds East 862.30 feet to the northerly right-of-way line of Slopertown Road and there terminating. Said tract contains 3.93 acres, more or less.

Tract 6 (City of Eldridge): Parcel No. 932713002 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on July 29, 1985 as Document 1985-11443 with the following legal description:

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a strip of land 50.00 feet wide the centerline being described as follows: Commencing at the southeast corner of the Northeast Quarter of the Northwest Quarter of Section 27; thence North 02 degrees 02 minutes 05 seconds West 314.87 feet; thence South 87 degrees 57 minutes 04 seconds West 545.77 feet to the point of beginning; North 87 degrees 57 minutes 04 seconds East 545.77 feet to the west line of Buttermilk Road also known as 155th Avenue and there terminating. Said tract contains 0.63 acres, more or less.

Tract 7 (Scott County): Parcel No. 932705006 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1923. With the following legal description:

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way strip of land 50.00 feet wide the centerline being described as follows: Commencing at the northeast corner of said Section 27, thence South 01 degrees 53 minutes 47 seconds East 1022.09 feet on the east line of said Section 27; thence South 87 degrees 57 minutes 04 seconds West 1327.16 feet to the east line of the west half of the Northeast Quarter of said Section 27 and the point of beginning; thence South 87 degrees 57 minutes 04 seconds West 1292.58 feet to the east right-of-way line of Buttermilk Road (155th Avenue) and there terminating. Along with a triangular piece of land lying adjacent to and coincident with the southwest corner of the above described right-of-way said corner being the point of beginning; thence North 87 degrees 57 minutes 04 seconds East 148.00 feet along the south line of the the above described right-of-way; thence southwesterly to a point in the east right-of-way line of Buttermilk Road (155th Avenue) 35 feet southerly of the southwest corner of the above described right-of-way; thence

North east right-of-way line of Buttermilk Road (155th Avenue) 35 feet to the point of beginning. Said combined tracts contain 1.54 acres, more or less.

Tract 8 (City of Eldridge): Parcel No.932707003 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1926 with the following legal description:

Part of the Northeast Quarter of the Northeast Quarter of Section 27, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way strip of land 50.00 feet wide the centerline being described as follows: Commencing at the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 27; thence South 01 degrees 53 minutes 47 seconds East 1022.09 feet on the east line of said Quarter Section to the point of beginning; thence South 87 degrees 57 minutes 04 seconds West 1327.16 feet to the west line of the Northeast Quarter of the Northeast Quarter of said Section 27 and there terminating. Said tract contains 1.52 acres, more or less.

Tract 9 (City of Eldridge): Parcel No.932601005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1924 with the following legal description:

Part of the Northwest Quarter of Section 26, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A right-of-way strip of land 50.00 feet wide described as follows: Commencing at the northwest corner of said Section 26; thence South 01 degree 53 minutes 47 seconds East along the west line of said Northwest Quarter 997.09 feet to the south line of land currently owned by Alfred Arp LLC as described in the Court Officer Deed filed for recorded on March 18, 1997 as document 1997-6145, and being the point of beginning; thence North 87 degrees 50 minutes 07 seconds East along said south line 1213.09 feet to the northwest corner of Lot 1 of Lancer Industrial Park South Behrens Second Addition to the City of Eldridge; thence South 02 degrees 18 minutes 17 seconds East along the west line of said Lot 1 50.00 feet; thence South 87 degrees 50 minutes 07 seconds West along a line 50.00 feet southerly of and parallel to the south line of said land owned by Alfred Arp LLC 1213.44 feet to the west line of said Northwest Quarter; thence North 01 degrees 53 minutes 47 seconds West along the west line of said Northwest Quarter 50.00 feet to the point of beginning. Said tract contains 1.39 acres, more or less.

Tract 10 (City of Eldridge): Parcel No.9326031012 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34211 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A right-of-way 50.00 feet wide described as the

North 50.00 feet of Lot 1 of Lancer Industrial Park South Behrens Second Addition to the City of Eldridge. Said tract contains 1.01 acres, more or less.

Tract 11 (City of Eldridge): Parcel No.932603101-22 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34209 with the following legal description:

Part of the North Half of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 feet wide in part of Lots 1 and 2 of Lancer Industrial Park South to the City of Eldridge, with the centerline being described as follows: Commencing at the northwest corner of said Lot 2; thence South 01 degree 10 minutes 15 seconds West along the west line of said Lot 2 174.82 feet to the point of beginning; thence 284.78 feet along the arc of a 716.78 foot radius curve concave northwesterly, having a chord bearing and distance of North 71 degrees 55 minutes 58 seconds East 282.91 feet with a central angle of 22 degrees 45 minutes 51 seconds; thence North 60 degrees 33 minutes 03 seconds East 40.72 feet; thence 339.72 feet along the arc of a 716.78 foot radius curve concave southeasterly with a chord bearing and distance of North 74 degrees 07 minutes 43 seconds East 336.55 feet with a central angle of 27 degrees 09 minutes 20 seconds; thence North 87 degrees 42 minutes 23 seconds East 52.95 feet to the east line of said Lots 1 and 2 and there terminating. Said tract contains 0.82 acre, more or less.

Tract 12 (City of Eldridge): Parcel No.9326052012 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34207 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 25.00 feet wide located in part of Lots 1 and 3 of the Replat of Lot 2 of Mueller Lumber 1st Addition to the City of Eldridge described as follows: The South 25.00 feet of Lots 1 and 3 of the Replat of Lot 2 of Mueller Lumber 1st Addition to the City of Eldridge. Said tract contains 0.30 acre, more or less.

Tract 13 (City of Eldridge): Parcel No.9326052012 described in the Quit Claim Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34205 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 12.50 feet wide located in part of Lot 3 of Lancer Industrial Park South to the City of Eldridge described as follows: the North 12.50 feet of Lot 3 of Lancer Industrial Park South to the City of Eldridge. Said tract contains 0.15 acre, more or less.

Tract 14 (City of Eldridge): Parcel No.93260530A2 described in the Corrected Warranty Deed filed for record with the Office of the Recorder of Scott County on June 10, 2013 as Document 2013-18332 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 wide located in part of Parcel A in Mueller Lumber 2nd Addition to the City of Eldridge with a centerline described as follows: Commencing at the southwest corner of said Parcel A, thence North 02 degrees 01 minutes 33 seconds West a distance of 125.16 feet on the east line of said Parcel A to a point of curve, concave northwesterly, having a radius of 552.00 feet and the point of beginning; thence southwesterly 148.79 feet along the arc of said curve through a central angle of 16 degrees 19 minutes 53 seconds with a chord bearing and distance of South 87 degrees 42 minutes 23 seconds West 80.94 feet to the west line of said Parcel A and there terminating. Said tract contains 0.17 acre, more or less.

Tract 15 (City of Eldridge): Parcel No.93260540B2 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34203 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 wide located in part of Parcel B in Mueller Lumber 3rd Addition to the City of Eldridge with a centerline described as follows: Commencing at the southeast corner of said Parcel B, thence North 02 degrees 01 minutes 33 seconds West 195.17 feet on the east line of said Parcel B to a point of curve concave northwesterly having a radius 716.78 feet and being the point of beginning; thence southwesterly 261.31 feet along the arc of said curve through a central angle of 20 degrees 53 minutes 17 seconds with a chord bearing and distance of South 72 degrees 08 minutes 00 seconds West 259.87 feet to the west line of said Parcel B and there terminating. Said tract contains 0.30 acres more or less.

Tract 16 (City of Eldridge): Parcel No.93260540C described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 12, 2011 as Document 2011-1467, containing two tracts, a permanent rail easement and a roll & hold easements in the Plat of Rail Easements dated September 30, 2014.

Tract No. 1 PRE Permanent Rail Easement

A parcel of land located in part of Parcel C of Mueller Lumber 3rd Addition to the City of Eldridge situated in part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. shown as Tract No. 1-PRE on the attached Plat of Rail Easements Sheet 1 of 4 attached hereto and by this reference made a part hereof and being more particularly described as follows: Commencing in the southeast corner Parcel C of said Mueller Lumber 3rd Addition; thence North 00 degrees 11 minutes 13 seconds along the east line of said Parcel C 125.57 feet

to the point of beginning; thence in a northwesterly, westerly and southwesterly direction along the arc of a curve concave southerly with a radius of 645.21 feet with a chord bearing and distance of North 84 degrees 09 minutes 52 Seconds West 561.22 feet for a distance of 591.71 feet; thence South 79 degrees 29 minutes 50 seconds West 7.76 feet to the intersection with the west line of said Parcel C; thence North 00 degrees 11 minutes 56 seconds East along the west line of said Parcel C 42.86 feet; thence northeasterly, easterly and southeasterly along the arc of a curve concave southerly with a radius of 650.81 feet with a chord bearing and distance of North 88 degrees 49 minutes 58 seconds East 566.27 feet for a distance of 585.85 feet to the intersection with the east line of said Parcel C; thence South 00 degrees 11 minutes 13 seconds West along the east line of said Parcel C 110.04 feet to the point of beginning. Said tract contains 0.99 acre, more or less.

Tract No. 2 PR&HE Permanent Roll and Hold Easement

A parcel of land located in part of Parcel B and Parcel C of Mueller Lumber 3rd Addition to the City of Eldridge situated in part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. shown as Tract No. 2-PR&HE on the attached Plat of Rail Easements Sheet 1 of 4 attached hereto and by this reference made a part hereof and being more particularly described as follows:

Commencing at the southeast corner of Parcel C of said Mueller Lumber 3rd Addition; thence North 00 degrees 11 minutes 13 seconds East along the east line of said Parcel C 4.81 feet to the point of beginning; thence in a northwesterly, westerly and southwesterly direction along the arc of a curve concave southerly with a radius of 529.73 feet with a chord bearing and distance of North 72 degrees 06 minutes 33 seconds West 497.89 feet for a distance of 518.32 feet; thence South 79 degrees 56 minutes 57 seconds West 381.64 feet to the intersection with the southerly right-of-way line of an existing rail easement; thence in a northeasterly direction along the arc of a curve concave northwesterly with a radius of 741.78 feet with a chord bearing and distance of North 72 degrees 24 minutes 01 seconds East 194.65 feet for a distance of 195.21 feet to the intersection with the west line of said Parcel C; thence North 00 degrees 11 minutes 56 seconds East along the west line of said Parcel C 13.75 feet; thence North 79 degrees 29 minutes 50 seconds East 7.76 feet; thence in a northeasterly, easterly and southeasterly direction along the arc of a curve concave southerly with a radius of 645.21 feet with a chord bearing and distance of South 84 degrees 09 minutes 52 seconds 561.22 feet for a distance of 591.71 feet to the intersection with the east line of said Parcel C; thence South 00 degrees 11 minutes 13 seconds along the east line of said Parcel C 120.76 feet to the point of beginning. Said tract contains 0.92 acre, more or less.

Note the East line of Parcel C of Mueller Lumber 3rd Addition has a platted bearing of N00 degrees 13 minutes 40 seconds East and a surveyed bearing of North 00 degrees 11 minutes 13 seconds East which is used for the purpose of this description.

Combined tracts contain 41.41 acres, more or less.

8. Debt

- June 30, 2014 constitutional debt limit: \$307,269,293
- Current outstanding general obligation debt: \$205,587,350
- Proposed amount of indebtedness to be incurred: \$19,720,000

9. Property Acquisition and Disposition

The City will follow any applicable requirements for the acquisition and disposition of property.

10. Urban Renewal Plan Amendments

The North Davenport URA may be amended from time to time for a variety of reasons, including but not limited to, adding or deleting land, adding urban renewal projects or to modify goals or types of urban renewal activities. The City Council may amend this Plan in accordance with applicable state law.

11. Effective Period

This Amendment will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council and the use of incremental property tax revenues, or the "division of revenue" as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the all areas authorized prior to January 1, 1995 as these areas were established prior to the 20 year term limit. All other additions are subject to applicable term limits established by Chapter 403.

12. Repealer

Any part of the previous Plan, as previously amended, in conflict with the Amendment are hereby repealed.

13. Severability Clause

In any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or part of the Plan not determined to be invalid or unconstitutional.

Exhibit A: Legal Description for the North Davenport Urban Renewal Area (Combining the North URA & the I-74-53rd Street URA)

North Area URA:

Beginning at the southeast corner of Section 12, T78N, R3E of the 5th PM; thence west along the south line of said Section 12 to intersection with the westerly right-of-way line of Brady Street (US No 61 northbound); thence northwesterly along said westerly right-of-way line to the intersection with the southerly right-of-way line of 50th Street; thence southwesterly along said southerly right-of-way line to the intersection with the westerly right-of-way line of US No 61 southbound; thence north along said westerly right-of-way line to the intersection with the south right-of-way line, extended east, of Sheridan Street; thence west, along said extended line, and northwesterly and northerly along the southerly and westerly right-of-way line of said Sheridan Street to the intersection with the north right-of-way line east of 53rd Street; thence east along said north right-of-way line to the intersection with the westerly right-of-way line of said US No. 61 southbound thence northerly along said west right-of-way line to the intersection with the southerly line of the NE ¼ of Section 2, T78N, R3E of the 5th P.M.; thence west, along said South line to the SW corner of the SE ¼ of the NE ¼ of said Section 2; thence North along the west line of the SE ¼ of the NE ¼ of said Section 2, to the intersection with the southerly line of Scott County Regional Industrial Park; thence westerly along said southerly line to the intersection with the westerly right-of-way line of Marquette Street; thence northerly along said westerly right-of-way line to the intersection with the northerly right-of-way line of 76th Street; thence easterly along said northerly right-of-way line to the southeast corner of Section 34; T79N, R3E of the 5th PM; thence north along the east line of the southeast quarter of said Section 34 to the intersection with the southerly right-of-way line of I-80; thence northwesterly along said right-of-way line to the intersection with the westerly right-of-way line of Division Street; thence northerly along said westerly right-of-way line to the intersection with said southerly right-of-way line of I-80; thence westerly along said southerly right-of-way line to the intersection with the East line of the SE ¼ of Section 33, T79N, R3N of the 5th P.M.; thence south along said east line to the SE corner of the SE ¼ of said Section 33; thence west along the south line of said SE ¼ to the intersection with the easterly right-of-way line of U.S. Highway No.150 (Northwest Boulevard); thence westerly along said south line to the intersection with the westerly right-of-way line of said U.S. intersection with said southerly right-of-way line of I-80; thence westerly along said southerly line to the intersection with the west line of the SW ¼ of Section 32, T79N, R3E of the 5th P.M.; thence north along said west line to the intersection with the south right-of-way line to the intersection with the east line of the NW ¼ of said Section 32; thence North along said east line and its extension north to the intersection with the northerly line of Sheridan Industrial Park 1st Addition extended westerly; thence easterly along said extended line and said northerly line to the northeast corner of Lot 1 of Hoefer's Addition; thence South along the east line of said Addition to the intersection with the north line of the NE ¼ of said Section 32; thence east along said north line to the northeast corner of said Section 32; thence east along the north line of the NW ¼ of Section 33, T79N, R3E of the 5th P.M., to the intersection with the westerly right-of-way line of Hillandale Road; thence southerly along said westerly right-of-way line to the intersection with the south line of the NW ¼ of said Section 33; thence east along said south line to the southeast corner of said NW ¼; thence east along the south line of the NE ¼ of said Section 33 to the northeast corner of the SE ¼ of said Section 33; thence east

along the south line of the NW ¼ of Section 34, T79N, R3E of the 5th P.M. to the intersection with the westerly right-of-way line of Division Street; thence northerly along said westerly right-of-way line to the intersection with the northerly line of the Davenport Municipal Airport also being the northerly corporation limit line of the City of Davenport, Iowa; thence east along said northerly corporation limit line to the intersection with the easterly right-of-way line of Harrison Street; thence southeasterly along said easterly right-of-way line to the intersection with the south line of the northeast quarter of Section 35, T79N, R3E of the 5th P.M., said line also being the corporation limit line of the City of Davenport, Iowa; thence east along said south line and its extension east to the intersection with easterly right-of-way line of Eastern Avenue; thence southerly along said easterly right-of-way line to the intersection with the south line of the southwest quarter of Section 6, T78N, R4E of the 5th P.M.; thence east along the south line of said Section 6 to the southeast corner of said Section 6; thence continuing east along the south line of Section 5, T78N, R4E of the 5th P.M. to the southeast corner of said Section 5; thence continuing east along the south line of the southwest quarter of Section 4, T78N, R4E of the 5th PM to the intersection with the easterly line, extended northerly, of Crow Valley Office Park 1st addition; thence southwesterly along said extended line and along the east line of said addition 239.13 feet; thence S75°-50' -14"E a distance of 177.09 feet to the intersection with the west line of Crow Valley Golf Club; thence SOO -25'-24"E along said west line 555.70 feet; thence S81° -18' -54" E along the southerly line of said Crow Valley Golf Club a distance of 513.63 feet to the intersection with the east line of the northwest quarter of Section 9, T78N, R4E of the 5th PM, said line also being the corporation limits line of the City of Davenport, Iowa; thence south along said corporation limits line to the intersection with the southerly right-of-way line of East 53rd Street; thence westerly along said southerly right-of-way line to the intersection with the easterly right -of-way line of Utica Ridge Road; thence southwesterly along said, easterly right-of-way line to the intersection with the south line of the southeast quarter of Section 8, T78N, R4E of the 5th PM, said line also being the corporation limits line of the City of Davenport, Iowa; thence west and south along said corporation limits line to the intersection with the south line, extended east, of property owned by R. Hovey Tinsman, Jr., W, Scott Tinsman and Betsey T. Dustman; thence west along said extended line and west along said south line a distance of 469.23 feet to the intersection with the east line of Duck Creek Park; thence north along said east line to the northwest corner of said property; thence east along the north line of said property to the intersection with the westerly right-of-way line of Kimberly Road; thence northwesterly along said westerly right-of-way line and the westerly right-of-way line of old Kimberly Road to the intersection with the west line of the southwest quarter of Section 17, T78N, R4E of the 5th PM; thence north along the west line of said Section 17 to the northwest corner of said Section 17; thence continuing north along the west line of Section 8, T78N, R4E of the 5th PM to the intersection with the south right-of-way line of East 53rd Street; thence west along said south right-of-way line to the intersection with the east right-of-way line of Eastern Avenue; thence south along said east right-of-way line to the intersection with the south line of the southwest quarter of Section 7, T78N, R4E of the 5th PM; thence west along the south line to the point of beginning.

Ryan Warehouse Amendment (North URA):

Commencing at the North Quarter Corner of said Section 33, thence South 2 degrees 30 minutes 46 seconds East, 1335.79 feet on the west line of the Northeast Quarter of said Section 33 to the westerly extension of the northerly line of Lot 6 in Interstate 80 Airport Industrial Park; thence North 88 degrees 30 minutes 44 seconds East, 431.45 feet on said extension and northerly line to the point of beginning; thence North 01 degrees 19 minutes 32 seconds West, 450.13 feet; thence North 88 degrees 40 minutes 28 seconds East, 2208.00 feet to the east line of the North Half of the Northeast Quarter of said Section 33; thence South 02 degrees 14 minutes 44 seconds East, 443.92 feet on said east line to the north line of the Interstate 80 Airport Industrial Park Subdivision; thence South 88 degrees 30 minutes 44 seconds West, 2215.14 feet on said north line to the point of beginning, containing 22.70 acres, more or less; and Lot 5 and the easternmost 14.05 acres of Lot 6 of the Interstate 80 Airport Industrial Park, being a subdivision of parts of Section 33, Township 79 North, Range 3 East of the 5th P.M., City of Davenport, Scott County, Iowa.

MA Ford Amendment (North URA):

Beginning at the intersection of the southerly right-of-way line of I-80 and the East line of the SE ¼ of Section 33, T79N, R3E of the 5th PM; thence south along said east line to the SE corner of the SE ¼ of said Section 33; thence west along the south line of said SE ¼ to the intersection with the easterly right-of-way line of U.S. Highway No. 150 (Northwest Boulevard); thence westerly along said south line to the intersection with the westerly right-of-way line of said U.S. 150 (Northwest Boulevard); thence northerly along said westerly line to the intersection with the southerly right of way of I-80; thence easterly along said southerly right-of-way to the point of beginning.

Von Maur (North URA):

Scott County, Iowa, Parcels X0133-01, X0133-02B and X0135-03A more commonly known as 6565 Brady Street.

Parcel No. X0133-01 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 6, 2013 as Document 2013-00038554 with the following legal description:

A tract of land in the Southwest Quarter of Section 1, Township 78 North, Range 3 East of the Fifth P.M., in Davenport, Scott County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 1; thence South 89°53'30" East a distance of 742.06 feet; thence North 89°46'12" East a distance of 162.98 feet; thence North 00°03'56" West a distance of 75.45 feet, thence South 78°51'38" East a distance of 26.67 feet to the point of beginning; thence North 00°03'56" West a distance of 350.93 feet; thence 89°56'04" East a distance of 400.31 feet; thence South 01°01'12" West a distance of 385.06 feet; thence South 89°46'12" West a distance of 121.40 feet to a point of curvature; thence Westerly along a 969.12 foot radius curve concave Northerly a distance of 192.31 feet to a point of tangency; thence North 78°51'38" West a distance of 81.98 feet to the point of beginning.

Parcel No. X0133-02B described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on August 7, 1996 as Document 1996-00020580 with the following legal description: Lots 1 and 2 in the Replat of Lot 1 in Mark Rohlf's First Addition to the City of Davenport, Iowa.

Parcel X0135-03A: The Southwest Quarter of Section 1, Township 78 North, Range 3 East of the Fifth P.M., excepting the railroad right-of-way and the right-of-way of Veterans Memorial Parkway, all located in the City of Davenport, Scott County, Iowa.

Von Maur E Commerce (North URA):

X0151-01B described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on August 16, 2007 as Document 2007-00024992 with the following legal description:

The East one-half (1/2) of the Southwest Quarter of Section 1, Township 78 North, Range 3 East of the 5th P.M., Parcel # X0151-01A and # X0135-03A, Scott County, Iowa, except that part conveyed to the City of Davenport, Iowa by deed recorded on August 18, 2007 as Document NO. 2007-24992.

Property Added to the North Urban Renewal Area (2009 Amendment):

Parcel No. O2015-03 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on August 22, 2003 as Document 2003-45102 with the following legal description: Carleton Life Support Systems, Inc. located at 2734 Hickory Grove Rd, Davenport, IA 52804. Parcel number 02105-03. Tract I: Part of the West Half of the Northeast Quarter of Section 21, Township 78 North, Range 3 East of the Fifth Principal Meridian: Commencing at the Southeast corner of the Northeast Quarter of said Section 21, Township 78 North, Range 3 East of the Fifth Principal Meridian; thence West 42.65 feet; thence North 45° West 1752.96 feet to the place of beginning of the tract of land herein described; thence North 45° West 24.71 feet along the Southerly line of Hickory Grove Road as now established; thence North 52° 03' West 352.72 feet along the Southerly line of Hickory Grove Road as now established; thence South 37° 17' West 420.09 feet to a point in the Northerly line of the Chicago, Rock Island and Pacific Railroad Company right of way; thence South 50° 26' East 701.71 feet along said Northerly right of way line to the East line of the West Half of the Northeast Quarter of said Section 21; thence North along said East line 0° 58' East 546.91 feet to the place of beginning.

Tract II: That part of the Southeast Quarter of the Northeast Quarter of Section 21, Township 78 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows: Commencing at a point on the West lone of the Davenport and Hickory Grove Road, which point is 67 links West of the Southeast corner of the Northeast Quarter of said Section 21; thence West on the Quarter Section line 6.21 chains to the North line of the Chicago, Rock Island and Pacific Railroad Company's right of way; thence North 50 1/4° West 16.50 chains to the West line of said Southeast Quarter of the Northeast Quarter of said Section 21: thence North along said West line 8.30 chains to the West line of said Davenport and Hickory Grove Road; thence South 45° East 26.56 chains to the place of beginning, except the South 35 feet thereof.

EXCEPTING THEREFROM BOTH OF THE ABOVE DESCRIBED TRACTS FROM THE FOLLOWING PARCELS:

Parcel A: Part of the Southeast Quarter of the Northeast Quarter of Section 21, Township 78 North, Range 3 East of the 5th P.M., being more particularly described as follows: Commencing at a point, said point being the point of intersection of the North line of Central Park Avenue and the Southwesterly line of Hickory Grove Road as now platted, said point being the point of beginning, thence Westerly on and along the North line of Central Park Avenue a distance of 37 feet, thence Northerly along a straight line to a point, said point being on the Southwest line of Hickory Grove Road 50 feet Northwesterly from the point of beginning, thence Southeasterly to the point of beginning.

Being that same parcel conveyed by Quit Claim Deed to the City of Davenport, Iowa dated October 13, 1966 and recorded on December 5, 1966 in Book 301 Deed, Page 442, in the office of the Scott County, Iowa Recorder.

Parcel B: A Tract of land located in the Southeast Quarter of the Northeast Quarter of Section 21, Township 78 North, Range 3 East of the 5th P.M. in Davenport, Scott County, Iowa, more particularly described as follows: Commencing at the Southeast corner of Tract #1 herein and also Tract #1 conveyed to Bendix Aviation Corporation by deed recorded in Book 90 Lands, Page 476, Scott County Recorder's Office, Davenport, Iowa; thence South 50° 26' 00" East (assumed bearing) along the Northerly R.O.W. of the Chicago, Rock Island & Pacific Railroad, a distance of 754.04 feet to the point of beginning; thence North 45° 01' 18" East a distance of 322.65 feet to a point on the Westerly R.O.W. of Hickory Grove Road; thence South 44° 54' 30" East along the Westerly R.O.W. of Hickory Grove Road a distance of 527.02 feet; thence South 06° 40' 30" West a distance of 38.35 feet to a point on the Northerly R.O.W. of West Central Avenue; thence South 89° 52' 00" West along the Northerly R.O.W. of West Central Park Avenue a distance of 372.98 feet to a point on the Northerly R.O.W. of Chicago, Rock Island & Pacific Railroad; thence North 50° 26' 00" West along the Northerly R.O.W. of the Chicago, Rock Island & Pacific Railroad a distance of 289.10 feet to the point of beginning.

Being the same parcel conveyed to Davenport Bank and Trust Company by deed dated September 10, 1974 and filed September 11, 1974 as Document No. 14563-74 in the office of the Scott County, Iowa Recorder.

Jancy Engineering: Parcel No. O2015-04A described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on April 2, 2003 as Document 2003-16277 with the following legal description:

Part of the East Half of the Northeast Quarter of Section 21, Township 78 North, Range 3 East of the 5th P.M. in the City of Davenport, Scott County, Iowa, particularly described as follows: Commencing at the Northeast corner of said Section 21, thence South 88° 48' West along the North line of said Section 21 for a distance of 618.4 feet to the point of beginning, thence continuing South 88° 48' West and along said North line of Section 660.3 feet to the Easterly line of a road; thence South 0° 03' East and along said Easterly line of a road; 846.6 feet; thence North 87° 33' East 150.1 feet; thence South 0° 03' East 694.6 feet, more or less, to the center line of Hickory Grove Road; thence South 46° 11' East and along said center line of road, 707.6 feet, more or less, to a point located South 0° 03' East 2037 feet from the

point of beginning, thence North 0° 03' West 2037 feet to the point of beginning, containing 23.53 acres, more or less, exclusive of highway right of way.

Except the following portion of said real estate: Commencing at the Northeast corner of said Section 21; thence South 88° 48' West, along the North line of said Section 21, a distance of 618.4 feet to the point of beginning; thence continuing South 88° 48' West, along the North line of said Section 21 a distance of 660.3 feet to the Easterly line of a road; thence South 0° 03' East, along the Easterly line of a road, a distance of 846.6 feet; thence North 87° 33' East a distance of 150.1 feet' thence North 89° 57' East a distance of 30 feet; thence South 0° 03' East a distance of 568.03 feet to the center line of Hickory Grove Road, thence South 46° 11' along the center line of Hickory Grove Road, a distance of 312.60 feet; thence North 0° 03' West a distance of 2037 feet to the point of beginning containing 18.7 acres, more or less. Subject to existing right of way for Hickory Grove Road.

Property Added to the North Urban Renewal Area (2014 Amendment):

Parcel No. W3453-01B described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on September 19, 1989 as Document 1989-16281 with the following legal description: HARDI North America Inc. located at 1500 W 76th Street, Davenport, IA 52806. Parcel number W3453-01B. Legal Description: NOR DAV ADD LOTS 7, 8, 9, 10, 11, p12, 13 & OL A (EXC PRT OT CITY FOR STREET) (EXC PRT TO SCOTT COUNTY FOR STREET DOC #11018-85).

Property Added to the North Urban Renewal Area (2015 Amendment)

Parts of Sections 26, 27, 28 and 33 all in Township 79 North Range 3 East of the 5th P.M. being more particularly described as follows:

Tract 1 (City of Davenport): Parcel No. W3307-01 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 22, 2011 as Document 2011-36630 with the following legal description:

Part of the North Half of the Northeast Quarter of Section 33 in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: Lot 1 of Interstate 80 Airport Industrial Park 6th Addition to the City of Davenport Iowa. Said tract contains 13.64 acres, more or less.

Tract 2 (City of Davenport): Parcel No. W2801-01 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 22, 2011 as Document 2011-36628 with the following legal description:

Part of the Southeast Quarter of the Southeast Quarter of Section 28, in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: The Eastern 390.00 feet of the Southeast Quarter of the Southeast Quarter of Section 28, in Township 79 North Range 3 East, excluding the Rail Road Right-of-Way per document 2011-1922. Said tract contains 10.00 acres, more or less.

Tract 3 (City of Davenport): Parcel No. W2801-02 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1922.

and

Tract 4 (Scott County): Parcel No. 932839005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1922.

Tract 3 and 4 are legally described as follows:

Part of the Southeast Quarter of Section 28 and the Southwest Quarter of Section 27, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A variable width right-of-way, the centerline of which is divided into equal stations of 100.00 feet in length; said centerline is described as follows: Commencing at the West Quarter Corner of said Section 27; thence South 02 degrees 09 minutes 53 seconds East 2.85 feet on the west line of the Southwest Quarter of said Section 27; thence North 87 degrees 50 minutes 11 seconds East 0.60 feet to the east line of described right-of-way line of Slopertown Road; thence on said southerly line and the arc of a 1943.00 foot radius curve, concave northeasterly 25.98 feet, with a chord bearing and distance of North 81 degrees 38 minutes 28 seconds East 25.98 feet to the point of beginning; said point being centerline Station 219+36.05; thence South 02 degrees 09 minutes 49 seconds East on said centerline 2660.95 feet to the intersection with the south line of the Southeast Quarter of said Section 28 and there terminating a centerline Station 245+96.97. The east line of the proposed right-of-way line is 25.00 feet easterly of a parallel with the aforesaid centerline, bounded on the north by the southerly right-of-way line of Slopertown Road at 25.00 feet left of Station 219+40.80 and runs southerly to Station 239+99.14; thence said right-of-way widens to 35 feet easterly of and parallel with said centerline to Station 245+97.37 at the intersection with the south line of the Southwest Quarter of said Section 27; and there terminating. The west line of the proposed right-of-way is 25.00 feet westerly of and parallel with said centerline, bounded on the north by the southerly right-of-way line of Slopertown Road at 25.00 feet right of Station 219+31.09 and runs southerly to Station 221+49.11; thence said right-of-way line widens to 45.00 feet westerly of and parallel with said centerline to Station 237+99.52; thence said right-of-way line narrows to 25.00 feet westerly of and parallel with said centerline to Station 239+9.14; thence said right-of-way line widens to 35.00 westerly of and parallel with said centerline to Station 245+96.56 at the intersection with the south line of the Southeast Quarter of said Section 28, and there terminating. The above described right-of-way contains 4.10 acres, more or less. Right-of-way plat attached and by this reference made apart hereof.

Tract 5 (City of Eldridge): Parcel No.932703005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2001-1925 with the following legal description:

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a strip of land 50.00 feet wide the centerline being described as follows: Commencing at the southeast corner of the Northeast Quarter of the Northwest Quarter of Section 27; thence North 02 degrees 02 minutes 05

seconds West 314.87 feet; thence South 87 degrees 57 minutes 04 seconds West 545.77 feet to the point of beginning; thence South 87 degrees 57 minutes 04 second West along the centerline of said strip 1432.24 feet to the point of curvature of a curve, concave southeasterly, having a radius of 716.20 feet with a central angle of 90 degrees 04 minutes 12 seconds and a chord bearing and distance of South 42degrees 55 minutes 11 seconds West 1013.48 feet for a distance of 1125.88 feet along said curve; thence South 02 degrees 06 minutes 55 seconds East 862.30 feet to the northerly right-of-way line of Slopertown Road and there terminating. Said tract contains 3.93 acres, more or less.

Tract 6 (City of Eldridge): Parcel No. 932713002 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on July 29, 1985 as Document 1985-11443 with the following legal description:

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a strip of land 50.00 feet wide the centerline being described as follows: Commencing at the southeast corner of the Northeast Quarter of the Northwest Quarter of Section 27; thence North 02 degrees 02 minutes 05 seconds West 314.87 feet; thence South 87 degrees 57 minutes 04 seconds West 545.77 feet to the point of beginning; North 87 degrees 57 minutes 04 seconds East 545.77 feet to the west line of Buttermilk Road also known as 155th Avenue and there terminating. Said tract contains 0.63 acres, more or less.

Tract 7 (Scott County): Parcel No. 932705006 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1923. With the following legal description:

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way strip of land 50.00 feet wide the centerline being described as follows: Commencing at the northeast corner of said Section 27, thence South 01 degrees 53 minutes 47 seconds East 1022.09 feet on the east line of said Section 27; thence South 87 degrees 57 minutes 04 seconds West 1327.16 feet to the east line of the west half of the Northeast Quarter of said Section 27 and the point of beginning; thence South 87 degrees 57 minutes 04 seconds West 1292.58 feet to the east right-of-way line of Buttermilk Road (155th Avenue) and there terminating. Along with a triangular piece of land lying adjacent to and coincident with the southwest corner of the above described right-of-way said corner being the point of beginning; thence North 87 degrees 57 minutes 04 seconds East 148.00 feet along the south line of the the above described right-of-way; thence southwesterly to a point in the east right-of-way line of Buttermilk Road (155th Avenue) 35 feet southerly of the southwest corner of the above described right-of-way; thence North east right-of-way line of Buttermilk Road (155th Avenue) 35 feet to the point of beginning. Said combined tracts contain 1.54 acres, more or less.

Tract 8 (City of Eldridge): Parcel No.932707003 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1926 with the following legal description:

Part of the Northeast Quarter of the Northeast Quarter of Section 27, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way strip of land 50.00 feet wide the centerline being described as follows: Commencing at the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 27; thence South 01 degrees 53 minutes 47 seconds East 1022.09 feet on the east line of said Quarter Section to the point of beginning; thence South 87 degrees 57 minutes 04 seconds West 1327.16 feet to the west line of the Northeast Quarter of the Northeast Quarter of said Section 27 and there terminating. Said tract contains 1.52 acres, more or less.

Tract 9 (City of Eldridge): Parcel No.932601005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1924 with the following legal description:

Part of the Northwest Quarter of Section 26, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A right-of-way strip of land 50.00 feet wide described as follows: Commencing at the northwest corner of said Section 26; thence South 01 degree 53 minutes 47 seconds East along the west line of said Northwest Quarter 997.09 feet to the south line of land currently owned by Alfred Arp LLC as described in the Court Officer Deed filed for recorded on March 18, 1997 as document 1997-6145, and being the point of beginning; thence North 87 degrees 50 minutes 07 seconds East along said south line 1213.09 feet to the northwest corner of Lot 1 of Lancer Industrial Park South Behrens Second Addition to the City of Eldridge; thence South 02 degrees 18 minutes 17 seconds East along the west line of said Lot 1 50.00 feet; thence South 87 degrees 50 minutes 07 seconds West along a line 50.00 feet southerly of and parallel to the south line of said land owned by Alfred Arp LLC 1213.44 feet to the west line of said Northwest Quarter; thence North 01 degrees 53 minutes 47 seconds West along the west line of said Northwest Quarter 50.00 feet to the point of beginning. Said tract contains 1.39 acres, more or less.

Tract 10 (City of Eldridge): Parcel No.9326031012 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34211 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A right-of-way 50.00 feet wide described as the North 50.00 feet of Lot 1 of Lancer Industrial Park South Behrens Second Addition to the City of Eldridge. Said tract contains 1.01 acres, more or less.

Tract 11 (City of Eldridge): Parcel No.932603101-22 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34209 with the following legal description:

Part of the North Half of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 feet wide in part of Lots 1 and 2 of Lancer Industrial Park South to the City of Eldridge, with the centerline being described as follows: Commencing at the northwest corner of said Lot 2; thence South 01 degree 10 minutes 15 seconds West along the west line of said Lot 2 174.82 feet to the point of beginning; thence 284.78 feet along the arc of a 716.78

foot radius curve concave northwesterly, having a chord bearing and distance of North 71 degrees 55 minutes 58 seconds East 282.91 feet with a central angle of 22 degrees 45 minutes 51 seconds; thence North 60 degrees 33 minutes 03 seconds East 40.72 feet; thence 339.72 feet along the arc of a 716.78 foot radius curve concave southeasterly with a chord bearing and distance of North 74 degrees 07 minutes 43 seconds East 336.55 feet with a central angle of 27 degrees 09 minutes 20 seconds; thence North 87 degrees 42 minutes 23 seconds East 52.95 feet to the east line of said Lots 1 and 2 and there terminating. Said tract contains 0.82 acre, more or less.

Tract 12 (City of Eldridge): Parcel No.9326052012 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34207 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 25.00 feet wide located in part of Lots 1 and 3 of the Replat of Lot 2 of Mueller Lumber 1st Addition to the City of Eldridge described as follows: The South 25.00 feet of Lots 1 and 3 of the Replat of Lot 2 of Mueller Lumber 1st Addition to the City of Eldridge. Said tract contains 0.30 acre, more or less.

Tract 13 (City of Eldridge): Parcel No.9326052012 described in the Quit Claim Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34205 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 12.50 feet wide located in part of Lot 3 of Lancer Industrial Park South to the City of Eldridge described as follows: the North 12.50 feet of Lot 3 of Lancer Industrial Park South to the City of Eldridge. Said tract contains 0.15 acre, more or less.

Tract 14 (City of Eldridge): Parcel No.93260530A2 described in the Corrected Warranty Deed filed for record with the Office of the Recorder of Scott County on June 10, 2013 as Document 2013-18332 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 wide located in part of Parcel A in Mueller Lumber 2nd Addition to the City of Eldridge with a centerline described as follows: Commencing at the southwest corner of said Parcel A, thence North 02 degrees 01 minutes 33 seconds West a distance of 125.16 feet on the east line of said Parcel A to a point of curve, concave northwesterly, having a radius of 552.00 feet and the point of beginning; thence southwesterly 148.79 feet along the arc of said curve through a central angle of 16 degrees 19 minutes 53 seconds with a chord bearing and distance of South 87 degrees 42 minutes 23 seconds West 80.94 feet to the west line of said Parcel A and there terminating. Said tract contains 0.17 acre, more or less.

Tract 15 (City of Elridge): Parcel No.93260540B2 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34203 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 wide located in part of Parcel B in Mueller Lumber 3rd Addition to the City of Eldridge with a centerline described as follows: Commencing at the southeast corner of said Parcel B, thence North 02 degrees 01 minutes 33 seconds West 195.17 feet on the east line of said Parcel B to a point of curve concave northwesterly having a radius 716.78 feet and being the point of beginning; thence southwesterly 261.31 feet along the arc of said curve through a central angle of 20 degrees 53 minutes 17 seconds with a chord bearing and distance of South 72 degrees 08 minutes 00 seconds West 259.87 feet to the west line of said Parcel B and there terminating. Said tract contains 0.30 acres more or less.

Tract 16 (City of Eldridge): Parcel No.93260540C described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 12, 2011 as Document 2011-1467, containing two tracts, a permanent rail easement and a roll & hold easements in the Plat of Rail Easements dated September 30, 2014.

Tract No. 1 PRE Permanent Rail Easement

A parcel of land located in part of Parcel C of Mueller Lumber 3rd Addition to the City of Eldridge situated in part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. shown as Tract No. 1-PRE on the attached Plat of Rail Easements Sheet 1 of 4 attached hereto and by this reference made a part hereof and being more particularly described as follows: Commencing in the southeast corner Parcel C of said Mueller Lumber 3rd Addition; thence North 00 degrees 11 minutes 13 seconds along the east line of said Parcel C 125.57 feet to the point of beginning; thence in a northwesterly, westerly and southwesterly direction along the arc of a curve concave southerly with a radius of 645.21 feet with a chord bearing and distance of North 84 degrees 09 minutes 52 Seconds West 561.22 feet for a distance of 591.71 feet; thence South 79 degrees 29 minutes 50 seconds West 7.76 feet to the intersection with the wesyt line of said Parcel C; thence North 00 degrees 11 minutes 56 seconds East along the west .ine of said Parcel C 42.86 feet; thence northeasterly, easterly and southeasterly along the arc of a curve concave southerly with a radius of 650.81 feet with a chord bearing and distance of North 88 degrees 49 minutes 58 seconds East 566.27 feetfor a distance of 585.85 feet to the intersection with the east line of said Parcel C; thence South 00 degrees 11 minutes 13 seconds West along the east line of said Parcel C 110.04 feet to the point of beginning. Said tract contains 0.99 acre, more or less.

Tract No. 2 PR&HE Permanent Roll and Hold Easement

A parcel of land located in part of Parcel B and Parcel C of Mueller Lumber 3rd Addition to the City of Eldridge situated in part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. shown as Tract No. 2-PR&HE on the attached Plat of Rail Easements Sheet 1 of 4 attached hereto and by this reference made a part hereof and being more particularly described as follows:

Commencing at the southeast corner of Parcel C of said Mueller Lumber 3rd Addition; thence North 00 degrees 11 minutes 13 seconds East along the east line of said Parcel C 4.81 feet to the point of beginning; thence in a northwesterly, westerly and southwesterly direction along the arc of a curve

concave southerly with a radius of 529.73 feet with a chord bearing and distance of North 72 degrees 06 minutes 33 seconds West 497.89 feet for a distance of 518.32 feet; thence South 79 degrees 56 minutes 57 seconds West 381.64 feet to the intersection with the southerly right-of-way line of an existing rail easement; thence in a northeasterly direction along the arc of a curve concave northwesterly with a radius of 741.78 feet with a chord bearing and distance of North 72 degrees 24 minutes 01 seconds East 194.65 feet for a distance of 195.21 feet to the intersection with the west line of said Parcel C; thence North 00 degrees 11 minutes 56 seconds East along the west line of said Parcel C 13.75 feet; thence North 79 degrees 29 minutes 50 seconds East 7.76 feet; thence in a northeasterly, easterly and southeasterly direction along the arc of a curve concave southerly with a radius of 645.21 feet with a chord bearing and distance of South 84 degrees 09 minutes 52 seconds 561.22 feet for a distance of 591.71 feet to the intersection with the east line of said Parcel C; thence South 00 degrees 11 minutes 13 seconds along the east line of said Parcel C 120.76 feet to the point of beginning. Said tract contains 0.92 acre, more or less.

Note the East line of Parcel C of Mueller Lumber 3rd Addition has a platted bearing of N00 degrees 13 minutes 40 seconds East and a surveyed bearing of North 00 degrees 11 minutes 13 seconds East which is used for the purpose of this description.

Combined tracts contain 41.41 acres, more or less.

I-74/53rd Urban Renewal Area

A Tract of land located in part of Sections 8, 17 and 20 T78N, R4E of the 5th P.M., Scott County, Davenport, Iowa more particularly described as follows: Commencing at the southeast corner of said Section 8; thence West along the south line of the southeast quarter of said Section 8 for a distance of 1345 feet more or less to the intersection of the west right-of-way line of Utica Ridge Road with the centerline of 46th Street, said intersection being the Point of Beginning of the tract of land described herein: thence continuing West along the south line of the southeast quarter of said Section 8 for a distance of 1336.07 feet to the southwest corner of the southeast quarter of said Section 8; thence South along the east line of the west half of Section 17 for a distance of 5280 feet more or less, to the southwest corner of the southeast quarter of Section 17; thence continuing South along the east line of the west half of Section 20 for a distance of 1915 feet more or less, to the intersection of the said east line with the easterly extension of the south property line of that property deeded to R. Hovey and W. Scott Tinsmann and recorded as Trustee's Deed #18792-80 in the Office of the County Recorder, Scott County, Iowa; thence S89 35'W for a distance of 469.23 feet; thence N00 10'15"E for a distance of 557 feet; thence N88 54'09"E for a distance of 345.82 feet to a point on the southwesterly right-of-way line of Kimberly Road; thence Northwesterly along the southwesterly right-of-way line of said Kimberly Road to the intersection of the southwesterly right-of-way of said Kimberly Road with the west line of the southwest quarter of said Section 17, said intersection being the northeast corner of Lot 17 of Peeters' Twenty-Second Addition to the City of Davenport; thence north along said west line for a distance of 240 feet more or less, to the southwest corner of the northwest quarter of the southwest quarter of said Section 17; thence N89 24'E along the south line of said northwest quarter to a point, said point being 700 feet west of the center line of Elmore Avenue; thence northeasterly for a distance of 1400 feet

more or less, to the intersection with the westerly extension of the north right-of-way line of 38th Street; thence east along said westerly extension for a distance of 250 feet to the east line of the west half of the northwest quarter of said Section 17; thence north along said east line for a distance of 2610 feet more or less, to the northeast corner of said west half; thence continuing north along the east line of the southwest quarter of the southwest quarter of Section 8 to the northeast corner of the southwest quarter of the southwest quarter of said Section 8; thence N89 51'W along the north line of the southwest quarter of the southwest quarter of said Section 8 for a distance of 412.95 feet; thence N0 20'W for a distance of 1329.36 feet to the centerline of 53rd Street; thence west along the centerline of said 53rd Street for a distance of 165 feet more or less, to the intersection of the centerline of 53rd Street with the west property line of that property deeded to Julius H. Rostenbach and recorded as Warranty Deed #4972 in Book of Lot Deeds 208, page 249, in the Office of the County Recorder, Scott County, Iowa; thence north along said west property line for a distance of 1725 feet more or less, to the northwest corner of said property deeded to Julius Rostenbach; thence east along the north line of said deeded property for a distance of 1925 feet more or less, to the center line Interstate Route No. 74; thence southerly along said centerline for a distance of 435 feet more or less, to the intersection with the south line of the north half of the northeast quarter of Section 8; thence east along said south line for a distance

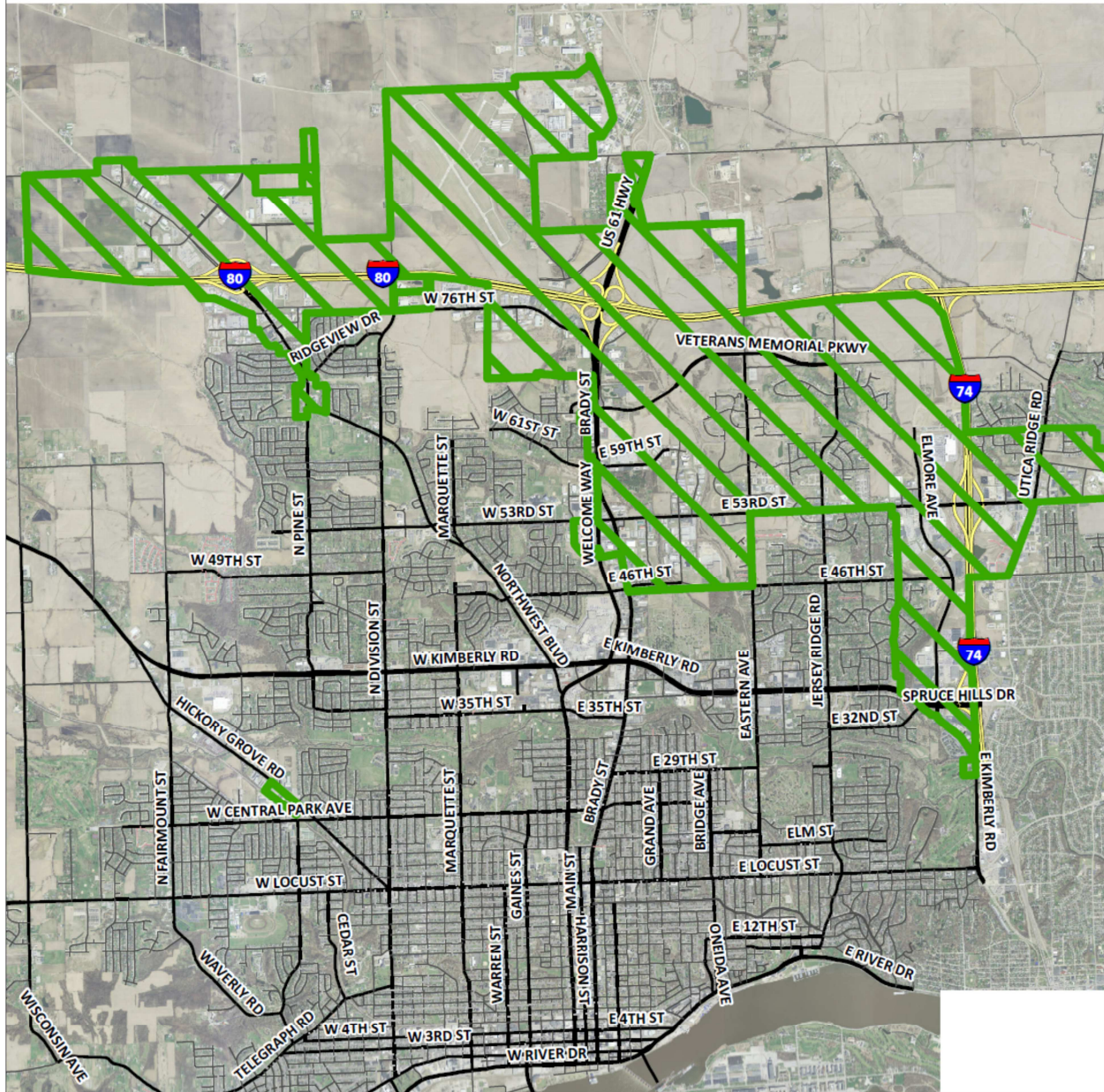
Amendment to I-74/53rd Street Urban Renewal Area (SW corner I-80 and I-74 Intersection)

A tract of land situated in part of the E ½ of Section 6 and part of the W ½ of Section 5 all in Township 78 North, Range 4 East of the 5th Principle Meridian, City of Davenport, Scott County, Iowa, and being more particularly described as follows:

Beginning at the intersection of the Westerly Right of Way line of I-74 with the South line of the Southwest Quarter of said Section 5; Thence West along the South line of the Southwest Quarter of said Section 5 to the Southwest corner of the Southwest Quarter of said Section 5; Thence continuing West along the South line of the Southeast Quarter of said Section 6 to the intersection with the Easterly Right of Way line of Jersey Ridge Road; Thence North along the Easterly Right of Way line of said Jersey Ridge Road to the intersection with the Southerly Right of Way line of Interstate 80; Thence in an Easterly and Southeasterly direction along the Southerly Right of Way line of said I-80 and the Westerly Right of Way line of I-74 to the Point of Beginning. Containing 480 Acres more or less.

Exhibit B: Map of North Urban Renewal Area

North Urban Renewal Area





City of Davenport

Agenda Group:

Department: Community Planning and Economic Development

Contact Info: Matt Flynn 326-7743

Wards: 2nd

Action / Date

5/20/2015

Subject:

Resolution approving Case No. F15-08 being the final plat for a two lot commercial subdivision (Genesis West Kimberly Medical Office Building First Addition). [2nd Ward]

Recommendation:

The City Plan and Zoning Commission finds that:

1. The final plat would facilitate development consistent with the Comprehensive Plan's "Residential General" Designation and Ordinance 2014-423, which rezoned the property to "PDD" Planned Development District;
2. The proposal strengthens the existing built environment; and
3. The plat achieves consistency with the State and City regulations if revised in accordance with the conditions below.

The City Plan and Zoning Commission accepted the listed findings and forwards Case F15-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That a 15 foot wide utility easement be provided along North Elsie Avenue;
4. That the plat description call out "replat", not resubdivision of the previous Additions involved;
5. That the survey monument utilized as the point of beginning is labeled along with at least two additional monuments. The plat is required to be tied to two labeled with description quarter corners or two previously established labeled with description lot corners;
6. That a note is added to the plat stating that sidewalks shall be installed along all public street frontages prior to the occupancy permit being issued;
7. That additional street right-of-way 12 feet in width be dedicated adjacent to West Kimberly Road frontage and that the existing 50 foot radius at North Elsie Avenue be adjusted accordingly in order to maintain the same 50 foot radius. If not dedicated at this time, the area shall be shown as reserved or as an easement for future dedication at no cost to the City at such time as a right turn lane is deemed necessary by the City. Any improvements, including sidewalk installed within this area in the interim shall be considered temporary and shall not be compensable when dedicated to the City. The area shall be graded with development in a manner which will minimize disruption to adjacent improvements during construction of the right turn lane. If a temporary easement is needed for construction it shall also be granted to the City at no cost. When construction of the right turn lane has been completed the property owner shall be responsible for the cost of constructing new sidewalk in the permanent location;
8. That the paragraph found under Surveyor Notes declaring the plat to be a private document be removed;
9. That the paragraph found under Surveyor Notes discussing environmental concerns be removed;
10. That the sentence found under General Notes discussing no stormwater is required be removed.

Please refer to the Commission's April 15, 2015 letter.

The Commission vote for approval was 6-yes and 0-no.

Relationship to Goals:

Added emphasis on economic development.

Background:

This is a final plat two lot commercial subdivision, which is a replat of Lot 2 of Harmsen's Second Addition and Lot 9 and Part of Lots 10 and 11 of Gerogetown's Square Replat 2. The property contains three acres, more or less, and is located at the northeast corner of West Kimberly Road and North Elsie Avenue. The subject property was rezoned from "R-3" Moderate Density Dwelling District and "PDD" Planned Development District to all "PDD" Planned Development District in 2014 to facilitate the development of the property as medical office.

Please refer to the Commission's letter and background materials for further information.

ATTACHMENTS:

Type	Description
 Cover Memo	F15-08 Resolution
 Cover Memo	F15-08 Plan and Zoning Commission Letter
 Cover Memo	F15-08 Plan and Zoning Commission Vote Results
 Cover Memo	F15-08 Plan and Zoning Commission Staff Report.

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	5/21/2015 - 9:25 AM

Resolution No. _____

Resolution offered by Alderman Boom

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F15-08 being the final plat for Genesis West Kimberly Medical Office Building First Addition. [2nd Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Genesis West Kimberly Medical Office Building First Addition, be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated April 15, 2015.

Note that conditions 1 through 10 have either been added to the plat or are standard requirements of City Ordinances and not repeated here (please refer to the Commission's April 15, 2015 letter for more details); and the Mayor and Deputy City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.

BE IT FURTHER RESOLVED that the Deputy City Clerk is hereby directed to record the attached assessment waiver.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, Deputy City Clerk

April 15, 2015

Honorable Mayor and City Council
City Hall
226 West 4th Street
Davenport, Iowa 52801

At its regular meeting of April 14, 2015, the City Plan and Zoning Commission considered Case No. F15-08 being the final plat for a two lot commercial subdivision (Genesis West Kimberly Medical Office Building First Addition).

Findings:

1. The final plat would facilitate development consistent with the Comprehensive Plan's "Residential General" Designation and Ordinance 2014-423, which rezoned the property to "PDD" Planned Development District;
2. The proposal strengthens the existing built environment; and
3. The plat achieves consistency with the State and City regulations if revised in accordance with the conditions below.

The City Plan and Zoning Commission accepted the listed finding and forwards Case F15-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That a 15 foot wide utility easement be provided along North Elsie Avenue;
4. That the plat description call out "replat", not resubdivision of the previous Additions involved;
5. That the survey monument utilized as the point of beginning is labeled along with at least two additional monuments. The plat is required to be tied to two labeled with description quarter corners or two previously established labeled with description lot corners;
6. That a note is added to the plat stating that sidewalks shall be installed along all public street frontages prior to the occupancy permit being issued;
7. That additional street right-of-way 12 feet in width be dedicated adjacent to West Kimberly Road frontage and that the existing 50 foot radius at North Elsie Avenue be adjusted accordingly in order to maintain the same 50 foot radius. If not dedicated at this time, the area shall be shown as reserved or as an easement for future dedication at no cost to the City at such time as a right turn lane is deemed necessary by the City. Any improvements, including sidewalk installed within this area in the interim shall be considered temporary and shall not be compensable when dedicated to the City. The area shall be graded with development in a manner which will minimize disruption to adjacent improvements during construction of the right turn lane. If a temporary easement is needed for construction it shall also be granted to the City at no cost. When construction of the right turn lane has been completed the property owner shall be responsible for the cost of constructing new sidewalk in the permanent location;
8. That the paragraph found under Surveyor Notes declaring the plat to be a private document be removed;
9. That the paragraph found under Surveyor Notes discussing environmental concerns be removed; and
10. That the sentence found under General Notes discussing no stormwater is required be removed.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a long horizontal flourish extending to the right.

Robert Inghram, Chairperson
City Plan and Zoning Commission

APPROVED

Name:	Roll Call	F15-08 Genesis West Kimberly Medical Building First							
Connell		Y							
D'Autremont	P	Y							
Elgatian	P	Y							
Inghram	P								
Kelling	P	Y							
Lammers	P	Y							
Maness	P	Y							
Martin	P	Y							
Martinez	P	Y							
Tallman	EX	Y							
	P								
		6-YES 0-NO 0-ABSTAIN							



City of Davenport
Community Planning & Economic Development Department
FINAL STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date: April 14, 2015
Request: Final plat for a two lot commercial subdivision (Genesis West Kimberly Medical Office Building First Addition)
Location: Northeast corner of West Kimberly Road and North Elsie Avenue
Case No.: F15-08
Applicant: Genesis Medical Center

Recommendation:

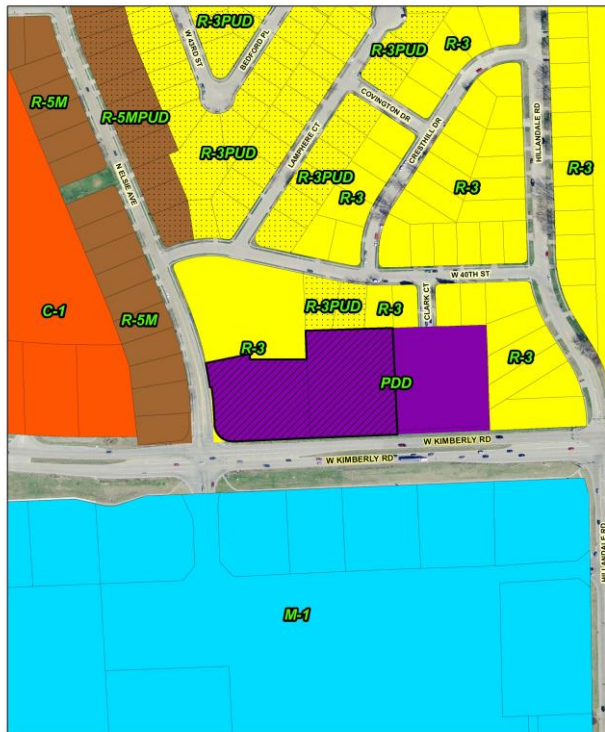
Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. F15-08 to the City Council with a recommendation for approval subject to the conditions stated below.

Introduction:

This is a two (2) lot final plat, which is a replat of Lot 2 of Harmsen's Second Addition and Lot 9 and Part of Lots 10 and 11 of Gerogetown's Square Replat 2. The property contains three acres, more or less, and is located at the northeast corner of West Kimberly Road and North Elsie Avenue.

AREA CHARACTERISTICS:

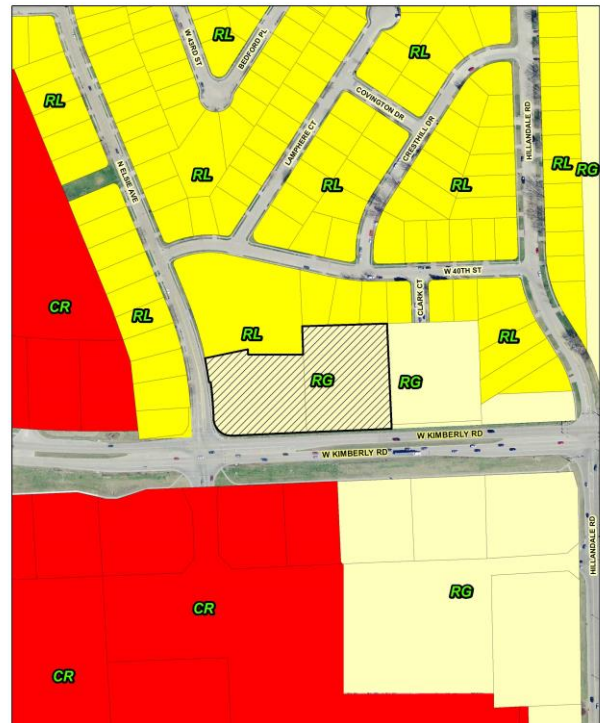
Zoning Map



Subject Property



Davenport 2025 Proposed Land Use Map



Subject Property



Background:

Comprehensive Plan:

Within Urban Service Area: Yes

Proposed Land Use Designation:

Residential General (RG) designates mixed-use neighborhoods that mostly residential, but include, or within one-half mile (walking distance) of scattered neighborhood-compatible services, as well as other neighborhood uses like schools, churches, corner stores, etc. Neighborhoods are typically designated as a whole. Davenport 2025 encourages the creation of neighborhood planning documents to guide development appropriate for each neighborhood.

It is staff's opinion that the proposed use would be consistent with the Residential General Designation.

Relevant Goals to be considered in this Case: Goal No. 1 - Strengthen the existing built environment. Objective b. – *Reduce the number of underoccupied, abandoned, or vacant buildings/properties through adaptive reuse and infill.*

Technical Review:

Streets

The subject properties are located at the northeast corner of West Kimberly Road and North Elsie Road. The only access to and from the property would be from North Elsie Avenue. The Commission may recall that it did not recommend requiring cross access with the adjacent property to the east when the property was rezoned in 2014.

Davenport Public Works has indicated that additional right of way would be required in order to maintain an acceptable boulevard space between the roadway and sidewalk and to accommodate a future right turn lane on West Kimberly Road at North Elsie Avenue. Previous correspondence with the petitioner indicated that the additional right-of-way would affect the layout of the parking lot due to the required "PDD" 25 foot landscape buffer along arterial roadways. In light of this, the City is recommending that West Kimberly Road right-of-way be reserved or provided in the form of an easement if not dedicated with the plat.

Storm Water

Storm water management would be administratively reviewed when construction plans are submitted for development of the property.

Sanitary Sewer.

Previously, an 8 inch sewer line was installed on the subject property. There is also an 8 inch sewer line within the North Elsie Avenue right-of-way.

Other Utilities. This is an urban area and other utility services are available.

Emergency Services.

The subject property is located approximately 2.5 miles from the nearest fire station.

Parks/Open Space.

The proposed plat does not impact any existing parks or public open spaces.

Public Input:

There is no public input for a final plat.

Discussion:

The Board may recall that the subject property was rezoned from "R-3" Moderate Density Dwelling District and "PDD" Planned Development District to all "PDD" Planned Development District in 2014 to facilitate the development of the property as medical office. .

The rezoning request was approved with the following conditions:

1. That the proposed use of the property be limited to a medical office and ancillary medical uses;
2. That the development of the property be in general accordance with the adopted Land Use Plan;
3. That Development Plan approval be obtained pursuant to Chapter 17.32 of the Davenport Municipal Code prior to the construction of any of the improvements depicted on the approved Land Use Plan;
4. That a final plat for the reconfiguration of the property be approved and recorded prior to the construction of any of the improvements depicted on the approved Land Use Plan;
5. That the development of the property be subject to the Highway Corridor Overlay District pursuant to Chapter 17.41 and 17.45 of the Davenport Municipal Code;
6. That the parking area adjacent to the proposed north property line adjacent to the Grace Brethren Church of Davenport achieve consistency with the required 25 foot setback or a hardship variance be obtained to reduce this setback;
7. That the building achieve consistency with required additional setback for buildings over 25 feet in height or a hardship variance be obtained to reduce this setback
8. That a dedicated pedestrian sidewalk be provided from the West Kimberly Road sidewalk to the entrance of the proposed building;
9. That all building mounted and parking lot lighting be completely shielded so that the emitted light source cannot be seen from the adjacent residential properties to west, north and east;
10. That a three foot high berm be constructed within a 30 foot wide landscape buffer along the north line adjacent to the residences;
11. That the location, amount and type of landscaping be reviewed in conjunction with the Development Plan to ensure that it adequately mitigates the negative impacts of commercial development with the surrounding residential properties to the north; and

The Commission may recall that it did not recommend requiring cross access with the adjacent property to the east.

Staff Recommendation:

Findings:

1. The final plat would facilitate development consistent with the Comprehensive Plan's "Residential General" Designation and Ordinance 2014-423, which rezoned the property to "PDD" Planned Development District;
2. The proposal strengthens the existing built environment; and
3. The plat achieves consistency with the State and City regulations if revised in accordance with the conditions below.

3. The plat achieves consistency with the State and City regulations if revised in accordance with the conditions below.

Staff recommends the City Plan and Zoning Commission accept the listed findings and forward Case No. F15-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor signs the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That a 15 foot wide utility easement be provided along North Elsie Avenue;
4. That the plat description call out "replat", not resubdivision of the previous Additions involved;
5. That the survey monument utilized as the point of beginning is labeled along with at least two additional monuments. The plat is required to be tied to two labeled with description quarter corners or two previously established labeled with description lot corners;
6. That a note is added to the plat stating that sidewalks shall be installed along all public street frontages prior to the occupancy permit being issued;
7. That additional street right-of-way 12 feet in width be dedicated adjacent to West Kimberly Road frontage and that the existing 50 foot radius at North Elsie Avenue be adjusted accordingly in order to maintain the same 50 foot radius. If not dedicated at this time, the area shall be shown as reserved or as an easement for future dedication at no cost to the City at such time as a right turn lane is deemed necessary by the City. Any improvements, including sidewalk installed within this area in the interim shall be considered temporary and shall not be compensable when dedicated to the City. The area shall be graded with development in a manner which will minimize disruption to adjacent improvements during construction of the right turn lane. If a temporary easement is needed for construction it shall also be granted to the City at no cost. When construction of the right turn lane has been completed the property owner shall be responsible for the cost of constructing new sidewalk in the permanent location;
8. That the paragraph found under Surveyor Notes declaring the plat to be a private document be removed;
9. That the paragraph found under Surveyor Notes discussing environmental concerns be removed; and
10. That the sentence found under General Notes discussing no stormwater is required be removed.

Prepared by:



Ryan Rusnak, AICP
Planner III

Attachment:
Final Plat

City of Davenport

Agenda Group: Public Works
Department: Public Works
Contact Info: Tom Leabhart (563) 326-7729
Wards: 3,4

Action / Date
PW5/27/2015

Subject:

Resolution approving the Plans, Specifications, Form of Contract and Estimate of Cost for the Fiscal Year 2016 Harrison St. Resurfacing, funded through CIP Project #35005, 30005 and 10424, along with \$800,000 from the Iowa DOT.

Recommendation:

Approve the Resolution.

Relationship to Goals:

Davenport - *The Choice Community for Living*
Upgraded City Infrastructure and Public Facilities

Background:

This project rehabilitates the existing pavement from 12th St. to River Dr. on Harrison St. through milling and resurfacing. The top layer of asphalt will be milled off and replaced with a new layer, thereby creating a stronger, revitalized surface, with a more comfortable ride. In addition to the street work, the storm and sanitary sewers along Harrison St. will have point repairs made and an additional storm line will be added to disconnect a catch basin from the sanitary line.

To keep the project within budget, the project will be bid from 12th St. to 5th St. with an Add Alternate bid from 5th St. to River Dr.

This program is a combined effort by the Sewer and Engineering Divisions of the Public Works Department, as well as the Iowa DOT.

Design of this project was done by Stanley Consultants. Project and construction management will be done by City Engineering Staff. The project letting is proposed for May 28th, 2015.

Funds for the FY2016 Harrison St. Resurfacing Project are budgeted in CIP #10424, #30005 and #35005 for a total of \$3,000,000.

ATTACHMENTS:

Type	Description
☐ Cover Memo	PW_RES_Plans Specs Harrison St. Resurfacing
☐ Backup Material	Opinion of Probable Cost

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Orth, Deb	Approved	5/14/2015 - 12:28 PM
Public Works Committee	Orth, Deb	Approved	5/14/2015 - 12:28 PM
City Clerk	Spiegel, Corri	Approved	5/14/2015 - 2:08 PM

City of Davenport

Committee: Public Works
Department: Public Works
Contact Info: Tom Leabhart; (563) 327-7729
Wards: 3, 4

Action / Date
PW 5/27/15

Subject:

Resolution approving the Plans, Specifications, Form of Contract and Estimate of Cost for the Fiscal Year 2016 Harrison St. Resurfacing, funded through CIP Project #35005, 30005 and 10424, along with \$800,000 from the Iowa DOT.

Recommendation:

Approve the Resolution.

Relationship to Goals:

Davenport – *The Choice Community for Living*
Upgraded City Infrastructure and Public Facilities.

Background:

This project rehabilitates the existing pavement from 12th St. to River Dr. on Harrison St. through milling and resurfacing. The top layer of asphalt will be milled off and replaced with a new layer, thereby creating a stronger, revitalized surface, with a more comfortable ride. In addition to the street work, the storm and sanitary sewers along Harrison St. will have point repairs made and an additional storm line will be added to disconnect a catch basin from the sanitary line.

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This program is a combined effort by the Sewer and Engineering Divisions of the Public Works Department, as well as the Iowa DOT.

Design of this project was done by Stanley Consultants. Project and construction management will be done by City Engineering Staff. The project letting is proposed for May 28th, 2015.

Funds for the FY2016 Harrison St. Resurfacing Project are budgeted in CIP #10424, #30005 and #35005 for a total of \$3,000,000.

Resolution No. _____

RESOLUTION offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

Resolution approving the plans, specifications, form of contract and estimated cost for the Harrison St. Resurfacing, FY2016 CIP Project #35005.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Harrison St. Resurfacing Program.

WHEREAS, Notice of Hearing on plans, specifications and form of contract was published as required by law:

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that, said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the Fiscal Year 2014 Full Depth Patching Program.

Passed and approved this 27th day of May, 2015.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

Harrison Street - Sewer Replacement & Resurfacing Project from River Dr to 12th Street

Date: 5/7/2015

BID NO.	DESCRIPTION	UNIT	UNIT PRICE	IDOT		City of Davenport	
				1.5" Mill & Overlay		1.5" Mill & Overlay	
				Harrison - River to 12th		Harrison - River to 12th	
				Estimated Quantity	Total Amount	Estimated Quantity	Total Amount
1	Mobilization	LS		1	\$16,742	1	\$14,836
2	Removal, Brick Pavement (Patching)*	SY	\$35.00	3,907	\$136,738	1,326	\$46,424
3	Removal, Pavement Milling (Mainline)	SY	\$1.75	19,534	\$34,185		
4	Removal, Pavement Milling (Outside Mainline)	SY	\$1.75			6,632	\$11,606
5	Removal, PCC Milling	SY	\$6.25	105	\$656	105	\$656
6	Removal, Sidewalk (4" Mainline)	SF	\$2.00			8,015	\$16,030
7	Removal Sidewalk (8" Pedestrian Curb Ramp)	SF	\$3.00			3,935	\$11,805
8	Removal, 10" Sewer	LF	\$5.00			20	\$100
9	Removal, 12" Sewer	LF	\$5.00			20	\$100
10	Removal, 15" Sewer	LF	\$5.00			35	\$175
11	Removal 36" Brick Sewer	LF	\$20.00			70	\$1,400
12	Removal, 60" Sewer	LF	\$25.00			16	\$400
13	Removal, Sanitary or Storm Manhole	EA	\$750.00			4	\$3,000
14	Sewer Abandon in Place (Plug); 10" Sewer	EA	\$500.00			1	\$500
15	Traffic Control	LS	\$50,000.00	0.2	\$10,000	0.8	\$40,000
16	Connection to Existing Sewer - Fernco Coupling	EA	\$1,000.00			10	\$10,000
17	Connection to Existing Sewer - Concrete Collar	EA	\$1,500.00			10	\$15,000
18	Coredrill Opening in Existing Manhole	EA	\$750.00			1	\$750
19	Sanitary Manhole, 5' Dia. X 12' Deep	EA	\$6,500.00			4	\$26,000
20	Flowable Fill (Sanitary Point Repairs)	CY	\$125.00			15	\$1,875
21	Allowance - Unsuitable Materials	CY	\$40.00			349	\$13,955
22	Allowance - Pipe Foundation Materials	CY	\$25.00			250	\$6,250
23	Erosion Control	MO	\$1,500.00			6	\$9,000
24	Temporary Fencing	LF	\$10.00			1,000	\$10,000
25	4" PCC Sidewalk (Mainline)	SF	\$7.00			8,015	\$56,105
26	8" PCC Sidewalk (Pedestrian Curb Ramp)	SF	\$13.00			4,415	\$57,395
27	Detectable Handicap Ramp Surface	SF	\$40.00			540	\$21,600
28	Scarify Subbase (Patching)	SY	\$2.00	3,907	\$7,814	1,326	\$2,653
29	Granular Subbase, 12" (Patching)	SY	\$20.00	3,907	\$78,136	1,326	\$26,528
30	PCC Base (Patching), 8"	SY	\$100.00	3,907	\$390,680	1,326	\$132,640
31	Asphalt Overlay (Mainline), 1.5"**, ***	TON	\$95.00	1,594	\$151,400		
32	Asphalt Overlay (Outside Mainline), 1.5"**, ***	TON	\$95.00			541	\$51,402
33	Pavement Markings	LF	\$1.50	15,000	\$22,500	15,000	\$22,500
34	Sanitary Sewer, 15", PVC/VCP	LF	\$116.00			15	\$1,740
35	Sanitary Sewer, 36", PVC/VCP	LF	\$320.00			70	\$22,400
36	Sanitary Manhole, 5' DIA x 12' DEEP	EA	\$8,000.00			4	\$32,000
37	Storm Sewer, 12", PVC	LF	\$90.00			20	\$1,800
38	Storm Sewer, 12" RCP	LF	\$130.50			455	\$59,378
39	Storm Sewer, 15" RCP	LF	\$146.00			20	\$2,920
40	Storm Sewer, 60" RCP	LF	\$575.00			16	\$9,200
41	Storm Manhole, 5' x 8' Deep	EA	\$4,500.00			1	\$4,500
42	Storm Inlet, Single	EA	\$3,000.00			1	\$3,000
43	Testing - Concrete, Subgrade, Asphalt	MO	\$2,500.00	2	\$5,000	2	\$5,000
44	Field Trailers (Contractor,Engineer)	EA	\$1,000.00			4	\$4,000
Subtotal					\$853,850		\$756,622

Undeveloped Design Details 25% \$213,463

Estimated Construction Cost \$1,067,313

\$189,156

\$945,778

*-Includes Sawcutting

** Quantities are based on a pavement section of 1.5" Overlay with Exist Brick/PCC Base. Unit prices subject to change with final pavement design.

***-Based on 18.13#/SF Asphalt Weight

Notes:

Total Est. Construction Cost =

DOT \$1,067,313 Davenport \$945,778 Total \$2,013,091

Total DOT Funding =

-\$800,000

Total Est. Construction Cost to be funded by Davenport

\$1,213,091

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Joe Balge; (563) 327-5105
Wards: 8

Action / Date
5/20/2015

Subject:
Resolution accepting the Veterans Memorial Parkway Paving (Eastern Avenue to Jersey Ridge Road) Project, CIP Project #01144. [Ward 8]

Recommendation:
Pass of the resolution.

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities

Background:
The Bi-State Regional Transportation Plan and the Comprehensive Plan of the City of Davenport included the upgrading of Veteran Memorial Parkway (formerly 67th Street) from a two lane roadway to a four lane minor arterial/major collector across the northern part of the City. This project was designed and constructed to connect the portion of paving from the current terminus of four lane paving at Eastern Avenue to Jersey Ridge Road. This project was constructed as detailed in the Environmental Assessment approved by City Council on October 14th, 2009 and the Federal Highway Administration on July 7, 2010.

The pavement is four lanes with a median with a 5' wide sidewalk along the north side and a 10' wide shared bicycle and pedestrian path along the south side.

Funding for this project includes approximately \$2,173,600 in Federal Aid STP funds and \$543,400 in City funds after reimbursement. These costs have been budgeted in the FY 2011 C.I.P. #01144.

The Iowa DOT received bids on June 19, 2012. Four bids were received. The apparent bids ranged from a low of \$2,717,000 to a high of \$2,946,000. McCarthy Improvement Company of Davenport, Iowa, is the low bidder. The construction contract was awarded to McCarthy Improvement Company on July 25, 2012, in the amount of \$2,716,702.13.

The final project costs are \$2,890,256.41.

The Iowa DOT accepted the project on 04/24/15.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Res Page 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	5/21/2015 - 9:28 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution accepting the Veterans Memorial Parkway Paving (Eastern Avenue to Jersey Ridge Road) Project, CIP Project #01144.

Resolved by the City Council of the City of Davenport.

Whereas, the engineers have duly filed a certificate in accordance with Section 384.58 of the Code of Iowa, 2013, as amended, showing that they have inspected the completed work for the Veterans Memorial Parkway Paving (Eastern Avenue to Jersey Ridge Road) Project; CIP Project #01144 and that the same has been performed in compliance with the terms of the contract and showing the total cost thereof;

Now, therefore, be it resolved, by the City Council of the City of Davenport that

Section 1. That it is hereby found and determined that the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract, and the same is hereby accepted and approved.

Section 2. That it is hereby found and determined that the total construction cost of said project is in the total amount of \$2,890,256.41.

Section 3. That except for the retainage held by the City pursuant to Chapter 563 of the Code of Iowa, which shall be paid to the contractor not less than thirty (30) days after the acceptance of the work, the amount due the contractor is hereby ordered paid by the issuance to the contractor of anticipatory warrant or warrants, in accordance with Section 384.57 of the Code of Iowa, 2013, as amended, or from such other fund or funds as may be available for that purpose, such warrant or warrants and amounts paid from any such fund or funds to be paid and replaced to the extent possible from the proceeds of special assessments and the sale of special assessment bonds.

Section 4. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved this 20th day of May, 2015.

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Joe Balge; (563) 327-5105
Wards: 8

Action / Date
5/20/2015

Subject:
Resolution accepting the Citibus Storage Facility, CIP Project #02244. [Ward 8]

Recommendation:
Pass of the resolution.

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities

Background:

The project accommodates the need to provide storage space for the CitiBus buses. Transit relocated their buses from the Metro Link Transportation Center building in Rock Island to the Public Works building on 46th & Tremont. This addition is located on the North part of the Public Works campus.

The completed storage structure is 21,000 square feet and be large enough to store 24 transit buses. Funding for this project is from the FY14 CIP account for Bus Maintenance Facility, account #79500694, 530350, 02244.

The final cost of the project is \$1,292,591.31.

Funding for this project is from the FY14 CIP account for Bus Maintenance Facility, account #79500694, 530350, 02244.

The final cost of the project is \$1,292,591.31.

ATTACHMENTS:

Type	Description
 Resolution Letter	Res Page 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	5/21/2015 - 9:28 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution accepting the Citibus Storage Facility, CIP Project #02244.

Resolved by the City Council of the City of Davenport.

Whereas, the engineers have duly filed a certificate in accordance with Section 384.58 of the Code of Iowa, 2013, as amended, showing that they have inspected the completed work for the Resolution accepting the Citibus Storage Facility; (Ward: 8), CIP Project #02244 and that the same has been performed in compliance with the terms of the contract and showing the total cost thereof;

Now, therefore, be it resolved, by the City Council of the City of Davenport that

Section 1. That it is hereby found and determined that the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract, and the same is hereby accepted and approved.

Section 2. That it is hereby found and determined that the total construction cost of said project is in the total amount of \$1,292,591.31.

Section 3. That except for the retainage held by the City pursuant to Chapter 563 of the Code of Iowa, which shall be paid to the contractor not less than thirty (30) days after the acceptance of the work, the amount due the contractor is hereby ordered paid by the issuance to the contractor of anticipatory warrant or warrants, in accordance with Section 384.57 of the Code of Iowa, 2013, as amended, or from such other fund or funds as may be available for that purpose, such warrant or warrants and amounts paid from any such fund or funds to be paid and replaced to the extent possible from the proceeds of special assessments and the sale of special assessment bonds.

Section 4. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

Passed and approved this 27th day of May, 2015.

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Tom Leabhart; (563) 326-7729
Wards: All

Action / Date
5/20/2015

Subject:
Resolution approving Change Order Number One (1) for Fiscal Year 2015 I & I Projects to McClure Engineering Company, of North Liberty, Iowa in the amount of \$46,635. [All Wards]

Recommendation:
Pass the resolution.

Relationship to Goals:
Davenport – The Choice Community for Living
Upgraded City Infrastructure & Public Facilities

Background:
The project includes investigation of Sanitary and Storm sewers using cleaning & televising of sewer pipe as well as temporary metering to determine flow capacities. The investigative work will include the following projects: CIP Projects - #10216 - McManus Creek Area Inflow Investigation; #10542 – Future Growth Areas Sanitary Sewer Capabilities Investigative Metering; #01091 – Sanitary Sewer Relief 7th & Division; #00680 – Vine Alley Storm Sewer Relocation. This project scope is for investigations to determine future course of action for reducing I & I and providing Future Development Area infrastructure capabilities. This change order is for the addition of three (3) temporary meters to gather data needed for the final analysis of sanitary sewer capacity for development areas. Extra field work is required by McClure in order to calculate capacities. There is no City GIS data for the areas McClure is investigating. Upon completion of their field work, McClure will provide field data to incorporate in City GIS database.

Resolution awarding the Contract to McClure Engineering Company was passed and approved 12/14/2015.

SUMMARY OF CONTRACT AMOUNT:
Original Contract: \$253,445
Previous Change Orders: N/A
this Change Order: \$ 46,635
Amended Contract Amount: \$300,080

Funds for the 2015 I & I Projects are budgeted in CIP Projects #10216; #10542; #01091 and #00680.

ATTACHMENTS:

Type	Description
☐ Resolution Letter	Sewer Resolution pg2
☐ Cover Memo	Change Order - Documents

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	5/21/2015 - 9:28 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolved by the City Council of the City of Davenport.

Resolution approving Change Order Number One (1) for Fiscal Year 2015 I & I Projects to McClure Engineering Company, of North Liberty, Iowa in the amount of \$46,635; The investigative work will include the following projects: CIP Projects - #10216 - McManus Creek Area Inflow Investigation; #10542 – Future Growth Areas Sanitary Sewer Capabilities Investigative Metering; #01091 – Sanitary Sewer Relief 7th & Division; #00680 – Vine Alley Storm Sewer Relocation.

Whereas, the City of Davenport entered into a contract with McClure Engineering Company for the FY 2015 I & I Projects;

Whereas, as changes to the plans have become necessary due to field work investigations;

Whereas, the Contractor will incur additional costs beyond the original bid due to these changes;

Now, therefore, be it resolved, by the City Council of the City of Davenport, Iowa: that the Change Order Number One (1) is hereby approved, and the Public Works Director is hereby authorized to execute said document.

Passed and approved this 27th day of May, 2015.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, Deputy City Clerk



City of Davenport
Public Works Department

1200 East 46th Street • Davenport, Iowa 52807
Telephone: 563-326-7923 Fax: 563-327-5182

CERTIFICATIONS

CITY ENGINEER _____
(Work is Required)

CIP MANAGEMENT ANALYST _____
(Funds are Available)

CONSTRUCTION MGR _____
(Work is Constructible)

PUBLIC WORKS DIRECTOR _____
(Approval)

CONTRACTOR: McClure Engineering Company
CONTRACTING COMPANY: McClure Engineering Company
ADDRESS: 1740 Lininger Lane, North Liberty, IA 52317

PROJECT TITLE: 2015 I & I Projects
CHANGE ORDER #1

CIP #: 10542, **ORG #: 00000000, OBJECT #: 00000**

CHANGE ORDER DESCRIPTION:

1. This change order is for the addition of three (3) temporary meters to gather data needed for the final analysis of sanitary sewer capacity for development areas. Extra field work is required by McClure in order to calculate capacities. There is no City GIS data for the areas McClure is investigating. Upon completion of the field work, McClure will provide field data to incorporate in City GIS database.

Cost: \$46,635.00 (\$26,635 Additional Meters; \$20,000.00 Additional Field Work)
Working Days Adjustment: NA

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$ 253,445.00
Previous Chang Orders:	\$ None
<u>This Change Order</u>	<u>\$ 46,635.00</u>

Amended Contract Amount: \$ 300,080.00

Recommend/Approved: _____
(Up to \$5,000) Project Manager

Date: _____

Recommend/Approved: _____
Contractor

Date: _____

Recommend/Approved: _____
(Up to \$15,000) Michael Clarke, Public Works Director

Date: _____

Recommend/Approved: _____
(Up to \$25,000) Craig Malin, City Administrator

Date: _____

Recommend/Approved: _____
(Up to \$100,000) Chair, Public Works Committee
Required: Green Sheet Motion to Approve

Date: _____

Council Meeting Date: _____

Recommend/Approved: _____
(Over \$100,000) City Clerk, City of Davenport
Required: Green Sheet Resolution to Approve

Date: _____

Council Meeting Date: _____

AMENDMENT NO. 1
TO
2015 I&I PROJECTS
DAVENPORT, IOWA
Agreement for Engineering Services

This **Amendment** is made on the _____ day of _____, 2015, and shall amend the original Agreement dated January 21, 2015, by and between McClure Engineering Company, of North Liberty, Iowa (herein referred to as "**Engineer**") and the City of Davenport, Iowa (hereinafter referred to as "**Owner**"). Services shall be performed per the fees, terms and conditions outlined in this **Amendment**

PROJECT DESCRIPTION:

2015 I&I PROJECTS
DAVENPORT, IOWA

It is the intent of the **Owner** to revise the original Agreements to expand the scope of the project to authorize the **Engineer** to provide the installation of **additional flow meters** (a total of 3 additional) and **additional Field Survey** work related to determination of the capacity of the existing trunk sewer for Phases I and II.

This Amendment authorizes the Engineer and established revised fees associated with the project. The engineering services to be provided are described in the original Agreement dated January 21, 2015.

Revised fees for the engineering services for the expanded scope are presented below:

PHASE 1 - McMANUS CREEK AREA INFLOW INVESTIGATION (CIP 10216)

- ☒ 1.1 Flow Monitoring, Hydraulic Analysis and Field Inventory Unit Price\$58,460¹
- ☒ 1.2 Unit Price Items (if required or requested)..... Unit Price\$625¹
- ☒ 1.3 Report Preparation / Meetings..... Lump Sum\$10,500¹

PHASE 2 – SANITARY SEWER INVESTIGATIVE METERING – FUTURE GROWTH AREAS (CIP 10542)

- ☒ 2.1 Flow Monitoring, Hydraulic Analysis and Field Inventory Unit Price\$159,660¹
- ☒ 2.2 Unit Price Items (if required or requested)..... Unit Price\$1,875¹
- ☒ 2.3 Report Preparation / Meetings..... Lump Sum\$10,500¹

PHASE 3 – SANITARY SEWER RELIEF – 7TH & DIVISION (CIP 01091)

- ☒ 3.1 Flow Monitoring, Hydraulic Analysis and Field Inventory Unit Price\$5,130¹
- ☒ 3.2 Unit Price Items (if required or requested)..... Unit Price\$22,290¹
- ☒ 3.3 Report Preparation / Meetings..... Lump Sum\$6,500¹

PHASE 4 – VINE ALLEY STORM SEWER RELOCATION (CIP 00680)

- ☒ 4.1 Flow Monitoring, Hydraulic Analysis and Field Inventory Unit Price\$4,800¹
- ☒ 4.2 Unit Price Items (if required or requested)..... Unit Price\$13,250¹
- ☒ 4.3 Report Preparation / Meetings..... Lump Sum\$6,500¹

¹ Fee shall be per unit prices provided in Fee Table within Exhibit A.

Modified Fees have been highlighted in yellow.

original contract
January 21st, 2015

3. For the work described in Exhibit 'B', payment to the **Engineer** shall be made monthly as the work progresses, due within 30 days of the Invoice for work completed to date, as per the following basis and shall include all out-of-pocket expenses.

PHASE 1 - McMANUS CREEK AREA INFLOW INVESTIGATION (CIP 10216)

- ☒ 1.1 Flow Monitoring, Hydraulic Analysis and Field Inventory Unit Price \$77,720¹
☒ 1.2 Unit Price Items (if required or requested) Unit Price \$1,000¹
☒ 1.3 Report Preparation / Meetings Lump Sum \$10,500¹

\$89,220⁰⁰

PHASE 2 - SANITARY SEWER INVESTIGATIVE METERING - FUTURE GROWTH AREAS (CIP 10542)

- ☒ 2.1 Flow Monitoring, Hydraulic Analysis and Field Inventory Unit Price \$94,140¹
☒ 2.2 Unit Price Items (if required or requested) Unit Price \$1,125¹
☒ 2.3 Report Preparation / Meetings Lump Sum \$10,500¹

\$105,765⁰⁰

PHASE 3 - SANITARY SEWER RELIEF - 7TH & DIVISION (CIP 01091)

- ☒ 3.1 Flow Monitoring, Hydraulic Analysis and Field Inventory Unit Price \$5,130¹
☒ 3.2 Unit Price Items (if required or requested) Unit Price \$22,290¹
☒ 3.3 Report Preparation / Meetings Lump Sum \$6,500¹

\$33,920⁰⁰

PHASE 4 - VINE ALLEY STORM SEWER RELOCATION (CIP 00680)

- ☒ 4.1 Flow Monitoring, Hydraulic Analysis and Field Inventory Unit Price \$4,800¹
☒ 4.2 Unit Price Items (if required or requested) Unit Price \$13,250¹
☒ 4.3 Report Preparation / Meetings Lump Sum \$6,500¹

\$24,550⁰⁰

¹ Fee shall be per unit prices provided in Fee Table within Exhibit B.

TOTAL = \$253,455⁰⁰

4. Past due amounts owed shall accrue interest at 1.5% per month from the 30th day. If the **Owner** fails to make monthly payments due the **Engineer**, the **Engineer** may, after giving (7) days written notice to the **Owner**, suspend services under this Agreement.
5. This Agreement is subject to the Terms and Conditions attached to this Agreement.
6. If additional work is requested by the **Owner**, beyond the scope of this Agreement, fees will be negotiated on a *Lump Sum* basis or on an *hourly basis* per the rates on Exhibit 'A'.
7. This Agreement represents the entire and integrated agreement between the **Owner** and the **Engineer** and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both the **Owner** and the **Engineer**.

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Nick Schmuecker; (563) 327-5162
Wards: 1 & 4

Action / Date
5/20/2015

Subject:
Resolution approving the plans, specifications, forms of contract and estimated cost for the FY2016 Birchwood Area Parallel Sewer Project, CIP Project #01905. [Wards 1 and 4]

Recommendation:
Approve the resolution.

Relationship to Goals:
Upgraded City Infrastructure and Public Facilities.

Background:
The Birchwood Area Parallel Sewer Project involves the construction of a 15-inch parallel relief sewer under Clark Street from Locust Street to W. Central Park Avenue.
The goal of the parallel sewer is to provide additional capacity that will reduce the likelihood of back-ups. The project is scheduled to be bid this spring with construction completed by early fall 2015. Funding for the Birchwood Area Parallel Sewer Project is established within CIP #01905. The current estimate is \$1,100,000.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Res page 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	5/21/2015 - 9:28 AM

Resolution No. _____

Resolution offered by Alderman Ambrose.

Resolved by the City Council of the City of Davenport.

Resolution approving the plans, specifications, forms of contract and estimated cost for the FY2016 Birchwood Area Parallel Sewer Project, CIP Project #01905.

Whereas, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Birchwood Area Parallel Sewer Project.

Whereas, Notice of Hearing on plans, specifications and form of contract was published as required by law:

Now, therefore, be it resolved, by the City Council of the City of Davenport that, said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for the Birchwood Area Parallel Sewer Project.

Passed and approved this 27th day of May, 2015.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Thomas Vesalga; (563) 326-7783
Wards: 8

Action / Date
5/20/2015

Subject:
Resolution of Acceptance covering the Airport Layout Plan Revision, CIP Project #10002.
[Ward 8]

Recommendation:
Approve the resolution.

Relationship to Goals:
Upgraded City Infrastructure and Public Facilities.

Background:

In 2011, the City of Davenport commissioned the update of the Airport Layout Plan (ALP) for the Davenport Municipal Airport. At that time, the replacement of the existing underground fueling system was not considered. This system consists of 4, 10,000 gallon, below ground tanks and associated components. Originally installed in the 1950's, this system has become cost prohibitive to continue to maintain and has reached the end of its useful lifespan. The Airport continues to spend its operating budget replacing components, repairing leaks, satisfying Department of Natural Resource regulations, and maintaining insurance.

To receive Federal funding, all airports in the United States are required to have a current ALP on file with the Federal Aviation Administration (FAA). This ALP must show the proposed airport improvement before the airport can receive federal funding through an Airport Improvement Program grant. This project satisfactorily incorporated the much needed aircraft fueling area as well as corrections to Runway 3/21 Extension length, Taxiway B direction, Runway 15/33 Extension length, Runway 15/33 Land Acquisition requirements, and Division St./Buttermilk Rd. Relocation. All of these projects have been adequately addressed and incorporated into the revised ALP.

McClure Engineering Company is the current 5-year contract holder for FAA approved airport engineering and construction consultations and has satisfactorily completed this project.

The total cost of this project was \$61,660 of which all of the funding was provided by the City of Davenport with a future FAA Airport Improvement Program grant (90%) to be applied for in connection with an FAA approved construction project.

ATTACHMENTS:

Type	Description
 Resolution Letter	PW_RES_Airport pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	5/21/2015 - 9:28 AM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose.

RESOLUTION of Acceptance covering the Airport Layout Plan Revision, CIP Project #10002.

WHEREAS, McClure Engineering Company from Fort Dodge, Iowa, was selected to provide engineering services for this project; and

WHEREAS, a satisfactory contract has been negotiated with McClure Engineering Company; and

WHEREAS, McClure Engineering Company from Fort Dodge, Iowa, has satisfactorily completed this project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, as follows: Resolution of Acceptance covering the Airport Layout Plan Revision (CIP Project #10002) is hereby formally approved.

Passed and approved this 27th day of May, 2015

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Tom Leabhart; (563) 326-7729
Wards: 1, 2 & 4

Action / Date
5/20/2015

Subject:

Resolution granting permission to Unite Private Networks to install Buried Communications Cable within public right-of-way in the City of Davenport along West Locust Street from the west side of I-280 to Fairmount Street, north along Fairmount Street to West Central Park Avenue, east along West Central Park Avenue to Clark Street and north along Clark Street to and existing cell tower at 2815 North Clark Street.

Recommendation:

Pass the Resolution.

Relationship to Goals:

A growing local economy.

Background:

Unite Private Networks has requested permission to install buried communication fiber optic line within City right-of-way along West Locust Street from the west side of I-280 to Fairmount Street, north along Fairmount Street to West Central Park Avenue, east along West Central Park Avenue to Clark Street and north along Clark Street to and existing cell tower at 2815 North Clark Street. A plan sheet of the general location is attached. The City's Legal, Engineering and IT Departments have reviewed and approved the proposed route and terms of the resolution. The Agreement Reference number is 2015-F4(R).

ATTACHMENTS:

Type	Description
Backup Material	Page 2
Backup Material	Map 1
Backup Material	Map 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	5/21/2015 - 9:28 AM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolved by the City Council of the City of Davenport.

Resolution granting permission to Unite Private Networks to install Buried Communications Cable within public right-of-way in the City of Davenport along West Locust Street from the west side of I-280 to Fairmount Street, north along Fairmount Street to West Central Park Avenue, east along West Central Park Avenue to Clark Street and north along Clark Street to and existing cell tower at 2815 North Clark Street.

Whereas, Unite Private Networks (The Owner) has submitted a request (Ref #2015-F4(R)) to construct buried communications cable along within public right-of-way in the City of Davenport along West Locust Street from the west side of I-280 to Fairmount Street, north along Fairmount Street to West Central Park Avenue, east along West Central Park Avenue to Clark Street and north along Clark Street to and existing cell tower at 2815 North Clark Street; and

Whereas, Unite Private Networks is a registered competitive local exchange carrier (CLEC) with the Iowa Utilities Board (Certificate Number: CERT-0324), and in good standing; and

Whereas, the Engineering Division as well as IT and Legal Departments of the City of Davenport, Iowa (the "City") have reviewed said plans and recommend permission be granted for the installation, as described, subject to conditions.

Now, therefore, be it resolved by the City Council of the City of Davenport, Iowa: that permission is hereby granted to The Owner to install buried communications cable in accordance with the attached plans subject to the following conditions which shall be accepted in writing by The Owner

1. That The Owner shall hold the City harmless, defend and indemnify it from any and all liability for claims of any nature arising from the granting of this authorization of the activities or work performed by The Owner as a consequence thereof, or as the result of the damage, interruption or any other matters relating to the cable and connection therewith or as a result thereof, except as otherwise limited by the provisions of paragraph 9, and that The Owner hold harmless, defend and indemnify the City from any such claims. Further, that The Owner shall name the City and its employees as additional insureds on its liability insurance coverage in limits to be set from time to time by the City Council and initially set at \$1 million each year.

2. That The Owner shall pay all costs for the construction and maintenance of their cable.
3. That The Owner understands and agrees, to allow the City to work directly with its contractor for the purposes of the City installing conduit and or fiber along any portion of its construction path at the sole cost to the City.
4. That The Owner shall coordinate all traffic control required for this project with the Traffic Engineering Division of the Public Works Department and shall be responsible for all costs related to traffic control.
5. That, upon the expiration of a Reasonable Notice period - emergencies excepted from this notice requirement, and at the direction of the City , The Owner shall remove and replace, relocate, or otherwise adjust said cable in order to provide for the maintenance, construction, or reconstruction of any City owned utility or public improvements within the City of Davenport, Iowa, or, for any other reasonable public cause determined at the discretion of the City of Davenport. For purposes of this Agreement, Reasonable Notice shall mean the following: 1) fourteen (14) calendar days for routine, isolated conflicts that may occur and require the movement of no more than 100 feet of The Owner's fiber; or 2) forty-five (45) calendar days for more involved fiber moves or relocations that require the movement of more than 100 feet of The Owner's fiber. In any event, the Parties will work together to limit the possibility of interference with end-users receipt of services.
6. That all excavations for laying pipes, cable or lines shall be made in such a manner as will not interfere with any gas, sewer, water or other pipes or infrastructure theretofore laid and so as to avoid, so far as possible, obstructing any street or alley or the drainage thereof, and said streets, avenues and alleys shall be promptly repaired and restored to a condition as good as the same were in prior to the laying of said pipes and any pavement or other surfacing removed shall be repaired and restored with the same kind of material as was used in the construction of the pavement or other surfacing so removed. Settling in any street, avenue or alley caused by such excavations shall be promptly repaired by The Owner and all repairs and replacements shall be to the satisfaction of the City officials; but before opening or making any excavation with in any street or alley rights of way, The Owner shall secure from said City a written permit to do so, except in case of emergency, which permit said City shall issue to The Owner upon reasonable terms and conditions. The Owner shall be responsible for payment of the Standard Excavation Permit Fees, including the \$1.00 per foot Disruption Fee established by City Council prior to receiving said permit.
7. That the contractor performing the work shall comply with all City Ordinances covering the work, including permits and bonding.

8. That The Owner shall contract with a "One Call" utility notification service for receiving notice on the location of the cable for the time the cable shall be in place and in service.
9. That The Owner shall be responsible for obtaining necessary legal consent and permission from railroad companies, the Iowa Department of Transportation, private and public agencies and other persons or organizations that have a legal interest, and this Resolution is subject to such permission, consent and clearance being obtained from such entities.
10. Unless caused by gross negligence or willful, intentional or malicious conduct by city employees, The Owner releases the City and its employees for and from any and all liability for any damage or interruption, or of any other nature directly or indirectly related to the existence of the cable and related facilities, which at any time occur in the future.
11. The Owner will provide the City of Davenport as built drawings in an electronic format suitable to the City of the entire route.
12. That the previous agreement 2015-179 approved by City Council on April 8th, 2015 is hereby null and void.

Passed and approved this 27th day of May, 2015

BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: That the City Engineer is authorized to issue a permit for construction of said cable when the applicable terms and conditions have been met.

Approved:

Attest:

William E. Gluba, Mayor
Clerk

Jackie E. Holecek, Deputy City

The undersigned hereby accepts all the terms and conditions of Resolution No. 2015-____, and agrees that the same shall be binding upon undersigned and its successors and assigns.

By: _____

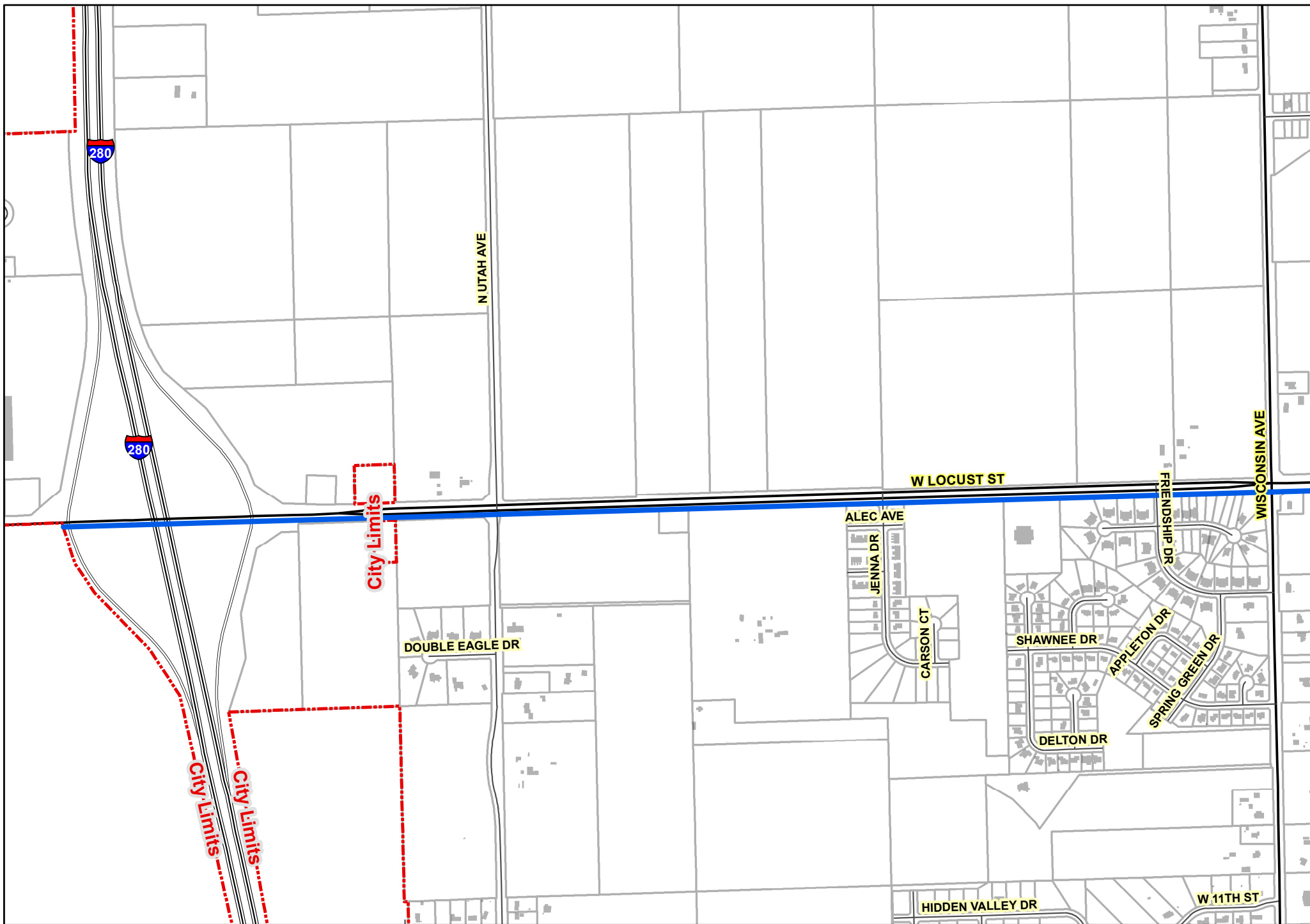
Name: _____

Title: _____

STATE OF _____)
) SS:
COUNTY OF _____)

In witness whereof, I have hereunto set my hand and official seal.

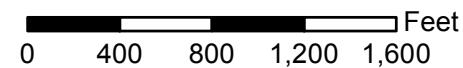
Notary Public

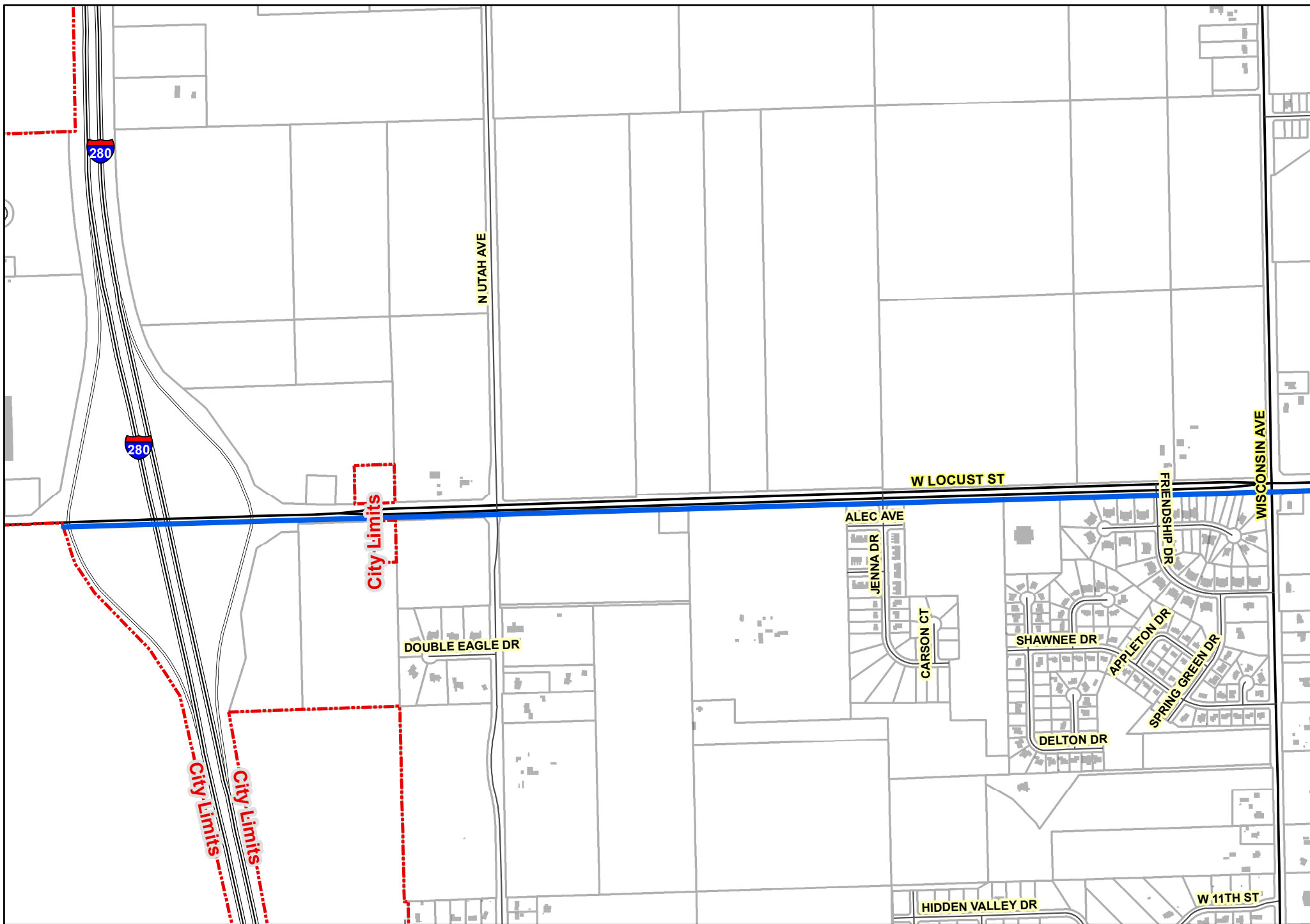


Proposed Fiber Optic Route (2 of 2)

2015 - F4 (R)

Map Date: 5/11/15

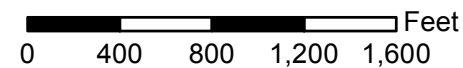




Proposed Fiber Optic Route (2 of 2)

2015 - F4 (R)

Map Date: 5/11/15



City of Davenport

Agenda Group:
Department: Public Works - Engineering
Contact Info: Zach Peterson - 328-6709
Wards: 3

Action / Date
5/20/2015

Subject:
Motion awarding the contract for the Heritage Park Phase II Riverwalk project to McCarthy Improvement Company of Davenport, IA in the amount of \$190,396.

Recommendation:
Approve the motion.

Relationship to Goals:
Financial Accountability.

Background:
A request for bids was issued on April 20, 2015 and was sent to 151 contractors. On May 7, 2015 the Purchasing Division recieved and opened five responsive and responsible bids.

McCarthy Improvement Company was considered the lowest responsive and responsible bidder and is recommended for the contract.

River Heritage Park attendees currently do not have an accessible path to the riverfront. Constructing the riverwalk will allow visitors to have access to the riverfront and will connect and integrate the existing Rotary Pavilion into the riverwalk promenade.

Funding for this project will come from CIP 75680675-530350-10467 with an available balance of \$195,267. The source of funding is made available through a State Grant.

ATTACHMENTS:

Type	Description
 Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	5/21/2015 - 9:28 AM

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: RIVER HERITAGE PARK PHASE II RIVERWALK
BID NUMBER: 15-136
OPENING DATE MAY 7, 2015
RECOMMENDATION: AWARD THE CONTRACT TO MCCARTHY IMPROVEMENT CO
OF DAVENPORT, IA

<u>VENDOR NAME</u>	<u>LOCATION</u>	<u>AMOUNT</u>
MCCARTHY IMPROVEMENT CO	DAVENPORT, IA	\$190,392.20
KELLY CONSTRUCTION OF DAV, INC	DAVENPORT, IA	\$197,492.00
EMERY CONSTRUCTION	MOLINE, IL	\$211,379.00
VALLEY CONSTRUCTION CO	ROCK ISLAND, IL	\$212,170.00
BRANDT CONSTRUCTION	MILAN, IL	\$259,033.00

Prepared By C Whitake
Purchasing

Approved By W. R. Drake
Department Director

Approved By Brandi Coy
Budget/CIP

Approved By BW
Finance Director

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Tom Leabhart; (563) 326-7729
Wards: 6

Action / Date
5/20/2015

Subject:
Motion accepting Storm Sewers, Sanitary Sewers and Street Paving for Walsh Pointe 3rd Addition. [Ward 6].

Recommendation:
Approve the Motion

Relationship to Goals:
A Growing Local Economy

Background:
The Sanitary Sewers, Storm Sewers and Street Paving for Walsh Pointe 3rd Addition, constructed by KE Flatworks, Inc. of Eldridge, Iowa have been satisfactorily completed, are hereby formally accepted, and, as of this date, shall be public sewers.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	5/21/2015 - 9:28 AM

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Jim Bengé; (563) 327-5141
Wards: Ward: 3

Action / Date
5/20/2015

Subject:

Motion approving Change Order #2 to Galante Architectural Studios in the amount of \$143,600 for the Central Fire Station Addition and Renovation, CIP project number 02348. [Ward 3]

Recommendation:

Approve the Motion.

Relationship to Goals:

Upgraded City Infrastructure & Public Facilities.

Background:

The Central Fire Station located at 331 Scott Street was opened in 1902; the main building was designed by Gustav Hanssen and is listed on the National Register of Historic Places. Over the course of its life the Central Fire Station has had two additions, 1940 and 1951, and several renovations. Because of its age, space and access problems, the City of Davenport through its RFQ processes solicited proposals and held interviews to obtain a qualified and experienced Architect and Construction Manager to assist in designing and developing construction documents suitable for obtaining competitive bids and managing the construction/renovation of the Central Fire Station in accordance with local, state and federal codes. The project includes construction of an 20,700 SF addition and the 10,800 SF renovation of the existing Central Fire Station. The budget to complete the project is estimated to be \$15.2 million, which will be funded by General Obligation Bonds.

This change order approves the additional design services requested and to be performed by the Galante Architectural Studios during both the extended Preconstruction Bid Phase and multiple Construction Phases over the course of the next 18 months or until project completion in late 2016.

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$ 996,400.00
Previous Change Orders #1	\$ 24,219.00
<u>Change Order #2</u>	<u>\$ 143,600.00</u>

Amended Contract Amount: \$ 1,164,219.00

ATTACHMENTS:

Type	Description
Backup Material	Change Order #2
Backup Material	Unbilled Hours
Backup Material	Fees to Date

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	5/21/2015 - 9:28 AM



City of Davenport

Public Works Department

1200 East 46th Street • Davenport, Iowa 52807
Telephone: 563-326-7923 Fax: 563-327-5182

CERTIFICATIONS

CITY ENGINEER _____
(Work is Required)

CIP MANAGEMENT ANALYST _____
(Funds are Available)

CHIEF OF CONSTRUCTION _____
(Work is Constructible)

PUBLIC WORKS DIRECTOR _____
(Approval)

Mr. Ted Galante
The Galante Architecture Studio
146 Mt. Auburn St
Cambridge, MA 02138

RE: Central Fire Station – Change Order # 2
CIP 02348 – Contract# 78731401

Dear Mr. Galante:

Galante Architecture is providing additional professional services associated with the extended Preconstruction Bid Phase and multiple Construction Phase. Additional fees for additional work scope for this was confirmed in electronic correspondence by Galante on 4/21/15. These additional services relate to both the new addition and historical remodel components for the Central Fire Station Facility.

CHANGE ORDER DESCRIPTION:

1. The additional work involves the additional professional services for the Central Fire Station. Work to be completed at the agreed price shown below
Cost: \$24,219.00 (NTE) Not To Exceed AMOUNT (Increase) - Working Days Adjustment: 0

SUMMARY OF CONTRACT AMOUNT:

Original Contract:	\$996,400.00
Previous Change Orders	\$ 24,219.00
<u>This Change Order</u>	<u>\$143,600.00</u>
Amended Contract Amount:	\$1,164,219.00

Recommend/Approved: _____
(Up to \$5,000) Project Manager

Date: _____

Recommend/Approved: _____
Contractor

Date: _____

Recommend/Approved: _____
(Up to \$15,000) Michael Clarke, Public Works Director

Date: _____

Recommend/Approved: _____
(Up to \$25,000) Craig Malin, City Administrator

Date: _____

Recommend/Approved: _____
(Up to \$100,000) Chair, Public Works Committee

Date: _____

Required: Green Sheet Motion to Approve

Council Meeting Date: _____

Recommend/Approved: _____
(Over \$100,000) City Clerk, City of Davenport

Date: _____

Required: Green Sheet Resolution to Approve

Council Meeting Date: _____

The Galante Architecture Studio, Inc.**1225 Davenport****January 1, 2013 through April 21, 2015**

Date	Item	Billing Status	Duration
Carissimi, Paolo			
Davenport Fire Station:1225.00 - Davenport Fire Department			
01/13/2015	time:Design Development	Unbilled	7.00
01/14/2015	time:Design Development	Unbilled	8.00
01/15/2015	time:Design Development	Unbilled	8.00
01/16/2015	time:Design Development	Unbilled	6.50
01/20/2015	time:Design Development	Unbilled	7.00
01/21/2015	time:Design Development	Unbilled	8.00
01/22/2015	time:Design Development	Unbilled	8.00
01/23/2015	time:Design Development	Unbilled	7.00
01/26/2015	time:Design Development	Unbilled	7.00
01/27/2015	time:Design Development	Unbilled	6.00
01/28/2015	time:Design Development	Unbilled	8.00
01/29/2015	time:Design Development	Unbilled	8.00
01/30/2015	time:Design Development	Unbilled	6.50
02/02/2015	time:Design Development	Unbilled	6.00
02/03/2015	time:Design Development	Unbilled	6.00
02/04/2015	time:Design Development	Unbilled	8.00
02/05/2015	time:Design Development	Unbilled	6.00
02/06/2015	time:Design Development	Unbilled	8.00
02/09/2015	time:Design Development	Unbilled	6.00
02/10/2015	time:Design Development	Unbilled	6.00
02/11/2015	time:Design Development	Unbilled	6.00
02/12/2015	time:Design Development	Unbilled	7.00
02/13/2015	time:Design Development	Unbilled	8.00
02/16/2015	time:CA	Unbilled	6.00
02/17/2015	time:CA	Unbilled	4.00
02/18/2015	time:CA	Unbilled	7.00
02/19/2015	time:CA	Unbilled	7.00
02/20/2015	time:CA	Unbilled	6.00
02/23/2015	time:CA	Unbilled	6.50
02/24/2015	time:CA	Unbilled	8.00
02/25/2015	time:CA	Unbilled	5.00
02/26/2015	time:CA	Unbilled	5.00
02/27/2015	time:CA	Unbilled	7.00
03/02/2015	time:CA	Unbilled	7.00
03/03/2015	time:CA	Unbilled	5.50
03/05/2015	time:CA	Unbilled	4.00
03/06/2015	time:CA	Unbilled	8.00
03/09/2015	time:CA	Unbilled	1.50
03/10/2015	time:CA	Unbilled	8.00
03/11/2015	time:CA	Unbilled	8.00
03/12/2015	time:CA	Unbilled	1.50
03/13/2015	time:CA	Unbilled	8.50
03/16/2015	time:CA	Unbilled	5.00
03/18/2015	time:CA	Unbilled	7.00
03/19/2015	time:CA	Unbilled	7.00
03/20/2015	time:CA	Unbilled	8.00
03/23/2015	time:CA	Unbilled	2.50
03/24/2015	time:CA	Unbilled	8.00
03/25/2015	time:CA	Unbilled	8.00
03/26/2015	time:CA	Unbilled	7.00
03/27/2015	time:CA	Unbilled	4.50
03/30/2015	time:CA	Unbilled	6.00
03/31/2015	time:CA	Unbilled	6.50
04/01/2015	time:CA	Unbilled	7.00
04/02/2015	time:CA	Unbilled	6.50
04/03/2015	time:CA	Unbilled	8.00
Total Davenport Fire Station:1225.00 - Davenport Fire Departm...			366.50
Total Carissimi, Paolo			366.50
Emerson, Benjamin			
Davenport Fire Station:1225.00 - Davenport Fire Department			
01/20/2015	time:CD	Unbilled	5.00
01/21/2015	time:CD	Unbilled	11.50
01/22/2015	time:CD	Unbilled	3.00

5:37 PM

04/21/15

The Galante Architecture Studio, Inc.**1225 Davenport****January 1, 2013 through April 21, 2015**

Date	Item	Billing Status	Duration
01/28/2015	time:CD	Unbilled	0.50
01/29/2015	time:CD	Unbilled	0.25
01/30/2015	time:CD	Unbilled	0.25
02/03/2015	time:CD	Unbilled	0.50
02/05/2015	time:Bidding and Negotiations	Unbilled	2.50
02/06/2015	time:Bidding and Negotiations	Unbilled	0.50
02/09/2015	time:Bidding and Negotiations	Unbilled	5.75
02/10/2015	time:Bidding and Negotiations	Unbilled	7.75
02/11/2015	time:Bidding and Negotiations	Unbilled	1.00
02/12/2015	time:Bidding and Negotiations	Unbilled	0.50
02/13/2015	time:Bidding and Negotiations	Unbilled	0.50
02/17/2015	time:Bidding and Negotiations	Unbilled	1.00
02/18/2015	time:Bidding and Negotiations	Unbilled	0.50
02/19/2015	time:Bidding and Negotiations	Unbilled	1.00
02/26/2015	time:Bidding and Negotiations	Unbilled	0.25
02/27/2015	time:Bidding and Negotiations	Unbilled	1.00
03/09/2015	time:Bidding and Negotiations	Unbilled	0.25
03/10/2015	time:Bidding and Negotiations	Unbilled	3.25
03/11/2015	time:Bidding and Negotiations	Unbilled	6.00
03/12/2015	time:Bidding and Negotiations	Unbilled	2.50
03/13/2015	time:Bidding and Negotiations	Unbilled	7.00
04/02/2015	time:Bidding and Negotiations	Unbilled	7.00
04/03/2015	time:Bidding and Negotiations	Unbilled	8.50
Total Davenport Fire Station:1225.00 - Davenport Fire Departm...			77.75
Total Emerson, Benjamin			77.75
Flynn, Matthew			
Davenport Fire Station:1225.00 - Davenport Fire Department			
01/05/2015	time:CD	Unbilled	8.50
01/06/2015	time:CD	Unbilled	8.50
01/07/2015	time:CD	Unbilled	8.50
01/08/2015	time:CD	Unbilled	8.50
01/09/2015	time:CD	Unbilled	8.50
01/12/2015	time:CD	Unbilled	8.50
01/13/2015	time:CD	Unbilled	8.50
01/14/2015	time:CD	Unbilled	8.50
01/15/2015	time:CD	Unbilled	8.50
01/16/2015	time:CD	Unbilled	7.00
01/19/2015	time:CD	Unbilled	7.00
01/20/2015	time:CD	Unbilled	8.50
01/21/2015	time:CD	Unbilled	8.50
01/22/2015	time:CD	Unbilled	8.50
01/23/2015	time:CD	Unbilled	8.50
01/26/2015	time:CD	Unbilled	8.50
01/27/2015	time:CD	Unbilled	8.50
01/28/2015	time:CD	Unbilled	8.50
01/29/2015	time:CD	Unbilled	8.50
01/30/2015	time:CD	Unbilled	7.00
02/02/2015	time:CD	Unbilled	8.50
02/03/2015	time:CD	Unbilled	8.50
02/04/2015	time:CD	Unbilled	8.50
02/05/2015	time:CD	Unbilled	8.50
02/06/2015	time:CD	Unbilled	8.50
02/09/2015	time:Bidding and Negotiations	Unbilled	8.50
02/10/2015	time:Bidding and Negotiations	Unbilled	5.00
02/11/2015	time:Bidding and Negotiations	Unbilled	8.50
02/12/2015	time:Bidding and Negotiations	Unbilled	8.00
02/13/2015	time:Bidding and Negotiations	Unbilled	7.00
02/18/2015	time:Bidding and Negotiations	Unbilled	8.00
02/19/2015	time:Bidding and Negotiations	Unbilled	8.50
02/20/2015	time:Bidding and Negotiations	Unbilled	7.00
02/23/2015	time:Bidding and Negotiations	Unbilled	8.50
02/24/2015	time:Bidding and Negotiations	Unbilled	8.50
02/25/2015	time:Bidding and Negotiations	Unbilled	8.50
02/26/2015	time:Bidding and Negotiations	Unbilled	8.50
02/27/2015	time:Bidding and Negotiations	Unbilled	8.50
03/02/2015	time:Bidding and Negotiations	Unbilled	8.50
03/03/2015	time:Bidding and Negotiations	Unbilled	8.50

5:37 PM

04/21/15

The Galante Architecture Studio, Inc.**1225 Davenport****January 1, 2013 through April 21, 2015**

Date	Item	Billing Status	Duration
03/04/2015	time:Bidding and Negotiations	Unbilled	8.50
03/05/2015	time:Bidding and Negotiations	Unbilled	8.50
03/06/2015	time:Bidding and Negotiations	Unbilled	8.50
03/09/2015	time:Bidding and Negotiations	Unbilled	2.50
03/10/2015	time:Bidding and Negotiations	Unbilled	8.50
03/11/2015	time:Bidding and Negotiations	Unbilled	8.50
03/12/2015	time:Bidding and Negotiations	Unbilled	2.50
03/13/2015	time:Bidding and Negotiations	Unbilled	8.50
03/16/2015	time:Bidding and Negotiations	Unbilled	8.50
03/18/2015	time:Bidding and Negotiations	Unbilled	8.50
03/19/2015	time:Bidding and Negotiations	Unbilled	2.50
03/20/2015	time:Bidding and Negotiations	Unbilled	7.50
03/23/2015	time:Bidding and Negotiations	Unbilled	8.50
03/24/2015	time:Bidding and Negotiations	Unbilled	8.50
03/25/2015	time:Bidding and Negotiations	Unbilled	8.50
03/26/2015	time:Bidding and Negotiations	Unbilled	8.50
03/27/2015	time:Bidding and Negotiations	Unbilled	8.50
03/30/2015	time:Bidding and Negotiations	Unbilled	8.50
03/31/2015	time:Bidding and Negotiations	Unbilled	6.00
04/01/2015	time:Bidding and Negotiations	Unbilled	8.00
04/02/2015	time:Bidding and Negotiations	Unbilled	8.50
04/03/2015	time:Bidding and Negotiations	Unbilled	8.50
04/06/2015	time:Bidding and Negotiations	Unbilled	8.50
04/07/2015	time:Bidding and Negotiations	Unbilled	1.50
04/08/2015	time:Bidding and Negotiations	Unbilled	2.50
04/09/2015	time:Bidding and Negotiations	Unbilled	6.00
04/13/2015	time:Bidding and Negotiations	Unbilled	4.00
Total Davenport Fire Station:1225.00 - Davenport Fire Departm...			515.50
Total Flynn, Matthew			515.50
Galante, Theodore			
Davenport Fire Station:1225.00 - Davenport Fire Department			
01/20/2015	time:CA	Unbilled	1.50
01/21/2015	time:CA	Unbilled	1.00
01/22/2015	time:CA	Unbilled	2.25
02/02/2015	time:CA	Unbilled	2.00
02/03/2015	time:CA	Unbilled	1.00
02/04/2015	time:CA	Unbilled	1.50
02/05/2015	time:CA	Unbilled	1.00
02/06/2015	time:CA	Unbilled	1.00
02/09/2015	time:CA	Unbilled	1.25
02/10/2015	time:CA	Unbilled	1.00
02/11/2015	time:CA	Unbilled	3.00
02/12/2015	time:CA	Unbilled	1.00
02/13/2015	time:CA	Unbilled	1.00
02/18/2015	time:CA	Unbilled	2.50
02/19/2015	time:CA	Unbilled	1.50
02/20/2015	time:CA	Unbilled	3.00
02/23/2015	time:CA	Unbilled	1.50
02/24/2015	time:CA	Unbilled	0.50
02/25/2015	time:CA	Unbilled	2.00
02/26/2015	time:CA	Unbilled	1.00
02/27/2015	time:CA	Unbilled	0.25
03/02/2015	time:CA	Unbilled	1.00
03/03/2015	time:CA	Unbilled	1.00
03/04/2015	time:CA	Unbilled	1.00
03/05/2015	time:CA	Unbilled	1.00
03/06/2015	time:CA	Unbilled	0.50
03/09/2015	time:CA	Unbilled	0.75
03/10/2015	time:CA	Unbilled	0.75
03/11/2015	time:CA	Unbilled	2.00
03/12/2015	time:CA	Unbilled	0.50
03/13/2015	time:CA	Unbilled	1.00
03/16/2015	time:CA	Unbilled	0.25
03/17/2015	time:CA	Unbilled	1.00
03/18/2015	time:CA	Unbilled	1.00
03/19/2015	time:CA	Unbilled	1.00
03/20/2015	time:CA	Unbilled	1.00

5:37 PM

04/21/15

The Galante Architecture Studio, Inc.**1225 Davenport****January 1, 2013 through April 21, 2015**

Date	Item	Billing Status	Duration
03/23/2015	time:CA	Unbilled	1.00
03/24/2015	time:CA	Unbilled	0.50
03/25/2015	time:CA	Unbilled	2.25
03/26/2015	time:CA	Unbilled	1.00
03/27/2015	time:CA	Unbilled	1.00
03/30/2015	Principal	Unbilled	1.00
03/31/2015	Principal	Unbilled	0.50
04/01/2015	Principal	Unbilled	2.00
04/02/2015	Principal	Unbilled	2.00
04/03/2015	Principal	Unbilled	1.00
04/06/2015	Principal	Unbilled	1.25
04/07/2015	Principal	Unbilled	0.50
04/08/2015	Principal	Unbilled	1.50
04/09/2015	Principal	Unbilled	0.50
04/10/2015	Principal	Unbilled	0.50
04/13/2015	Principal	Unbilled	1.50
04/14/2015	Principal	Unbilled	1.00
04/15/2015	Principal	Unbilled	2.00
04/16/2015	Principal	Unbilled	1.00
04/17/2015	Principal	Unbilled	1.00
Total Davenport Fire Station:1225.00 - Davenport Fire Departm...			67.50
Total Galante, Theodore			67.50
Laakso, Yar			
Davenport Fire Station:1225.00 - Davenport Fire Department			
02/05/2015	time:CD	Unbilled	1.00
02/11/2015	time:CD	Unbilled	7.50
02/12/2015	time:CD	Unbilled	8.50
02/13/2015	time:CD	Unbilled	9.00
02/16/2015	time:CD	Unbilled	4.00
03/10/2015	time:CD	Unbilled	0.50
03/13/2015	time:CD	Unbilled	0.50
Total Davenport Fire Station:1225.00 - Davenport Fire Departm...			31.00
Total Laakso, Yar			31.00
Sasha Clark			
Davenport Fire Station:1225.00 - Davenport Fire Department			
12/19/2014	time:CD	Unbilled	4.50
Total Davenport Fire Station:1225.00 - Davenport Fire Departm...			4.50
Total Sasha Clark			4.50
TOTAL			1062.75

1225

Davenport Central Fire Station Addition and Renovation

Not to exceed \$ 996,400

Mail to Jim Benge, cc to Geri Fentress

total to date

SD 15%	149,460	149,460
DD 20%	199,280	348,740
CD 35%	348,740	697,480
BN 5%	49,820	747,300
CA 25%	249,100	996,400

[illegible]

City of Davenport

Agenda Group:
Department: Public Works
Contact Info: Thomas Vesalga; (563) 326-7783
Wards: 8

Action / Date
5/20/2015

Subject:
Motion approving a five year lease agreement with Izaak Walton League of America at the Davenport Municipal Airport beginning March 1, 2015 and ending February 28, 2020. [Ward 8]

Recommendation:
Approve the motion.

Relationship to Goals:
Davenport – *The Choice Community for Living*

Background:
The Izaak Walton League of America has leased land at the Davenport Municipal Airport since 1949. The current 5 year lease expired February 28, 2013 and a new lease agreement was delayed due to extensive renegotiations. They own and maintain one large building and four small service buildings on the five acre tract. Their previous 5 year lease agreement allowed for an annual rent payment of \$1,500. This new proposed lease agreement lowers the square footage of the leased property ultimately lowering their rental payment to \$643.78 per year. This new annual payment is consistent with fair market value for the property. The discharge of any firearms has been prohibited from airport property by this new lease agreement as it is a violation of Federal regulations. It has been approved by the Izaak Walton League of America.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	5/21/2015 - 9:28 AM

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Mallory Merritt (326-7792)
Wards: All

Action / Date
5/20/2015

Subject:
Resolution amending the FY 2015 Operating and Capital Improvement Budgets

Recommendation:
Adopt the resolution.

Relationship to Goals:
Financially Responsible City Government

Background:
The Operating Budget is amended to incorporate new programs, changes in revenue estimates, budget grant funding, and transfer funding between programs. It updates the budget to include previously unanticipated revenue increases and decreases, cost increases, and the redistribution of funds.

The Capital Budget is amended to close out completed projects, fund over-expenditures in capital projects, and transfer balances between projects.

The Budget Amendment is consistent with the City Council goal of maintaining a balanced budget. The FY 2015 Operating and Capital Budget remains balanced with revenues sufficient to cover current expenditures.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Approving the FY 2015 Operating and Capital Budget Amendments
▣ Backup Material	FY 2015 Amendment - State Form
▣ Backup Material	FY 2015 Operating Budget Amendment Details
▣ Backup Material	FY 2015 Capital Improvement Budget Amendment Details
▣ Backup Material	FY 2015 Personnel Amendment

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	5/21/2015 - 9:29 AM

Resolution No. _____

Resolution offered by Alderman Justin:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION amending the FY 2015 Operating and Capital Improvement Budgets.

WHEREAS, it is necessary to amend the Operating Budget to incorporate new programs, changes in revenue estimates, budget grant funding, and transfer funding between programs; and

WHEREAS, it is necessary to update the budget to include previously unanticipated revenue increases and decreases, cost increases, and the redistribution of funds; and

WHEREAS, it is necessary to amend the Capital Budget to close out completed projects, fund over-expenditures in capital projects, and transfer balances between projects;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the FY 2015 Operating and Capital Improvement Budgets are hereby amended.

Approved:

Attest:

William E. Gluba, Mayor

Jackie E. Holecek, City Clerk

82-773

CITY BUDGET AMENDMENT AND CERTIFICATION RESOLUTION

To the Auditor of SCOTT County, Iowa:

The City Council of Davenport in said County/Counties met on May 20, 2015, at the place and hour set in the notice, a copy of which accompanies this certificate and is certified as to publication. Upon taking up the proposed amendment, it was considered and taxpayers were heard for and against the amendment.

The Council, after hearing all taxpayers wishing to be heard and considering the statements made by them, gave final consideration to the proposed amendment(s) to the budget and modifications proposed at the hearing, if any. thereupon, the following resolution was introduced.

RESOLUTION No. _____

A RESOLUTION AMENDING THE CURRENT BUDGET FOR THE FISCAL YEAR ENDING JUNE 30, 2015 (AS AMENDED LAST ON _____.)

Be it Resolved by the Council of the City of Davenport

Section 1. Following notice published May 8, 2015

and the public hearing held, May 20, 2015 the current budget (as previously amended) is amended as set out herein and in the detail by fund type and activity that supports this resolution which was considered at that hearing:

	Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources			
Taxes Levied on Property 1	64,722,398	0	64,722,398
Less: Uncollected Property Taxes-Levy Year 2	0	0	0
Net Current Property Taxes 3	64,722,398	0	64,722,398
Delinquent Property Taxes 4	0	0	0
TIF Revenues 5	5,050,892	0	5,050,892
Other City Taxes 6	23,112,464	62,575	23,175,039
Licenses & Permits 7	1,463,000	0	1,463,000
Use of Money and Property 8	1,230,240	9,011	1,239,251
Intergovernmental 9	26,949,364	47,137,879	74,087,243
Charges for Services 10	58,463,448	-38,822	58,424,626
Special Assessments 11	53,500	0	53,500
Miscellaneous 12	4,792,700	5,350,927	10,143,627
Other Financing Sources 13	68,772,130	-1,195,333	67,576,797
Total Revenues and Other Sources 14	254,610,136	51,326,237	305,936,373
Expenditures & Other Financing Uses			
Public Safety 15	42,566,557	1,235,709	43,802,266
Public Works 16	19,133,993	252,583	19,386,576
Health and Social Services 17	0	0	0
Culture and Recreation 18	11,627,763	858,265	12,486,028
Community and Economic Development 19	12,296,453	6,921,587	19,218,040
General Government 20	9,758,477	389,085	10,147,562
Debt Service 21	21,289,683	11,344,092	32,633,775
Capital Projects 22	33,462,674	43,102,169	76,564,843
Total Government Activities Expenditures 23	150,135,600	64,103,490	214,239,090
Business Type / Enterprises 24	61,565,198	1,993,104	63,558,302
Total Gov Activities & Business Expenditures 25	211,700,798	66,096,594	277,797,392
Transfers Out 26	42,817,620	7,044,177	49,861,797
Total Expenditures/Transfers Out 27	254,518,418	73,140,771	327,659,189
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year 28	91,718	-21,814,534	-21,722,816
Beginning Fund Balance July 1 29	66,513,934	16,844,512	83,358,446
Ending Fund Balance June 30 30	66,605,652	-4,970,022	61,635,630

Passed this _____ day of _____
(Day) (Month/Year)

Signature
City Clerk/Finance Officer

Signature
Mayor

**City of Davenport, Iowa
Budget Amendment
FY 2015 Budget**

Description	Fund	FTE Inc/(Dec)	Amendment Amount	Offsetting Revenue	Fund Balance Increase/ (Decrease)
<u>Rollover Items</u>					
Community Planning & Economic Development					
American Battlefield Grant	General		14,302	14,302	-
NSP Grant	NSP		135,602	135,602	-
USDA Food Hub Grant	Levee		42,220	42,220	-
Community Growth Fund	CGF		343,081	343,081	-
HOME Roll to Actual	HOME		483,212	483,212	-
CDBG Roll to Actual	CDBG		1,704,112	1,704,112	-
SSMIDS	SSMID Funds		608,000	608,000	-
IJOBS	IFAL		38,474	38,474	-
Veggie Mobile Grant	Levee		51,830	51,830	-
Freight House Kitchen (RDA)	Levee		25,000	25,000	-
Freight House HVAC Repair	LST		50,000	50,000	-
Civil Rights					
Fair Housing Partnership Grant	Fair Housing		101,504	101,504	-
Information Technology					
MDC Replacement Budget	IT		133,740	133,740	-
Library Department					
Enrich Iowa	General		13,824	13,824	-
Open Access	General		163,584	163,584	-
Infrastructure	General		1,415	1,415	-
Parks & Recreation Department					
Dr. Pepper Bottling Contract	General		229	229	-
Fishing Grant	General		1,305	1,305	-
Achieve Grant	General		3,930	3,930	-

Description	Fund	FTE Inc/(Dec)	Amendment Amount	Offsetting Revenue	Fund Balance Increase/ (Decrease)
Kaboom Grant	General		8,727	8,727	-
US Figure Skating	River's Edge		187	187	-
Arthritis Grant	General		4,000	4,000	-
Americorps	General		56,558	56,558	-
Fast Pitch Prize	General		900	900	-
Police Department					
Crime Free Multi-Housing Program	General		15,168	15,168	-
Police Bicycle Program	General		1,852	1,852	-
Honor Guard Program	General		1,618	1,618	-
Forfeiture & Seizure Fund	General - F&S		473,492	473,492	-
Public Works Department					
Reforestation Program	General		80,622	80,622	-
<u>New Grants/Donations</u>					
Community Planning & Economic Development					
Hamburg Grant	General		15,895	15,895	-
CLG State Historical Grant	General		1,692	1,692	-
CDBG - 5th and Brady	LEBG I		3,061,224	3,061,224	-
"SAVE" Revenue	LST		58,975	58,975	-
Fire Department					
RDA for EMS Association	General		3,060	3,060	-
Kwik Star Donation	General		1,000	1,000	-
Library Department					
Enrich Iowa	General		20,274	20,274	-
Open Access	General		55,135	55,135	-
Parks & Recreation Department					
AmeriCorps Grant	General	22.5	410,939	410,939	-
Knights of Columbus Donation	General		600	600	-

Description	Fund	FTE Inc/(Dec)	Amendment Amount	Offsetting Revenue	Fund Balance Increase/ (Decrease)
Police Department					
Sr. Light Tour	General		1,000	1,000	-
Public Works					
Airport Drainage - State	Airport		40,749	40,749	-
Transit Grant - Increased Hours	Transit		149,000	149,000	-
<u>Other Amendment Items</u>					
Finance					
Increased Risk Activity (Claims)	Risk Fund		250,000	250,000	-
CPED					
HVAC Repair at Freight House	LST		50,000	-	(50,000)
Reclassify Contractor to Employee	Levee		11,589	-	(11,589)
Fire Department					
Firehouse Account	General		1,582	1,582	-
Hazmat Supply Reimbursement	General		3,978	3,978	-
Human Resources					
Health Claims	Health		150,000	150,000	-
Police					
Police Explorer Account	General		3,354	3,354	-
ISU Research Study	General		1,100	1,100	-
Public Works					
Additional Salt Purchase	Road Use Tax		198,010	198,010	-
Parks and Recreation					
In-house Concessions (River's Edge)	River's Edge		45,000	73,000	28,000
In-house Concessions (Golf)	Golf		70,000	70,000	-

Description	Fund	FTE Inc/(Dec)	Amendment Amount	Offsetting Revenue	Fund Balance Increase/ (Decrease)
General Concessions	General		9,000	9,000	-
Miscellaneous					
Jersey Farms Land Acquisition	TIF		745,778	-	(745,778)
Debt Service					
Special Debt Service Fund			564,837	-	564,837
TIF Funds			(744)	-	(744)
Sewer Fund			455,432	-	455,432
Solid Waste Fund			9,298	-	9,298
Parking Fund			(7,370)	-	(7,370)
Airport Fund			(1,675)	-	(1,675)
Heritage			(709)	-	(709)
Debt Service Due to Refunding					
Special Debt Service Fund			10,780,000	-	10,780,000
Sewer Fund			1,005,000	-	1,005,000

City of Davenport, Iowa
Budget Amendment - Capital Improvement Program
FY 2015 Budget

Project	Description	Program	Source	Increase	Decrease	Notes
10486	Wildlife Hazard Assessment	Airport	Airport		(7,000)	close project
10545	Sump Pump Drainage Relief	Stormwater	CWF		(1,680)	close project
10130	Classroom/Auditorium	Police	General Fund	152,227		from PD forfeiture and seizure funds
10486	Wildlife Hazard Assessment	Airport	Grant		(70,000)	close project
10098	T-Hanger Taxiway Extension & 6 New Box Hangers	Airport	Grant		(46,775)	adj to actual
10492	GTC Door Replacement	FM	Grant	126,400		adj to actual grant
01346	Division Street Widening	Streets	Grant	90,339		adj to actual grant
63001	Fire Boat Secured Dock	Fire	Grant	200,000		FY16 budget
10319	Mississippi River Hall Upgrades	RC/Adler	HMT		(6,000)	to project 10456
10456	Skywalk Painting	RC/Adler	HMT	6,000		from project 10319
10212	Creative Arts Academy Remodel	Library	Library levy		(143)	close project
33009	4th & Iowa Streetscape	Stormwater	Loc Govt	205,000		sponsored project
10303	Natural Resource Construction Projects	Stormwater	Loc Govt	322,694		sponsored project
01702	NW Blvd & Hillandale Signal	Traffic	LST	308		close project
10529	Public Area Impr - Riverway	Riverfront	LST	13,000		close project
02176	Neighborhood Beautification Program	Comm Beautification	LST		(4,770)	to project 10302
10302	1128 Grand Avenue Stabilization	FM	LST	4,770		from project 0276
10512	Athletic Fields & Courts	Parks	LST		(2,061)	close project
10520	Playground Equipment & Site Amenities	Parks	LST	31		close project
10117	Freight House/Florian Keen	Parks	LST		(38,401)	to project 10779
10779	Upgrade Power at Leclair Park	Parks	LST	38,401		from project 10117
02105	Fire Rescue Boat	Fire	LST		(108)	close project
10247	Fire Station 3 Concrete Replacement	Fire	LST		(851)	close project
10472	Hangar 8970 Repairs	Airport	LST		(11,762)	close project
10528	Equipment Upgrade Program	RC/Alder	LST	7		close project
10550	Street Resurfacing Program	Streets	LST		(50,000)	to project 35001
35001	Rockingham Rd Bypass Study	Streets	LST	50,000		from project 10550
10245	Street Tree Inventory/Analysis & Hazard Assessment	PW Admin	LST		(10,000)	to project 01386
01386	City Wide Reforestation	PW Admin	LST	10,000		from project 10245
00684	Demolition		LST	1,761		close project
00547	Bikepath Reconstruction	Parks	LST	2,591		close project
10554	Street Maintenance 101	Streets	LST		(363,307)	close project

Project	Description	Program	Source	Increase	Decrease	Notes
01995	River Music Skywalk Bridge	CPED	RDA		(197,444)	to project 10501
10501	Skybridge Engineering Study	FM	RDA	197,444		from project 01995
10600	Credit Island Lodge Rebuild	Parks	Risk	491,500		adj to actual
10600	Credit Island Lodge Rebuild	Parks	Risk	19,000		funds needed
01927	Westside Diversion Tunnel (Sb-1)	Sanitary Sewer	SF		(158,921)	close project
00790	Old River Front Interceptor Cleaning & Inspection (S-B6)	Sanitary Sewer	Bond		(5,000)	to project 10525
10222	North Davenport Community Center	Parks	Bond		(29,941)	to project 10525
10525	Sidewalk Repair & Construction	Pedestrian	Bond	34,941		from projects 10222 & 00790
10401	Full Depth Patching Program	Streets	Bond		(415,112)	to project 10552
10552	Full Depth Patching Program	Streets	Bond	415,112		from project 10401
10543	Sanitary Sewer Televising	Sanitary Sewer	Bond		(187,789)	to projects 10541 & 02166
10541	San Sewer Lining Program	Sanitary Sewer	Bond	65,829		from project 10543
02166	Sanitary Sewer Equalization Basin	Sanitary Sewer	Bond	121,960		from project 10543
01583	Library Electronic Equipment Replacement	Library	Bond		(23,211)	to project 10509
10509	Library Electronic Equipment Repl	Library	Bond	23,211		from project 1583
10019	Security Fence 8970	Airport	Bond		(249)	close project to 01394
01394	65Th & Brady Intersection Improvement	Traffic Safety	Bond	249		from project 10019
10090	IT Capital Program	IT	Bond		(150,000)	to project 10507
10507	It Capital Program	IT	Bond	150,000		from project 10090
00167	Cedar and 3rd Vicinity Separation (S-A4)	Sanitary Sewer	Bond		(24,500)	to project 02166
02166	Sanitary Sewer Equalization Basin	Sanitary Sewer	Bond	24,500		from project 00167
01346	Division Street Widening	Streets	Bond		(100,000)	to project 10011
10011	Riverfront Storm Sewer	Stormwater	Bond	100,000		from project 1346
01346	Division Street Widening	Streets	Bond		(5,000)	to project 10466
10466	River Heritage Park	Riverfront	Bond	5,000		from project 01346
10379	Emergency Storm Sewer	Stormwater	Bond		(200,000)	to project 10533
10533	Contract Sewer Repairs	Sanitary Sewer	Bond	200,000		from project 10379
10098	T-Hanger Taxiway Extension & 6 New Box Hangers	Airport	Bond		(61,267)	to project 10011
10011	Riverfront Storm Sewer	Stormwater	Bond	61,267		from project 10098
10326	Fairmount Street Sidewalk Construction Program	Pedestrian	Bond		(21,041)	to project 02424
02424	Bus Shelters & Signage	Transit	Bond	21,041		from project 10326
02166	Sanitary Sewer Equalization Basin	Sanitary Sewer	Bond	100,800		from project 01929
01929	Mississippi West Basin I/I Study	Sanitary Sewer	Bond		(100,800)	to project 02166
02382	Base Reconstruction & Asphalt Overlay Program	Streets	Bond		(8,403)	to project 2424
02424	Bus Shelters & Signage	Transit	Bond	8,403		from project 02382
02382	Base Reconstruction & Asphalt Overlay Program	Streets	Bond		(3,360)	to project 10466
10466	River Heritage Park	Riverfront	Bond	3,360		from project 02382
02085	Rail For Eastern Iowa Industrial Center	I & B Development	Bond		(387,608)	to project 10325
10325	Trans Load Facility	I & B Development	Bond	387,608		from project 02085

Project	Description	Program	Source	Increase	Decrease	Notes
10194	Modern Woodman Park Flood Protection	FM	Bond		(373)	close to 10150
10150	Sidewalk Construction Program	Pedestrian	Bond	373		from project 10194
10539	Riverfront Interceptor Inspection/Cleaning/Improv	Sanitary Sewer	Bond		(10,500)	to project 10405
10405	Emergency Sewer Repairs	Sanitary Sewer	Bond	10,500		from project 10539
00790	Old River Front Interceptor Cleaning & Inspection (S-B6)	Sanitary Sewer	Bond		(296,230)	to project 10405
10405	Emergency Sewer Repairs	Sanitary Sewer	Bond	296,230		from project 00790
10268	LP-15 Defibrillator	Fire	Bond		(207)	close to 01702
01702	NW Blvd & Hillandale Signal	Traffic	Bond	207		close project
10543	Sanitary Sewer Televising	Sanitary Sewer	Bond		(53,809)	to project 02166
10541	San Sewer Lining Program	Sanitary Sewer	Bond	53,809		from project 10543
10541	San Sewer Lining Program	Sanitary Sewer	Bond		(523,448)	to project 10321
10321	Lining Program	Sanitary Sewer	Bond	669,639		from projects 10541 & 10543
10543	Sanitary Sewer Televising	Sanitary Sewer	Bond		(146,191)	to project 10321
10104	Veterans Memorial Park Bridge Replacement Over I-74	Bridges	Bond		(1,800,000)	to project 02385
02385	67th Street Bridge Over I74 Replacement	Bridges	Bond	1,800,000		from project 10104
10551	Full Depth Patching Program	Streets	Bond		(130,000)	to project 10552
10552	Full Depth Patching Program	Streets	Bond	130,000		from project 10551
10129	Hilltop Locust Street Pedestrian Improvements	Pedestrian	Bond		(14,500)	to project 10600
10600	Credit Island Lodge Rebuild	Parks	Bond	14,500		from project 10129
10465	Davenport NOW	CPED	Bond		(842,159)	to project 10461
10461	Davenport Now Program	CPED	Bond	842,159		from project 10465
10588	Sanitary Sewer Televising	Sanitary Sewer	Bond		(200,000)	to project 10321
10321	Lining Program	Sanitary Sewer	Bond	200,000		from project 10588
10129	Hilltop Locust Street Pedestrian Improvements	Pedestrian	Bond		(1,800)	to project 10423
10423	Centennial Park Lighting	Parks	Bond	1,800		from project 10129
10129	Hilltop Locust Street Pedestrian Improvements	Pedestrian	Bond		(15,413)	to project 10600
10600	Credit Island Lodge Rebuild	Parks	Bond	15,413		from project 10129
10505	Canadian Pacific EIIC Rail Connection	I & B Development	Bond		(322,420)	to project 10325
10325	Trans Load Facility	I & B Development	Bond	322,420		from project 10505
10555	Street Resurfacing Program	Streets	Bond		(1,293,215)	to project 10550
10550	Street Resurfacing Program	Streets	Bond	1,293,215		from project 10555
01927	Westside Diversion Tunnel (Sb-1)	Sanitary Sewer	Bond		(880,000)	reduce sale of FY15 S Bonds
01937	Lower 14Th District Sanitary Inflow Investigation	Sanitary Sewer	Bond	640,000		reduce sale of FY15 S Bonds
10539	Riverfront Interceptor Inspection/Cleaning/Improv	Sanitary Sewer	Bond	240,000		reduce sale of FY15 S Bonds
01929	Mississippi West Basin I/I Study	Sanitary Sewer	Bond		(485,000)	reduce sale of FY15 S Bonds
10539	Riverfront Interceptor Inspection/Cleaning/Improv	Sanitary Sewer	Bond	485,000		reduce sale of FY15 S Bonds
01091	Sanitary Sewer Relief 7Th & Division Area(A5)	Sanitary Sewer	Bond		(145,392)	reduce sale of FY15 S Bonds
10599	Sewer Lateral Repairs	Sanitary Sewer	Bond	145,392		reduce sale of FY15 S Bonds
01927	Westside Diversion Tunnel (Sb-1)	Sanitary Sewer	Bond		(315,385)	reduce sale of FY15 S Bonds
10533	Contract Sewer Repairs	Sanitary Sewer	Bond	100,000		reduce sale of FY15 S Bonds
10321	Lining Program	Sanitary Sewer	Bond	215,385		reduce sale of FY15 S Bonds
01929	Mississippi West Basin I/I Study	Sanitary Sewer	Bond		(156,540)	reduce sale of FY15 S Bonds
10539	Riverfront Interceptor Inspection/Cleaning/Improv	Sanitary Sewer	Bond	156,540		reduce sale of FY15 S Bonds

Project	Description	Program	Source	Increase	Decrease	Notes
00006	Ricker Hill Rd Sanitary Sewer Construction	Sanitary Sewer	Bond		(400,000)	reduce sale of FY15 S Bonds
00163	Wagner's Addition Sanitary Sewer Construction	Sanitary Sewer	Bond		(750,000)	reduce sale of FY15 S Bonds
01788	2507 Chippewa Ct Separation	Sanitary Sewer	Bond		(150,000)	reduce sale of FY15 S Bonds
10540	Root Control Program	Sanitary Sewer	Bond		(6,430)	reduce sale of FY15 S Bonds
10533	Contract Sewer Repairs	Sanitary Sewer	Bond	400,000		reduce sale of FY15 S Bonds
10539	Riverfront Interceptor Inspection/Cleaning/Improv	Sanitary Sewer	Bond	260,000		reduce sale of FY15 S Bonds
10599	Sewer Lateral Repairs	Sanitary Sewer	Bond	146,430		reduce sale of FY15 S Bonds
10537	Marquette St Sanitary Sewer Repair	Sanitary Sewer	Bond	500,000		reduce sale of FY15 S Bonds
01936	Duck Creek Middle Basin Infiltration Investigation (S-A15)	Sanitary Sewer	Bond		(531)	close project
00167	Cedar And 3Rd Vicinity Separation (S-A4)	Sanitary Sewer	Bond		(5,500)	close project
01394	65Th & Brady Intersection Improvement	Traffic	Bond	3,581		funds needed to close project
01939	Iowa Street Drainage Area Inflow Investigation (A12)	Sanitary Sewer	Bond		(30,473)	close project
10196	Gold Room Renovation	RC/Adler	Bond		(149,111)	close project
00790	Old River Front Interceptor Cleaning & Inspection (S-B6)	Sanitary Sewer	Bond		(1,750,000)	reduce sale of FY15 S Bonds
01788	2507 Chippewa Ct Separation	Sanitary Sewer	Bond		(100,000)	reduce sale of FY15 S Bonds
01929	Mississippi West Basin I/I Study	Sanitary Sewer	Bond		(250,000)	reduce sale of FY15 S Bonds
01937	Lower 14Th District Sanitary Inflow Investigation	Sanitary Sewer	Bond		(640,000)	reduce sale of FY15 S Bonds
10142	Sanitary Sewer Permanent Metering	Sanitary Sewer	Bond		(10,000)	reduce sale of FY15 S Bonds
10199	Engineering Cost - Sanitary Sewers	Sanitary Sewer	Bond		(226,000)	reduce sale of FY15 S Bonds
10216	McManus Creek Area Inflow Investigation	Sanitary Sewer	Bond		(445,000)	reduce sale of FY15 S Bonds
10321	Lining Program	Sanitary Sewer	Bond		(215,385)	reduce sale of FY15 S Bonds
10533	Contract Sewer Repairs	Sanitary Sewer	Bond		(500,000)	reduce sale of FY15 S Bonds
10537	Marquette St Sanitary Sewer Repair	Sanitary Sewer	Bond		(500,000)	reduce sale of FY15 S Bonds
10539	Riverfront Interceptor Inspection/Cleaning/Improv	Sanitary Sewer	Bond		(500,000)	reduce sale of FY15 S Bonds
10542	Sanitary Sewer investigative Metering	Sanitary Sewer	Bond		(65,000)	reduce sale of FY15 S Bonds
10544	Sewer Department SCADA Integration	Sanitary Sewer	Bond		(300,000)	reduce sale of FY15 S Bonds
10598	Root Control	Sanitary Sewer	Bond		(50,000)	reduce sale of FY15 S Bonds
10599	Sewer Lateral Repairs	Sanitary Sewer	Bond		(291,822)	reduce sale of FY15 S Bonds
10216	McManus Creek Area Inflow Investigation	Sanitary Sewer	Bond	150,000		reduce sale of FY15 S Bonds
10542	Sanitary Sewer investigative Metering	Sanitary Sewer	Bond	25,000		reduce sale of FY15 S Bonds
10192	Engineering Cost - Streets	Streets	Bond		(211,150)	adjust to actual bond sold
10201	Engineering Cost - Bridges	Bridges	Bond		(54,000)	adjust to actual bond sold
10599	Sewer Lateral Repairs	Sanitary Sewer	Bond	2,347		adjust to actual bond sold
63001	Fire Boat Secured Dock	Fire	Bond	50,000		FY16 budget

FY 2015 Personnel Amendment (Full-Time Positions Only)

Reclassified	Eliminated	Added
Payroll Specialist (Finance)	Internal Auditor (Finance)	Management Analyst I (Finance)
Payroll Administrator (Finance)	Safety/Risk Coordinator (Finance)	Assistant Risk Manager (Finance)
Logistics Manager (Public Works)	Bank Operations Coordinator (Finance)	CPED Director (CPED)
Engineer in Training (Public Works)	Customer Service Rep (Finance)	Davenport Levee Commission Executive Officer (CPED)
Street Maintenance Supervisor (Public Works)	Senior Accountant (Finance)	Community Development Manager (CPED)
Golf Course Supervisor (Parks)	Senior Manager (CPED)	Senior Engineer (Public Works)
Community Relations Supervisor (Parks)	Special Projects Coordinator (CPED)	Code Compliance Supervisor (Public Works)
Assistant Library Director (Library)	Planner II (CPED)	GIS Specialist (Public Works)
Neighborhood Development Coordinator (CPED)	Lead Based Paint Program Manager (CPED)	2 Engineer in Training (Public Works)
Rehab HQS Inspector (CPED)	Community Services Supt. (Public Works)	Sr. Clerk (Public Works)
Sewer Equipment Operator (Public Works)	Principal Clerk (Public Works)	Construction Inspector (Public Works)
	Code Enforcement Supervisor I (Public Works)	Heavy Equipment Operator (Public Works)
	Code Enforcement Officer I (Public Works)	2 Librarian Generalists (Library)
	Survey Party Chief (Public Works)	Supervising Librarian (Library)
	Survey Technician (Public Works)	Outreach Coordinator (Civil Rights)
	2 Project Technicians (Public Works)	Fair Housing Attorney (Civil Rights)
	Engineering Aide (Public Works)	2 Construction Inspectors (Public Works)
	Engineering Clerk (Public Works)	
	Compost Manager (Public Works)	
	Operations Supervisor (Public Works)	
	Community Services Specialist (Police)	
	Clerk (Parks)	
	Supervising Librarian Assistant (Library)	
	Library Assistant (Library)	
	Library Services Manager (Library)	
	2 Lead Construction Inspectors (Public Works)	

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Brandon Wright 326-7750
Wards: All

Action / Date
5/20/2015

Subject:
Resolution making provisions for the issuance of not-to-exceed \$53,500,000 General
Obligation Corporate Bonds, Series 2016. [All Wards]

Recommendation:
Adopt the resolution.

Relationship to Goals:
Financially Responsible City Government

Background:
The City's FY 2016 Capital Improvement Program becomes effective July 1, 2015. Projects will be underway before the sale of bonds, using available balances from the capital improvement fund. In order to comply with IRS regulations, the Council must indicate the City's desire to reimburse itself from future bond proceeds should this be the case. The Series 2016 bond sale will be used to fund a variety of capital projects in the FY 2016 CIP. Below is a summary of major project amounts by category:

Street Improvements \$19,130,000

Elmore Extension	\$13,000,000
Harrison Street Resurfacing	\$1,200,000
VMP - Jersey Ridge Intersection	\$1,200,000
Kimberly & Division Intersection	\$830,000

Sewer Improvements \$17,332,000

Plant Optimization	\$3,500,000
1930's Riverfront Interceptor Cleaning	\$2,000,000
Old Duck Creek Interceptor Rehab	\$1,450,000
Sewer Lateral Repair Program	\$1,250,000
Contract Sanitary Sewer Repair Program	\$1,250,000
Ricker Hill Road Sanitary Sewer Const.	\$1,200,000
Additional I&I Removal	\$1,000,000

City Facility Improvements \$9,408,000

Central Fire Station Renovation	\$8,000,000
Adlertheatre Acquisition	\$1,250,000
DavenportNOW	\$1,000,000

ATTACHMENTS:

Type	Description
☐ Resolution Letter	2016 BOND ISSUANCE RESOLUTION
☐ Backup Material	Bond Issuance Summaries

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	5/21/2015 - 9:29 AM

RESOLUTION NO. _____

Making provisions for the issuance of not to exceed \$53,500,000 General Obligation Corporate Bonds, Series 2016

WHEREAS, the City of Davenport (the “City”), in the County of Scott, State of Iowa, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, and pursuant to notice duly published and a hearing held thereon, has proposed that it is in the best interest of the City that not to exceed \$53,500,000 General Obligation Corporate Bonds, Series 2016 (the “Bonds”) be authorized by the City to provide funds to pay costs in connection with improvements to sanitary sewers, sewage treatment works, storm sewers, streets, streetscapes, bridges, airport, municipal housing facilities, fire department facilities, parks, riverfront, sidewalks, bike paths, recreation trails and other municipal buildings and facilities; acquisition of equipment for solid waste, mass transit, parks, library, vehicle maintenance and information technology and economic development projects;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Davenport, Iowa, as follows:

Section 1. All objections received or made at the hearing are hereby overruled, and the Bonds are hereby ordered to be issued in the future in a principal amount not to exceed \$53,500,000.

The Bonds shall bear interest, shall be payable as to principal and interest on the dates and in the amounts, may be subject to prepayment prior to maturity and may contain such other terms and provisions as shall be determined by the City Council at the time the Bonds are sold.

Section 2. All resolutions or parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved May 27, 2015.

Mayor

Attest:

Deputy City Clerk

City of Davenport, Iowa
2016 Bond Issue
(\$ Thousands)
4/1/2015

15-Year General Obligation Bonds	Amount	
Airport Improvements	250	
Bridge Improvements	500	
City Facility Improvements	9,408	
Acquisition of Real Property	140	
Engineering Costs for Airports, Bridges, Streets, and Pedestrian Transportation	375	
Municipal Housing Projects	1,000	
Parks Improvements	840	
Recreational Trails	84	
Street Improvements	4,430	
Sewer Improvements	400	
Subtotal 15-Year GO Bonds		\$ 17,427
5-Year Equipment Bonds (GO)		
City Information Technology Network Improvements	450	
Vehicle Maintenance Equipment	143	
Library Equipment	575	
Subtotal 5-Year Equipment Bonds		\$ 1,168
15-Year Bonds Abated by Other Sources (GO)		
Sewer Improvements (Sewer Fund)	13,768	
Sewer Improvements (WPCP Fund)	3,500	
Street Improvements (TIF)	14,700	
Recreational Trails (TIF)	345	
Streetscape Improvements (TIF)	300	
Subtotal 15-Year Bonds Abated by Other Sources		\$ 32,613
20-Year Bonds Abated by Other Sources (GO)		
Acquisition of Real Property (Adler Theatre Fund)	1,250	
Subtotal 20-Year Bonds Abated by Other Sources		\$ 1,250
5-Year Equipment Bonds Abated by Other Sources (GO)		
Solid Waste Equipment (Solid Waste Fund)	250	
Subtotal 5-Year Equipment Bonds Abated by Other Sources		\$ 250
Total Proposed 2016 Bond Issue - Projected		\$ 52,708
Estimated Cost of Issuance and Underwriting Discount		\$ 300
Total 2016 Bond Issue - Not-to-Exceed		\$ 53,008

City of Davenport, Iowa
2016 Bond Issue
(\$ Thousands)
4/1/2015

Essential Corporate Purpose	Amount	
Acquisition of Real Property for Streets Operations	60	
Airport Improvements	250	
Bridge Improvements	500	
Engineering Costs	711	
Municipal Housing Projects	1,000	
Parks Improvements	840	
Sewer Improvements	17,332	
Solid Waste Equipment	250	
Street Improvements	19,130	
Streetscape Improvements	300	
Vehicle Maintenance Equipment	143	
		\$ 40,516
General Corporate Purpose		
Acquisition of Real Property for Recreational Activities	1,330	
City Facility Improvements	9,408	
City Information Technology Network Improvements	450	
Recreational Trails	429	
Library Equipment	575	
		\$ 12,192
Total Proposed 2016 Bond Issue - Projected		\$ 52,708
Estimated Cost of Issuance and Underwriting Discount		\$ 300
Total 2016 Bond Issue - Not-to-Exceed		 \$ 53,008

2016 Bonding Detail

GO BONDS	AIRPORT	10102	FUEL FACILITY MODERNIZATION	\$	200,000
GO BONDS	AIRPORT	20001	ENGINEERING COST - AIRPORT	\$	30,000
GO BONDS	AIRPORT	20002	PAVEMENT MAINTENANCE PROGRAM	\$	20,000
GO BONDS	BRIDGES	01589	KIMBERLY ROAD BRIDGE AT DUCK CREEK REHAB	\$	200,000
GO BONDS	BRIDGES	21001	BRIDGE MAINTENANCE PROGRAM	\$	250,000
GO BONDS	BRIDGES	21002	ENGINEERING COST - BRIDGES	\$	50,000
GO BONDS	FACILITIES MAINTENANCE	10481	CAPITAL IMPROVEMENTS AT MWP	\$	375,000
GO BONDS	FACILITIES MAINTENANCE	23001	ELECTRICAL SURVEY CITY WIDE	\$	35,000
GO BONDS	FACILITIES MAINTENANCE	23002	ENERGY CONSERVATION STUDY	\$	50,000
GO BONDS	FIRE DEPARTMENT	02348	CENTRAL FIRE STATION	\$	8,000,000
GO BONDS	FIRE DEPARTMENT	02400	STATION SEVEN ADDITION AND RENOVATION	\$	75,000
GO BONDS	FIRE DEPARTMENT	63001	FIRE BOAT SECURED DOCK	\$	50,000
GO BONDS	FIRE DEPARTMENT	63002	STATION 3 BOILER/AC REPLACEMENT	\$	98,000
GO BONDS	LIBRARY SERVICES	66002	LIBRARY MAIN FILM & ICN ROOM UPDATES	\$	200,000
GO BONDS	PARKS & RECREATION	64002	JUNIOR THEATRE TUNNEL REPAIR	\$	25,000
BONDS ABATED BY ADLER THEATRE	RIVERCENTER/ADLER	69001	ALDER THEATRE ACQUISITION	\$	1,250,000
GO BONDS	PEDESTRIAN TRANSPORTATION	28008	GOOSE CREEK LAND ACQUISITION	\$	80,000
GO BONDS	ADMINISTRATION & SUPPORT	60002	PUBLIC WORKS WEST SIDE FACILITY	\$	60,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30004	ENGINEERING COST - SANITARY SEWER	\$	336,000
GO BONDS	PEDESTRIAN TRANSPORTATION	28007	ENGINEERING COST - PEDESTRIAN TRANS	\$	25,000
GO BONDS	STORMWATER	33002	ENGINEERING COST - STORMWATER	\$	100,000
GO BONDS	STREETS	35003	ENGINEERING COST - STREETS	\$	250,000
GO BONDS	CPED	61001	DAVENPORT NOW	\$	1,000,000
GO BONDS	PARKS & RECREATION	64003	PARK DEVELOPMENT PROGRAM	\$	200,000
GO BONDS	PARKS & RECREATION	64006	SKATE PARK MAINTENANCE	\$	100,000
GO BONDS	PARKS & RECREATION	64007	VANDER VEER FOUNTAIN REPAIRS	\$	40,000
GO BONDS	RIVERFRONT	68001	RIVERVISION CONSTRUCTION DOCUMENTS	\$	500,000
GO BONDS	STREETS	01793	KIMBERLY & DIVISION INTERSECTION IMPROVEMENT	\$	830,000
GO BONDS	STREETS	02427	I74/53RD STREET INTERCHANGE	\$	400,000
GO BONDS	STREETS	35004	FULL DEPTH PATCH PROGRAM	\$	250,000
GO BONDS	STREETS	35005	HARRISON STREET RESURFACING	\$	1,200,000
GO BONDS	STREETS	35009	STREETS RESURFACING PROGRAM	\$	250,000
BONDS ABATED BY TIF	STREETS	35000	CENTER TURN LANE - CROMWELL & 65TH ST.	\$	500,000
BONDS ABATED BY TIF	STREETS	35002	ELMORE EXTENSION	\$	13,000,000
BONDS ABATED BY TIF	STREETS	35006	VMP-JERSEY RIDGE INTERSECTION	\$	1,200,000
BONDS ABATED BY TIF	PEDESTRIAN TRANSPORTATION	28001	BIKE PATH - JERSEY FARMS/CROMWELL TO VMP	\$	155,000
BONDS ABATED BY TIF	PEDESTRIAN TRANSPORTATION	28002	BIKE PATH - VMP TO EASTERN AVE. LIBRARY	\$	165,000
BONDS ABATED BY TIF	PEDESTRIAN TRANSPORTATION	28003	BIKE PATH - WALSH POINTE TO VMP BIKE PATH	\$	25,000
GO BONDS	PEDESTRIAN TRANSPORTATION	28009	GOOSE CREEK TRAIL PHASE II CONSTRUCTION	\$	84,395
BONDS ABATED BY TIF	PEDESTRIAN TRANSPORTATION	28005	CROSSWALK & SIGN FOR EASTERN AVE.	\$	50,000
BONDS ABATED BY TIF	PEDESTRIAN TRANSPORTATION	28011	UTICA RIDGE SIDEWALK - VMP TO EAST 55TH ST.	\$	200,000
BONDS ABATED BY TIF	PEDESTRIAN TRANSPORTATION	28012	CROSSWALK & SIGN FOR JERSEY - CROMWELL	\$	50,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	00006	RICKER HILL RD SANITARY SEWER CONSTRUCTION	\$	1,200,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	00165	14TH & 15TH DISTRICT CROSS CONNECTIONS	\$	550,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	00200	OLD DUCK CREEK INTERCEPTOR SEWER REHAB	\$	1,450,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	00790	1930'S RIVERFRONT INTERCEPTOR CLEANING	\$	2,000,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	01905	BIRCHWOOD AREA PARALLEL SEWER	\$	900,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	10539	1970'S RIVERFRONT INTERCEPTOR CLEANING	\$	750,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30001	ADDITIONAL I&I REMOVAL	\$	1,000,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30002	CONTRACT SANITARY SEWER REPAIR PROGRAM	\$	1,250,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30003	DEVELOPMENT CAPACITY METERING	\$	200,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30005	HARRISON STREET SEWER REPAIRS	\$	400,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30006	IOWA STREET BASIN COLLECTION SYSTEM REHAB	\$	900,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30007	LIFT STATION REHAB - SANITARY PROGRAM	\$	150,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30008	MANHOLE REHABILITATION PROGRAM	\$	400,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30009	MANHOLE/INTAKE BOXOUT REPAIR - SANITARY	\$	120,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30010	PUBLIC RESTROOM SEWER CONNECTIONS	\$	175,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30011	SANITARY SEWER INVESTIGATIVE METERING	\$	65,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30012	SANITARY SEWER LINING PROGRAM	\$	322,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30013	SANITARY SEWER TELEVISIONING PROGRAM	\$	200,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30014	SEWER LATERAL REPAIR PROGRAM	\$	1,250,000
BONDS ABATED BY SEWER FUND	SANITARY SEWERS	30015	SEWER SCADA INTEGRATION	\$	150,000
BONDS ABATED BY WPCP REPLACEMENT FUND	WPCP	10564	PLANT OPTIMIZATION	\$	3,500,000
GO BONDS	STORMWATER	33001	CONTRACT STORM SEWER REPAIR PROGRAM	\$	250,000
GO BONDS	STORMWATER	33005	LIFT STATION REHAB - STORMWATER PROGRAM	\$	150,000
BONDS ABATED BY SOLID WASTE FUND	FLEET	10503	SOLID WASTE EQUIPMENT REPLACEMENT PROGRAM	\$	250,000
EQUIPMENT BONDS	FLEET	24002	PARALLELOGRAM LIFTS REPLACEMENT	\$	135,000
EQUIPMENT BONDS	FLEET	24003	SINGLE BRUSH BUS WASH UNIT	\$	8,000
EQUIPMENT BONDS	INFORMATION TECHNOLOGY	67001	CITY FIBER NETWORK PROGRAM	\$	100,000
EQUIPMENT BONDS	INFORMATION TECHNOLOGY	67002	IT CAPITAL IMPROVEMENT PROGRAM	\$	350,000
EQUIPMENT BONDS	LIBRARY SERVICES	66001	LIBRARY ELECTRONIC REPLACEMENT PROGRAM	\$	225,000
EQUIPMENT BONDS	LIBRARY SERVICES	66003	LIBRARY MATERIALS PROGRAM	\$	350,000

City of Davenport

Agenda Group:
Department: Public Works - Fleet
Contact Info: Jon Meeks 326-7922
Wards: All

Action / Date
5/20/2015

Subject:

Motion awarding the purchase of three pick-up trucks, one for the Engineering Division and two for the Parks Department, to Courtesy Ford of Davenport in the amount of \$83,309. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

A request for bids was sent on April 17, 2015 to 61 vendors. On May 6, 2015 the Purchasing Division received and opened six bids. Courtesy Ford was the lowest responsive and responsible bidder and is recommended for the purchase.

One truck is for the Engineering Division, and two are for the Parks Department. The trucks are Ford F250 4x4 SD regular cab with 8' box. The city will take delivery of the trucks prior to July 1, 2015.

The funding for the trucks is from account numbers 54911920-530302 with an available balance of \$30,000 and 54914025-530302 with an available balance of \$70,918. The source of funds is from Local Sales Tax.

ATTACHMENTS:

Type	Description
 Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	5/21/2015 - 9:29 AM

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: THREE PICK-UP TRUCKS
BID NUMBER: 15-132
OPENING DATE MAY 6, 2015
RECOMMENDATION: AWARD THE PURCHASE TO COURTESY FORD, OF
DAVENPORT, IA

<u>VENDOR NAME</u>	<u>LOCATION</u>	<u>AMOUNT</u>
COURTESY FORD	DAVENPORT, IA	\$83,309
REYNOLDS MOTOR COMPANY	EAST MOLINE, IL	\$29,499*
BOB BROWN CHEVROLET	URBANDALE, IA	\$86,092
KARL CHEVROLET, INC	ANKENY, IA	\$86,130
GREEN BUICK GMC, INC	DAVENPORT, IA	\$95,429

*ONLY ONE TRUCK BID

Prepared By C. Whitake
Purchasing

Approved By Michael R. P.
Department Director

Approved By Mallory Merritt
Budget/CIP

Approved By BW
Finance Director

City of Davenport

Agenda Group:
Department: Public Works - WPCP
Contact Info: Jeff Holle - 888-2115
Wards: 1

Action / Date
5/20/2015

Subject:

Motion awarding a contract for lighting replacement at the Water Pollution Control Plant to Tri-City Electric Company of Davenport in the amount of \$71,959.74. [Ward 1]

Recommendation:

Approve the motion.

Relationship to Goals:

Financially Responsible City Government

Background:

A request for proposals was issued on April 17, 2015 and was sent to 234 contractors. On May 8, 2015 the Purchasing Division received and opened three proposals.

The proposals were evaluated on the following criteria: Pricing - 30%; Experience and References - 15%; Safety Record - 10%; Quality of Fixtures - 15%. Tri-City Electric Co. was the highest scoring firm and is recommended for the contract.

The lighting will replace approximately 1/3 of the plant lighting with more efficient LED lighting. Lighting power consumption will be lowered by almost 50% with the lighting replaced. The WPCP had an energy audit and the lighting replacement was an area needing significant improvement.

Funding for this project is from account 51151975-530319 with a balance of \$75,000. The source of funding is from sewer fees.

ATTACHMENTS:

Type	Description
 Backup Material	RFP Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	5/21/2015 - 9:29 AM

CITY OF DAVENPORT, IOWA
PROPOSAL TABULATION

DESCRIPTION: LIGHTING REPLACEMENT AT THE WPCP
RFP NUMBER: 15-133
OPENING DATE: MAY 8, 2015
RECOMMENDATION: AWARD THE CONTRACT TO TRI-CITY ELECTRIC CO OF
DAVENPORT, IA

<u>VENDOR NAME</u>	<u>LOCATION</u>
TRI-CITY ELECTRIC CO	DAVENPORT, IA
J.W. KOEHLER ELECTRIC, INC ROCK RIVER ELECTRIC, INC	DAVENPORT, IA COLONA, IL

Prepared By C. Winters
Purchasing

Approved By M. J. DeLake
Department Director

Approved By Mallory Menitt
Budget/CIP

Approved By B. H.
Finance Director