

COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, February 21, 2018; 5:30 PM

City Hall, 226 W. 4th Street, Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for the ordinance for case REZ17-08 being the request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, of property generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District. [Ward 3]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract and estimated cost for the Junge Park - Bike Path Reconstruction Project. The estimated cost is \$100,000 budgeted in CIP #64044. [Ward 7]
2. Public Hearing on the plans, specifications, form of contract and estimated cost for the East Locust Street Pavement Improvements Project. The estimated cost is \$1,290,000 budgeted in CIP #35032. [Ward 6]

C. Finance

1. Public hearing on the FY 2019 Operating Budget, FY 2019 Capital Improvement Budget, and the FY 2019 - FY 2024 Capital Improvement Plan. [All Wards]
2. Public hearing to convey city owned parcel W0425-01 adjacent to the east of 2305 W. 67th Street owned by the Dirksens. (Petitioners, Ronald and Janice Dirksen). [Ward 8]
3. Public Hearing regarding the conveyance of a vacant lot Parcel G0034-25, formerly 1012 W 9th Street, located in Mitchell's Bluff Addition (Paul Goulet, Petitioner). [Ward 3]

VII. Presentations

A. Appointment

Riverfront Improvement Commission :

Breanna Pairrett (New Appointment)

VIII. Petitions and Communications from Council Members and the Mayor

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chairman; Rich Clewell, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. First Consideration: Ordinance for Case REZ17-08 being the request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, of property generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District. [Ward 3]
2. Resolution approving Case No. ANX18-01, the annexation of 16.84 acres more or less, of territory located west of North Division Street and south of Slopertown Road. (Sterilite Corporation, petitioner.) [Ward 8 as expanded].
3. Resolution approving the annexation of 155 acres more or less, of territory located west of Hillandale Road south of Slopertown Road. (Meyer-Keppy, petitioner.) Case No. ANX18-02. [Ward 8 as expanded].
4. Resolution approving the annexation of 0.24 acres more or less, of railroad property located south of Slopertown Road. (City of Davenport, petitioner.) Case No. ANX18-04. [Ward 8 as expanded].
5. Resolution approving Case No. F17-18 being the final plat of Landon Prairie, being a replat of Lot 2 Victory Acres, located at 1366 West Kimberly Road, containing three (3) residentially zoned lots on 1.37 acres, more or less. [Ward 7]
6. Resolution approving 2018 Urban Revitalization Tax Exemption Projects. [All Wards]
7. Resolution supporting a Workforce Housing Tax Credit application to the State of Iowa for a housing project located at 1606 Brady Street. [Ward 5]
8. Resolution authorizing the Mayor to execute the Iowa Certified Local Government 2017 Annual Report. [All Wards]

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Rita Rawson, Chairman; JJ Condon, Vice Chairman

III. PUBLIC SAFETY

1. Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

Kilkenny's Pub, St. Patrick's Day Celebration, March 17; 6:00 AM - 8:00 PM and March 18; 2:00 AM- 6:00 AM, actual event time 8:00 AM to 8:00 PM; Closure Location: Harrison Street from the alley south of Fourth Street to Third Street, the sidewalk, parking land and one travel lane and 3rd Street from Harrison west along north side from 300-312 West Third Street. [Ward 3]

The Office, St. Patrick's Day Celebration, March 17; 12:00 PM to 12:00 AM, March 18; 12:00 AM to 2:00 AM; Closure Location: north two travel lanes and parking lane on Third Street between Brady and Main Streets. [Ward 3]

Beaux Arts Fund Committee, Beaux Arts Spring Fair, May 11-13, 12:00 PM - 7:00 PM; Closure Location: Second Street from Harrison to Brady and Main from Third Street to River Drive (Main Street remains open for access during the Fair). [Ward 3]

Ganzo's, Cinco de Mayo Festival, May 5; 6:00 AM to 12:00 AM; Closure Location: Marquette Street right in front of 3923 North Marquette to north driveway of 3940 North Marquette Street [Ward 8]

Ganzo's, Cinco de Mayo 5K, May 5, 6:00 AM to 12:00 PM, Closure Location: Start/finish in front of 3923 Marquette Street, west on West 41st Street to Division Street, north on Division to West 53rd, east on West 53rd to Northwest Blvd, south on Taylor Street to West 52nd Street, west on West 52nd and Garner Drive to West 51st Street, east on 51st Street to Fillmore Lane, south on Fillmore Lane to West 46th Street, east on West 46th Street to Marquette, south on Marquette to finish line at Ganzo's Restaurant. [Ward 7]

River Action, Ride the River, June 17, 6:00 AM to 4:30 PM; Closure Location: Bike path and street crossings at Fourth & LeClaire, Third & LeClaire and Second Street and entrance to Government Bridge and Western and River Drive. [Ward 3]

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

Kilkenny Pub, 300 West Third Street, St. Patrick's Day Celebration, March 17-18, 2018; 8:00 AM to 8:00 PM, Outdoor Music, Over 50 dBa [Ward 3]

The Office, 116 West Third Street, St. Patrick's Day Celebration, March 17-18, 2018; 12:00 PM to 10:00 PM, Outdoor Music, Over 50 dBa [Ward 3]

Ganzo's, 3923 North Marquette, Cinco de Mayo Festival, May 5, 2018; 6:00 AM. to Midnight, Outdoor Music, Over 50 dBa [Ward 8]

St. Ambrose University, 518 West Locust Street, Final Weekend in April, April 27; 9:00 PM to Midnight; April 28; Noon to 1:00 AM, Outdoor Music, Over 50 dBa [Ward

4]

3. Motion approving beer and liquor license applications.

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

Ward 1

Scott's Shovelhead Shed (S.S.S. Inc.) - 220 N Pine St. - Outdoor Area March 17-18, 2018 "St. Patrick's Day Event" - License Type: C Liquor

Sub Express & Gas (Keya Food Mart Inc.) - 4307 W Locust St. - New Owner - License Type: E Liquor / B Wine / C Beer

Ward 2

Leisure Lanes (Four Bros., LLC) - 2802 W 73rd St. - Outdoor Area March 17-18, 2018 "St. Patrick's Day Event" - License Type: C Liquor

Ward 3

CASI (Center for Active Seniors, Inc.) - 225 W 2nd St. 'Figge Outdoor Plaza Only' - Outdoor Area March 17, 2018 "St. Patrick's Day Event" - License Type: B Beer

Dam View Inn (VanDamQC LLC) - 410 E 2nd St. - Outdoor Area March 15-18, 2018 "St. Patrick's Day Event" - License Type: C Liquor

Kelly's St. Patrick's Day at Front Street (Front Street Brewery, Inc.) - 421 W River Dr. 'Parking Lot Only' - Outdoor Area March 16-17, 2018 "St. Patrick's Day Event" - License Type: B Beer

Kilkenny's Pub & Eatery (Kilkenny's Pub & Eatery) - 300 W 3rd St. - Outdoor Area March 17-18, 2018 "St. Patrick's Day Event" - License Type: C Liquor

Mac's Tavern (Failte, Inc.) - 316 W 3rd St. - Outdoor Area March 17-18, 2018 "St. Patrick's Day Event" - License Type: C Liquor

The Office (Local 563 Cocktail Lounge, LLC) - 116 W 3rd St. - Outdoor Area March 17-18, 2018 "St. Patrick's Day Event" - License Type: C Liquor

Shenanigans (Here We Go Again, Inc.) - 303 W 3rd St. - Outdoor Area March 17-18, 2018 "St. Patrick's Day Event" - License Type: C Liquor

Ward 4

The Meat Market (Weetbruch Enterprises, Inc.) - 1629 Washington St. - Ownership update - License Type: C Liquor

Ward 5

W-Mart (Kuntidharma LLC) - 1205-1207 E Locust St. - New Owner - License Type: E Liquor / B Wine / C Beer

Ward 6

Rhythm City Casino (Rhythm City Casino, LLC) - 7077 Elmore Ave. - Premise Update to exclude liquor room in basement - License Type: B Liquor

Rhythm City Casino (Rhythm City Casino, LLC) - 7077 Elmore Ave. (basement) - New License in basement liquor room - License Type: E Liquor

Wieblers Quad Cities Harley-Davidson (Wieblers Harley-Davidson Inc.) - 5320 Corporate Park Dr. - New License for storage during events - Outdoor Area Events "Bike Nights" - April 28, 2018 'Spring Season Opener' - May 26, 2018 'Bikes, Blues, & BBQ' - June 16, 2018 'Freedom Ride' - July 21, 2018 'Seals Benefit Ride' - August 11, 2018 'Rally/Bike Show' - September 22, 2018 '28th Annual Open House' - October 27, 2018 'Freedom Fest' - License Type: B Beer

Ward 7

Assumption High School (Assumption High School) - 1020 W Central Park Ave. - Outdoor Area April 20-21, 2018 "Havana Knights" - License Type: C Liquor

Pancheros Mexican Grill (FMDAV, LLC) - 902 W Kimberly Rd., Suite 21 - New License - Outdoor Area - License Type: B Beer

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

Ward 1

Herb's Tap Inc. (Herb's Tap, Inc.) – 3701 Rockingham Rd. – License Type: C Liquor

Ward 2

SNS Mart (Sleesha Mini Mart LLC) – 1715 W Kimberly Rd. – License Type: C Beer

Ward 3

Endless Brews (Endless Brews, LLC) – 310 N Main St. – License Type: B Beer

Gateway Pub (Doo-Dah Incorporated) – 702 W 3rd St. – License Type: C Liquor

Sam's Food (Sam Food LLC) – 648 N Marquette St. – License Type: E Liquor / B Wine / C Beer

Ward 4

The Meat Market (Weetbruch Enterprises, Inc.) - 1629 Washington St. - License Type: C Liquor

Ward 5

Brady Mart Food & Liquor (Midwest Stores LLC) – 3107 Brady St. – License Type: E Liquor / B Wine / C Beer

Fujisushigrill Inc. (Fujii Sushi Grill Inc.) – 1417 W Locust St. – License Type: C Liquor

Stadium Club (Si's Inc.) – 2828 Brady St. – License Type: C Liquor

Ward 7

Mart Stop #1 (Diwan LLC) – 3527 Spring St. – License Type: E Liquor / C Beer / B

Wine
Ward 8
Big 10 Mart (Molo Oil Company) – 5310 N Brady St. – License Type: C Beer / B
Native Wine

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

V. PUBLIC WORKS

1. Resolution approving the proposed plans, specifications, form of contract and estimate of cost for the Junge Park - Bike Path Reconstruction Project. The estimated cost is \$100,000 budgeted in CIP #64044. [Ward 7]
2. Resolution approving a contract to replace two Motor Control Centers (MCC) and one switchgear line at Water Pollution Control Plant to Tri-City Electric Co. of Davenport, in the amount of \$359,170 budgeted in CIP #39003. [All Wards]
3. Resolution approving the contract for the Federal Street Sewer Improvement Project from Hawkeye Paving Corporation in the amount of \$638,489.00 budgeted in CIP #30001. [Ward 3]
4. Resolution approving the plans, specifications, form of contract and estimated cost for the East Locust Street Pavement Improvements Project. The estimated cost is \$1,290,000 budgeted in CIP #35032. [Ward 6]
5. Resolution accepting the Kimberly Road bridge over Duck Creek Replacement Project completed by Helm Group, Inc (dba Civil Constructors, Inc) of Freeport, IL. This project was completed with a final contract amount of \$1,265,886 budgeted in CIP #01589. [Ward 6]
6. Resolution assessing the cost of brush and debris removal at various lots and tracts of real estate. [All Wards]
7. Resolution assessing the cost of boarding up building at various lots and tracts of real estate. [All Wards]
8. Resolution assessing the cost of sewer inspection at various lots and tracts of real estate. [All Wards]
9. Resolution assessing the cost of repairing water service at various lots and tracts of real estate. [All Wards]
10. Motion accepting an agreement to reimburse MidAmerican Energy Company to raise overhead electrical wires to construct traffic signals at Veterans Memorial Parkway (VMP) and Elmore Avenue, as part of the VMP paving project from Jersey Ridge to I-74 in the amount of \$55,000, budgeted in CIP #02418. [Ward 6]
11. Motion approving submittal of two applications to the State Revolving Fund Sponsored Project Program, each requesting up to \$800,000 for watershed

improvement projects. [All Wards]

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Kerri Tompkins, Chairman; Marion Meginnis, Vice Chairman

VII. FINANCE

1. Resolution adopting the FY 2019 Operating Budget, FY 2019 Capital Improvement Budget, and the FY 2019 - FY 2024 Capital Improvement Plan. [All Wards]
2. Resolution setting March 14, 2018 as the date for the sale of General Obligation Corporate and Refunding Bonds, Series 2018A; and Taxable General Obligation Corporate and Refunding Bonds, Series 2018B; and approving the Preliminary Official Statement. [All Wards]
3. Resolution conveying city-owned parcel W0425-01 adjacent to the east of 2305 W. 67th Street, owned by the Dirksens. (Petitioners, Ronald & Janice Dirksen). [Ward 8]
4. Resolution conveying a vacant lot Parcel G0034-25, formerly 1012 W. 9th Street, located in Mitchell's Bluff Addition (Paul Goulet, Petitioner) [Ward 3]
5. Resolution awarding a contract for the Miracle Field Safety Surface to Surface America, Inc. of Williamsville NY in the amount of \$144,232. CIP # 64030. [Ward 8]
6. Motion authorizing the Mayor to sign an Intergovernmental 28D Agreement with the Davenport Community School District for the assignment of a School Liaison Officer and a School Resource Officer. [All Wards]
7. Motion awarding a contract for golf car leasing to Harris Golf Cars of Dubuque, IA in the annual amount of \$91,120. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

X. PURCHASES OF \$10,000 TO \$50,000 (For Information Only)

1. Keltek, Inc. - Equipment for new squad cars (State contract) - Amount: \$37,051
2. Bridgeall Libraries Ltd. - Library system software - Amount: \$17,500
3. Brooks Law Firm - Purchase of 1023 W. 14th Street - Amount: \$15,743

XI. Other Ordinances, Resolutions and Motions

XII. 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 cannot take action on any complaint or suggestions tonight, and cannot 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.

XIII. Reports of City Officials

XIV. Adjourn

City of Davenport

Agenda Group: Committee of the Whole
Department: City Clerk
Contact Info: Ryan Rusnak 563-888-2022
rusnak@ci.davenport.ia.us
Wards: Ward 3

Action / Date
COW2/21/2018

Subject:

Public Hearing for the ordinance for case REZ17-08 being the request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, of property generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District. [Ward 3]

Recommendation:

The Plan and Zoning Commission forwards Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That any property rendered non-conforming by the adoption of the "PID" Planned Institutional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
4. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

The Plan and Zoning Commission vote was 9-yes and 0-no.

Relationship to Goals:
Urban Revitalization.

Background:

The "PID" Planned Institutional District zoning classification is intended to encourage a comprehensive approach to development by encouraging the adoption of a land use plan rather than the piece-meal review of individual development proposals through the special use permit

process. The district is also intended to:

1. Further the policies of the Comprehensive Plan;
2. Encourage the preparation of a land use plan that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures;
3. Permit appropriate institutional growth within boundaries of the campus while minimizing the adverse impacts associated with development and geographic expansion;
4. Balance the ability of major institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.

Once approved, the Land Use Plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.

Palmer Chiropractic College was encouraged to consider the Planned Industrial District when it requested the Historic Preservation Commission to allow the demolition of 12 historic properties and removal of a protected brick street.

“PID” Planned Institutional District zoning is required to contain two primary components:

1. Land Use Plan - establishes the range of acceptable uses and intensities that will be permitted. The land use plan provides detailed development data for the site from which a determination can be made on the appropriateness of the proposed distribution of land uses that are to be developed. Once approved, the land use plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.
2. Narrative of intent and compatibility with surrounding area - describes the relationship between the institution and the surrounding area.

The Land Use Plan proposes to vacate (abandon) portion of streets and alleys. Palmer College of Chiropractic would need to formally request that the City Council vacate (abandon) the public streets and alleys. An Ordinance condition is proposed that the future private use of public streets and alleys as depicted on the Land Use are descriptive only and do not compel approval of any vacation/abandonment request. The City Traffic Engineer have reviewed the proposed Land Use Plan and did not express an objection to the potential of these street and alley closures.

The Davenport Civil Rights Commission Director indicated that the Civil Rights Commission discussed the rezoning request at its August 8, 2017 meeting because it has concerns that the request will have a disparate impact on low income and minority communities. The Plan and Zoning Commission tabled this request indefinitely at its September 5, 2017 regular meeting to allow the City sufficient time to hire a consultant to analyze if the approval of the rezoning (and ultimate plan buildout) would cause a disparate impact on low income and minority communities. The analysis was completed in December 2017 and determined in part “... the City of Davenport’s approval of the Palmer’s PID rezoning application does not create a disparate impact on protected racial or ethnic groups.” The Plan and Zoning Commission removed the request from the table at February 6, 2018 meeting and unanimously voted to recommend approval of the request.

The City has received two objections to the request:

1. 318 East 10th Street. Objection based on the buildings proposed to be demolished.
2. 118 East 11th Street and 1019 Perry Street. Objection based on adverse effects caused to their property by Palmer College of Chiropractic.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Land Use Plan - Part 1
▣ Backup Material	Land Use Plan - Part 2
▣ Backup Material	Written Narrative
▣ Backup Material	Plan and Zoning Commission Letter to City Council
▣ Backup Material	Final Staff Report to the Plan and Zoning Commission - 2-6-2018
▣ Backup Material	2-6-2018 Plan and Zoning Commission Vote Results
▣ Backup Material	Opposed, In Favor, General Correspondence
▣ Backup Material	Public Hearing Notice - 2-21-2018 Public Hearing

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 1:43 PM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 1:49 PM

ORDINANCE NO.

ORDINANCE for Case No. ROW17-08: Request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, of property generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District [3rd Ward]

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

Section 1. The following described property in Scott County, Iowa real estate is hereby rezoned from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District:

Part of the Northwest Quarter of Section 25, Township 78 North, Range 3 East and the Northeast and Southeast Quarter Section 26, Township 28 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Beginning at the intersection of the centerlines of Main Street and Palmer Drive; thence east along said centerline of Palmer Drive to the centerline of Brady Street; thence North along said centerline of said Brady Street to the south property line of 1139 Brady Street extended westerly to the centerline of Main Street; thence East along said south property line and its extensions westerly and easterly to the centerline of a public alley; thence North along said centerline of said public alley to the centerline of East 12th Street; thence East along said centerline of East 12 Street to the centerline of Pershing Avenue; thence South along said centerline of Pershing Avenue to the south property line of 826 Pershing Avenue extended easterly to the centerline of Pershing Avenue; thence West along said south property line and its extensions easterly and westerly to the centerline of a public alley; thence South along said centerline of a public alley to the south property line of 809 Perry Street extended easterly; thence West along said south property line to the southwest corner of 809 Perry Street; thence north to the south line of 809 Perry Street; thence west along the south line of 809 Perry Street and its extension westerly to the centerline of Perry Street; thence South along said centerline of Perry Street to the north property line of 702 Perry Street extended easterly to the centerline of Perry Street; thence west along said north property line and its easterly extension to the west property line of 702 Perry Street; thence south along said west property line of 702 Perry Street and its southerly extension to the centerline of East 7th Street; thence West along said centerline of East 7th Street to the

centerline of Brady Street; thence South along said centerline of Brady Street to the centerline of a public alley extended easterly to centerline of Brady Street; thence West along said centerline of a public alley and its westerly extension to the centerline of Main Street; thence North along said centerline of Main Street to the north property line of 614 Main Street (Devries Halligan McCabe Funeral Home) extended easterly to the centerline of Main Street; thence west along said north property line and its extensions easterly and westerly to the centerline of a public alley; thence North along said centerline of a public alley to the north property line of 703 Harrison Street extended easterly to the centerline of a public alley; thence West along said north property line and its extensions easterly and westerly to the centerline of Harrison Street; thence North along said centerline of Harrison Street to the centerline of West 8th Street extended westerly to centerline of Harrison Street; thence East along said centerline of West 8th Street to the centerline of Main Street; thence North along said centerline of Main Street to the Point of Beginning.

Properties excluded from the above described PID boundary are as follows: 805 Brady Street, 1111 Perry Street, and 208 East 11th Street.

Four additional properties included in the PID boundary but not attached to the above described boundary are described as follows:

Beginning at the intersection of the centerlines of Brady Street and East 6th Street; thence east along the centerline of East 6th Street to the centerline of Pershing Avenue; thence south along said centerline of Pershing Avenue to the centerline of a public alley extended easterly to the centerline of Pershing Avenue; thence west along said centerline of a public alley and its extensions easterly and westerly to the west right of way line of Perry Street; thence south along said west right of way line to the south line of 520 Perry Street; thence west along said south line and its westerly extension to the centerline of Brady Street; thence north along said centerline of Brady Street to the Point of Beginning.

The boundaries of the legal descriptions contain 48.58 acres, more or less.

Section 2. The following conditions are hereby imposed upon said rezoning:

1. That any property rendered non-conforming by the adoption of the "PID" Planned Intuitional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
4. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway

material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

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 _____

Frank Klipsch
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



Landscape & Site :

As part of the 2015 Master Plan update and this PID, Palmer College has established a new campus aesthetic for the campus exterior spaces. This aesthetic can be seen in the currently under construction of the North Campus Site Improvements. With this project, campus standards have been established for the following site features for future campus site improvements identified in the 2015 Master Plan update and this PID.

HARDSCAPE

Hardscape pavement will primarily consist of Portland Cement Concrete (PCC) and with concrete pavers at key areas around campus.

LIGHTING

Campus lighting will comprise of a mix of pedestrian poles lights, bollard lights and accent lighting and tree up-lighting. Lighting will be designed first with safety in mind, with an emphasis on the aesthetic and energy conversation.

PARKING

Parking areas will be designed to provide safe and organized parking for students, patients, employees and visitors. Parking lots will be constructed of either PCC pavement or asphalt. Lots will have a PCC curb and gutter and will adhere to city standards for setback and screening.

LANDSCAPE

Campus landscape improvements will include quality trees, shrubs, perennials and groundcovers. Irrigation will be provided for most areas, but the plantings should also be designed to be drought tolerance in mind. Other landscape features include benches, trash receptacles, tables and chairs. The North Campus Site Improvements have established the primary campus aesthetic for there elements.

CAMPUS EDGE & SCREENING

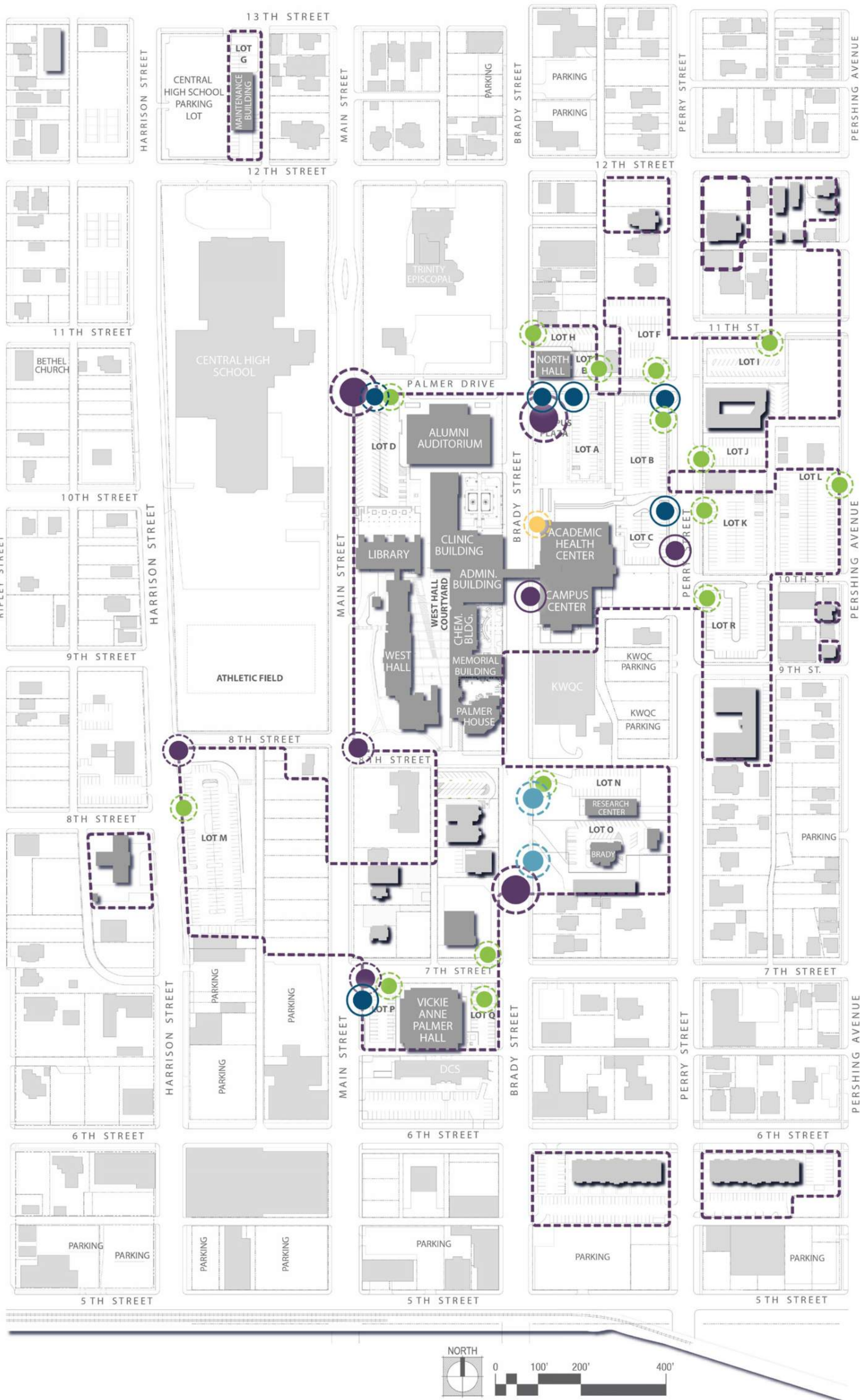
As shown on page MP-3, Palmer intends to include an enhanced campus edge that will comprise of ornamental fence with masonry piers at the corners and periodically along the fence line. Shade trees and a mix of deciduous and evergreen shrubs will provide screening of the parking lots and other service type areas around campus.

Gateways & Wayfinding :

As part of the 2015 Master Plan update, campus Gateways & Wayfinding sign locations were preliminarily identified. As the campus master plan is moved ahead, some of the proposed locations may need to be revisited. A series of campus gateways are planned to help establish the campus edge, welcome visitors to campus and improve campus visibility to those traveling through the area. Wayfinding signs have been added over the past few years and future signs will utilize the same design as new wayfinding locations are identified.

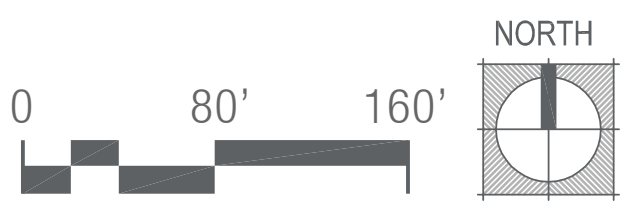
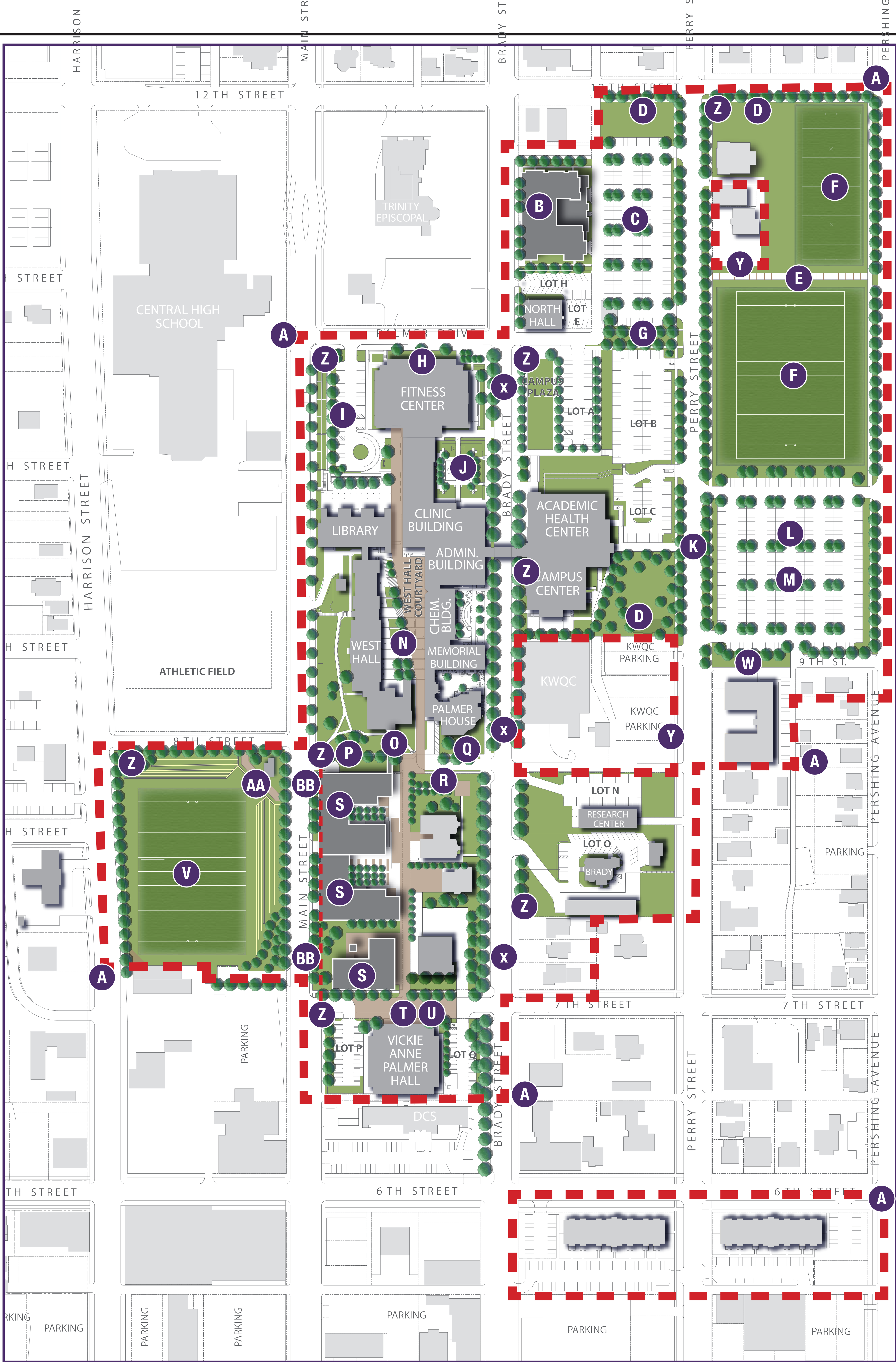
LEGEND

- Primary Gateway Feature
- Secondary Gateway Feature
- Existing Gateway Sign
- Existing Wayfinding Sign
- Existing Wayfinding Sign - to be repositioned or integrated into site improvements
- Future Wayfinding Signs (to be installed spring 2015)
- Future Parking Lot Signs (to be installed spring 2015)
- Future Promotional/ Digital Sign (to be installed spring 2015)



MASTER PLAN KEYNOTES

- A PROPOSED P.I.D. BOUNDARY
- B NEW MIXED USE DEVELOPMENT
- C NEW PARKING - P1
- D NEW GREEN SPACE
- E CONVERT 11TH STREET TO PEDESTRIAN WALKWAY
- F NEW ATHLETIC/RECREATION FIELDS
- G CLOSE EAST HALF OF PALMER DRIVE
- H NEW FITNESS CENTER
- I NEW CAMPUS GATEWAY & PARKING
- J RENOVATED CLINIC GARDENS
- K ENHANCED PEDESTRIAN CROSSING
- L CLOSE 10TH STREET
- M NEW PARKING - P2
- N RENOVATED WEST HALL COURTYARD
- O NEW SKYWALK
- P PARTIALLY CLOSE 8TH STREET
- Q MAINTAIN ACCESS FOR SERVICE
- R REMOVE PARKING/CREATE OPEN SPACE
- S NEW STUDENT HOUSING
- T NEW VICKIE ANNE PALMER HALL PLAZA
- U PARTIALLY CLOSE 7TH STREET
- V NEW ATHLETIC FIELD
- W PARTIALLY CLOSE 9TH STREET
- X BRADY STREETScape ENHANCEMENTS
- Y EXCLUDED FROM PID BOUNDARY
- Z CAMPUS GATEWAY SIGN
- AA EXISTING VACANT SERVICE STATION
- BB 25' SETBACK



REVISIONS

No.	DESCRIPTION	DATE

STUDIO 480 ARCHITECTS

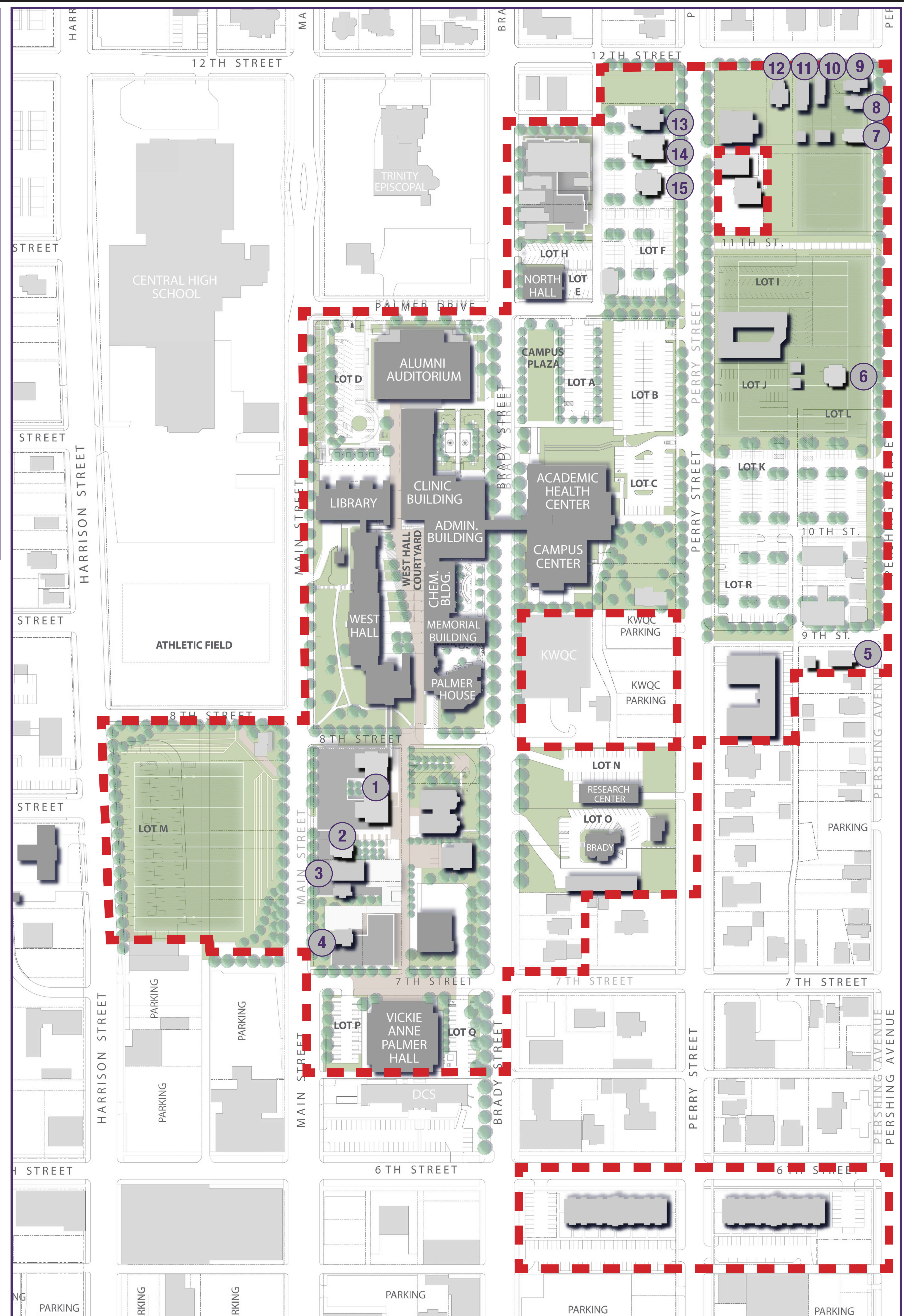
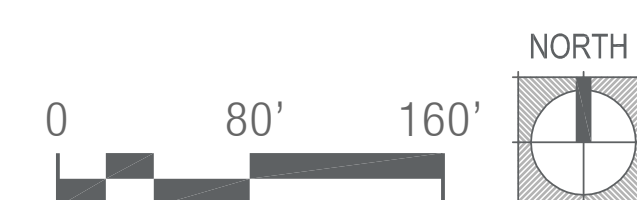
RDG... DESIGN

Missman, inc. Professional Engineers & Land Surveyors

Rock Island, IL • Davenport, IA • Des Moines, IA • Rockford, IL • Dallas, TX
(319) 344-0001 • (319) 344-0002 • (319) 344-0003 • (319) 344-0004 • (319) 344-0005 • (319) 344-0006 • (319) 344-0007 • (319) 344-0008 • (319) 344-0009 • (319) 344-0010 • (319) 344-0011 • (319) 344-0012 • (319) 344-0013 • (319) 344-0014 • (319) 344-0015 • (319) 344-0016 • (319) 344-0017 • (319) 344-0018 • (319) 344-0019 • (319) 344-0020 • (319) 344-0021 • (319) 344-0022 • (319) 344-0023 • (319) 344-0024 • (319) 344-0025 • (319) 344-0026 • (319) 344-0027 • (319) 344-0028 • (319) 344-0029 • (319) 344-0030 • (319) 344-0031 • (319) 344-0032 • (319) 344-0033 • (319) 344-0034 • (319) 344-0035 • (319) 344-0036 • (319) 344-0037 • (319) 344-0038 • (319) 344-0039 • (319) 344-0040 • (319) 344-0041 • (319) 344-0042 • (319) 344-0043 • (319) 344-0044 • (319) 344-0045 • (319) 344-0046 • (319) 344-0047 • (319) 344-0048 • (319) 344-0049 • (319) 344-0050 • (319) 344-0051 • (319) 344-0052 • (319) 344-0053 • (319) 344-0054 • (319) 344-0055 • (319) 344-0056 • (319) 344-0057 • (319) 344-0058 • (319) 344-0059 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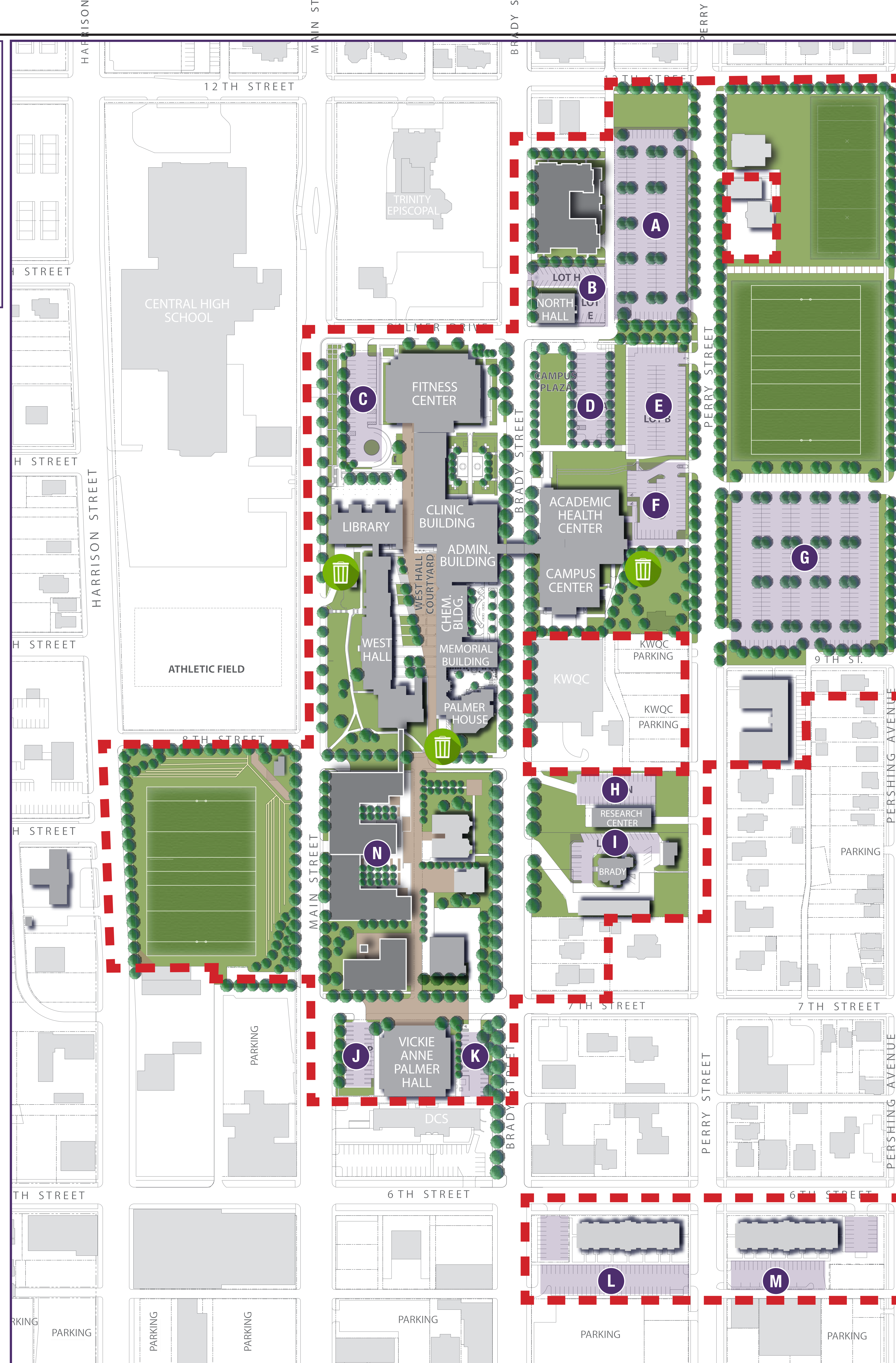
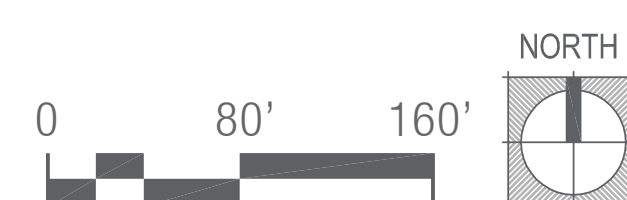
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- 3 715 MAIN STREET
- 4 705 MAIN STREET
- 5 826 PERSHING STREET
- 6 1028 PERSHING STREET
- 7 1118 PERSHING STREET
- 8 1124 PERSHING STREET
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- 13 1138-1140 PERRY STREET
- 14 1132 PERRY STREET
- 15 1126 PERRY STREET



PALMER PLANNED INSTITUTIONAL DISTRICT DAVENPORT, IA	POTENTIAL DEMOLITION PROPERTIES	Missman Project No: C16L060	
		PG Project #: R3001.734.00	
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Checked By: JMA		DATE: 6/27/17 REV: 2/13/18	
MP-2		Sheet 2 of 3	



LOADING DOCKS & RECEIVING AREAS

[illegible]

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

PARKING, LOADING AREAS & LANDSCAPE DIAGRAMS

DATE: 6/27/17 REV: 2/13/18

MP-3

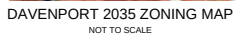
Sheet 3 of 3

DAVENPORT, IOWA

 Parcels Included in Rezoning Petition

1000 Brady Street
Davenport, IA 52803
(563)-884-5653

STUDIO 483
Greg Govey
(563)-326-2555

 Parcels Included in Rezoning Petition[illegible]

COVER SHEET	C-0
CAMPUS MASTER PLAN	MP-1
OVERALL LAND USE PLAN	C-1
LAND USE PLAN - NORTH	C-2
LAND USE PLAN - SOUTH	C-3
OVERALL EXISTING CONDITIONS	C-4
EXISTING CONDITIONS - NORTH	C-5
EXISTING CONDITIONS - SOUTH	C-6
POTENTIAL DEMOLITION PROPERTIES	MP-2
SITE AREA AND SOILS - NORTH	C-7
SITE AREA AND SOILS - SOUTH	C-8
SITE UTILITY PLAN - NORTH	C-9
SITE UTILITY PLAN - SOUTH	C-10
GRADING & DRAINAGE - NORTH	C-11
GRADING & DRAINAGE - SOUTH	C-12
DATA SHEET	C-13
DATA SHEET 2	C-14
PARKING LOADING AND LANDSCAPING	MP-3

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Professional Engineers & Land Surveyors

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(309) 788-7644 (563) 344-0260 (815) 985-6400 (815) 748-5543

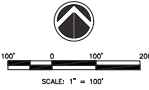
[illegible]PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

COVER SHEET

Missman Project No:
C16L060

File Name:	C26LD60-COVER-AND
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Drawn By: AEK	
Checked By: JLH	
Date: 7/26/17	

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-  PROPOSED SPORTS FIELD
-  PROPOSED LANDSCAPE
-  PROPOSED STRUCTURE
-  PROPOSED PARKING
-  PROPOSED ENHANCED CAMPUS CORRIDOR

- NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

ITEM	SQUARE FOOTAGE	ACRES	RUNOFF COEFFICIENT
EXISTING:			
Buildings / Structures	348,044	7.99	0.95
Parking/Driveways	568,022	13.04	0.95
Total Existing Impervious	916,066	21.03	
Total Existing Pervious	608,969	13.98	
Total	1,525,035	35.01	
PROPOSED:			
Buildings / Structures	348,916	8.01	0.95
Parking Lots / Driveways	483,081	11.09	0.95
Enhanced Campus Corridor	51,993	1.19	0.95
South West Rugby Field	159,574	3.66	0.61
North East Green Space	162,547	3.73	0.61
Remaining Green Space	319,295	7.33	0.61
Total Proposed Impervious	883,990	20.29	
Total Proposed Pervious	641,416	14.72	
Total	1,525,406	35.01	
Additional Pervious from Vacated Roadways	33,521	0.769536	0.61

REVISIONS

NO.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	8/1/23
2	COMMITTEE OF THE WHOLE REVISIONS	2/1/24



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DAVENPORT, IA

OVERALL LAND USE PLAN

Missman Project No:
C16L060

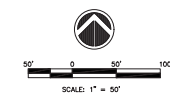
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C-1

Sheet 3 of 18



NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

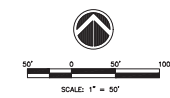
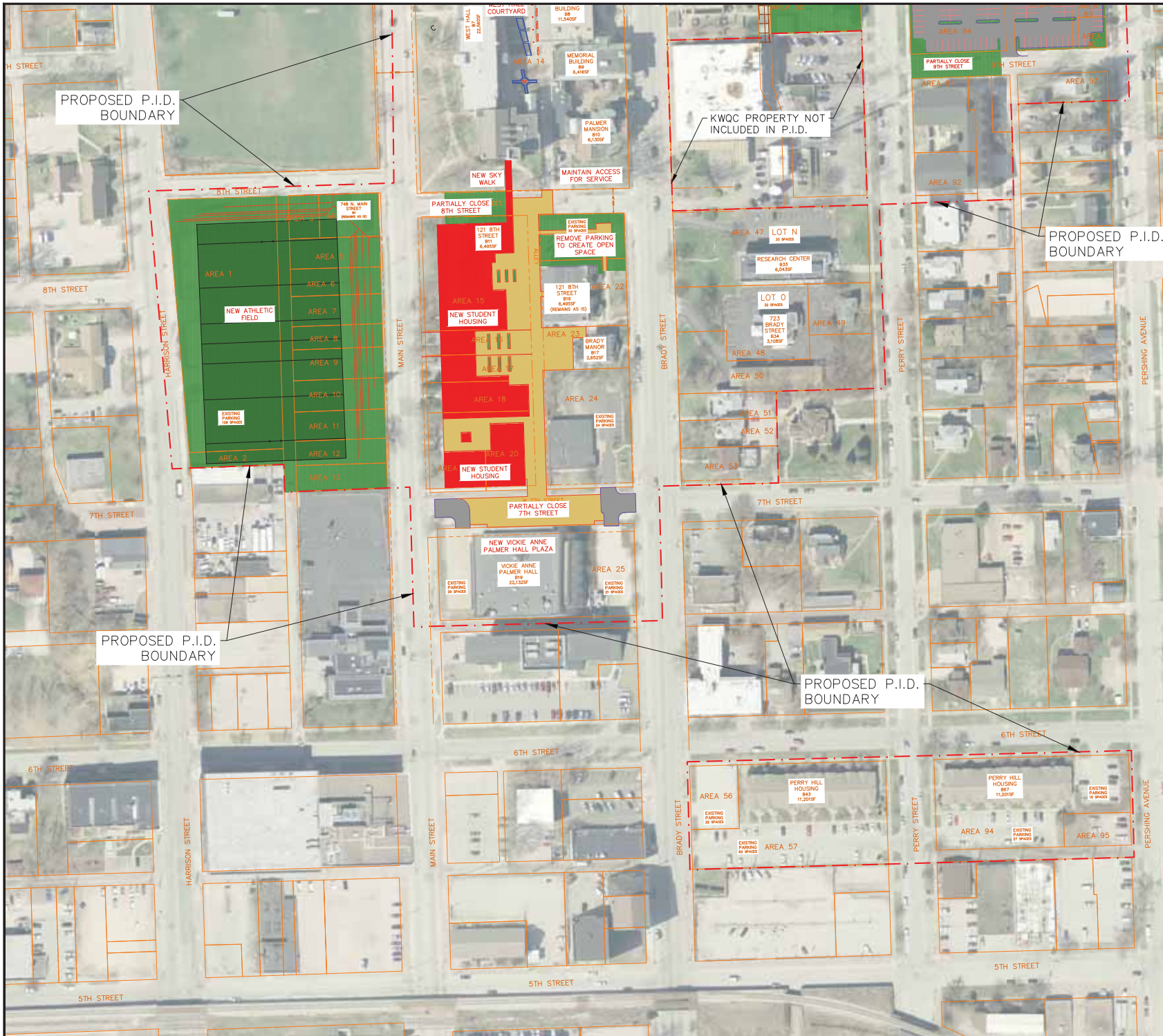
- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR

REVISIONS	
NO.	DESCRIPTION
1	BOUNDARY REVISIONS
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LAND USE PLAN-NORTH

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Sheet 4 of 18



NOTES:
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- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR

REVISIONS	
NO.	DESCRIPTION
1	BOUNDARY REVISIONS
2	COMMITTEE OF THE WHOLE REVISIONS

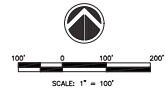
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LAND USE PLAN-SOUTH

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Date: 7/26/17



NOTES:
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2. See P.I.D. Data sheet for additional information on existing properties, buildings, and parking lots. (C-13)

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OVERALL EXISTING CONDITIONS



NOTES:
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- LOADING AREA
- RECEIVING AREA
- WASTE COLLECTION POINT

REVISIONS	
NO.	DESCRIPTION
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EXISTING CONDITIONS-NORTH

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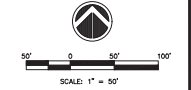
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Date: 7/26/17

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Sheet 7 of 18



NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

- LOADING AREA
- RECEIVING AREA
- WASTE COLLECTION POINT



REVISIONS	
NO.	DESCRIPTION
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2	COMMITTEE OF THE WHOLE REVISIONS



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DAVENPORT, IA

EXISTING CONDITIONS-SOUTH



NOTES:
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- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR
- SOIL CLASSIFICATION LINE
- SOIL CLASSIFICATION
- LOADING AREA
- RECEIVING AREA
- WASTE COLLECTION POINT

REVISIONS		DATE
NO.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	09/03/17
2	COMMITTEE OF THE WHOLE REVISIONS	01/18/18

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PALMER PLANNED INSTITUTIONAL DISTRICT DAVENPORT, IA	AREA AND SOILS-NORTH
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SCALE: 1" = 50'

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- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR

4162C

SOIL CLASSIFICATION LINE

SOIL CLASSIFICATION

LOADING AREA

RECEIVING AREA

WASTE COLLECTION POINT

REVISIONS	
NO.	DESCRIPTION
1	BOUNDARY REVISIONS
2	COMMITTEE OF THE WHOLE REVISIONS

DATE: 01/27/21

COMMITTEE OF THE WHOLE REVISIONS: 01/27/21



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PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

AREA AND SOILS-SOUTH

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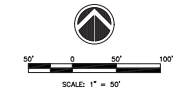
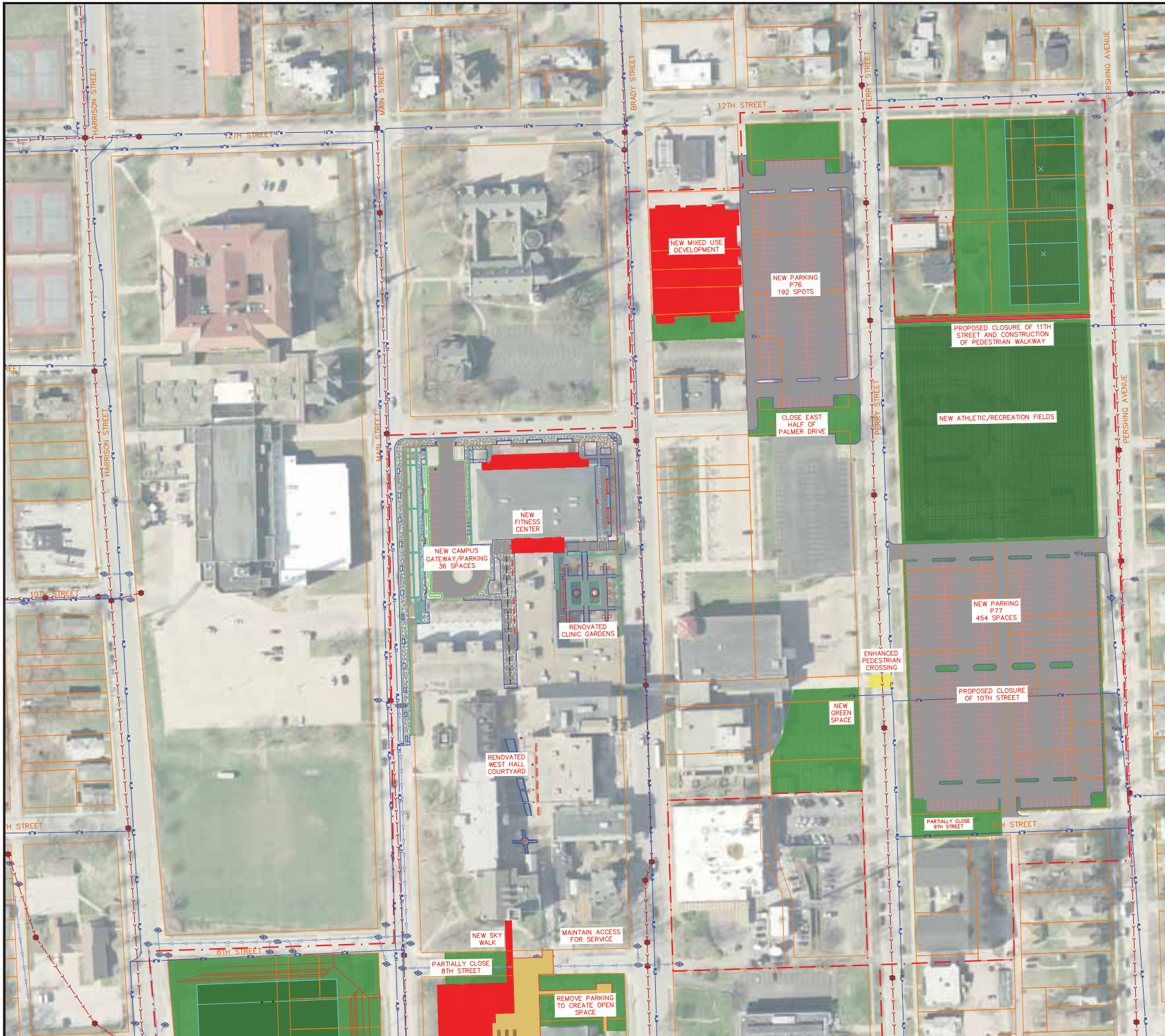
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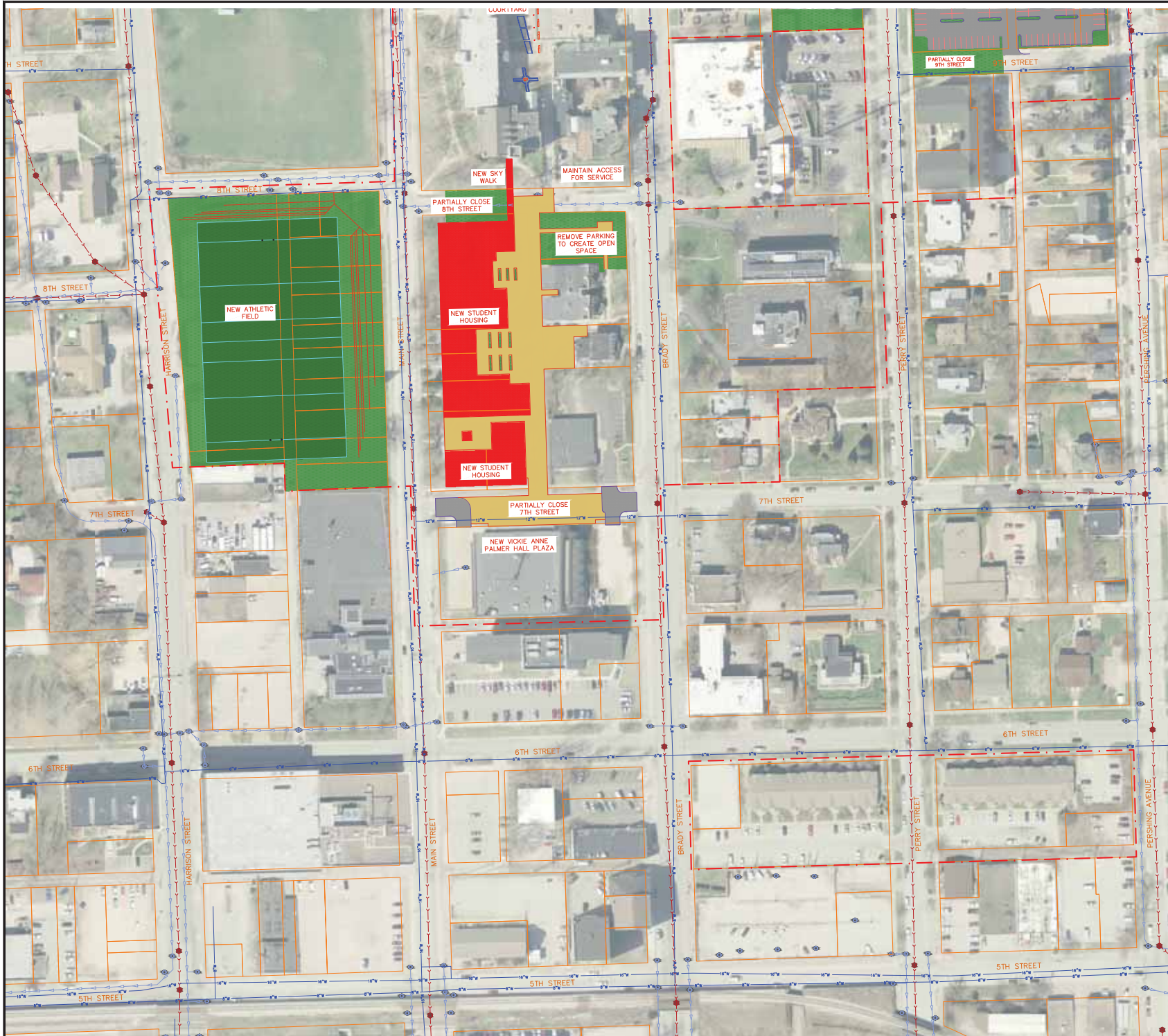
- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR
- EXISTING
 - STORM MANHOLE
 - STORM INLET
 - PROPERTY LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER LINE

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PALMER PLANNED INSTITUTIONAL DISTRICT DAVENPORT, IA	SITE UTILITIES-NORTH
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Sheet 12 of 18



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- PROPOSED SPORTS FIELD
 - PROPOSED LANDSCAPE
 - PROPOSED STRUCTURE
 - PROPOSED PARKING
 - PROPOSED ENHANCED CAMPUS CORRIDOR
- EXISTING
- STORM MANHOLE
 - STORM INLET
 - PROPERTY LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER LINE

REVISIONS	
NO.	DESCRIPTION
1	BOUNDARY REVISIONS
2	COMMITTEE OF THE WHOLE REVISIONS

DATE: 8/1/17
2/1/18

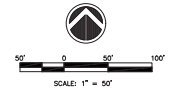
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SITE UTILITIES-SOUTH

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Sheet 13 of 18



NOTES:
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- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR
- SLOPES > 10%



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GRADING & DRAINAGE-NORTH	

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NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR
- SLOPES > 10%
- CONTOUR
- DRAINAGE DIRECTION

REVISIONS	
NO.	DESCRIPTION
1	BOUNDARY REVISIONS
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DAVENPORT, IA

GRADING & DRAINAGE-SOUTH

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Date: 7/26/17

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APPROXIMATE OVERALL AREA USE DESCRIPTION												
Area	Structure	Structure Footprint	Stories	Gross Floor Area	Existing Use	Property Name	Building Height (FT)	Parcel Size (ac)	Coverage Type - Initial Impervious (ac)	Coverage Type - Initial Pervious (ac)	Coverage Type - Proposed Impervious (ac)	Coverage Type - Proposed Pervious (ac)
1	P1	41,542	-	41,542	Parking Lot	-	-	1.62	0.95	0.67	0.00	1.62
2	-	2,118	-	2,118	-	-	-	0.09	0.05	0.04	0.00	0.09
3	-	-	-	-	Empty Lot	-	-	0.08	0.00	0.08	0.00	0.08
4	B1	1,074	1	1,074	Storage	-	-	-	0.02	0.02	0.02	-
5	B2	96	1	96	Shed	-	-	0.17	0.00	0.10	0.00	0.10
6	P2	2,209	-	2,209	Paved Surface	-	-	-	0.05	0.05	0.05	-
7	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
8	-	-	-	-	Empty Lot	-	-	0.15	0.00	0.15	0.00	0.15
9	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
10	-	-	-	-	Empty Lot	-	-	0.11	0.00	0.13	0.00	0.13
11	-	-	-	-	Empty Lot	-	-	0.18	0.00	0.18	0.00	0.18
12	-	-	-	-	Empty Lot	-	-	0.18	0.00	0.18	0.00	0.18
13	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
14	B3	28,375	2	43,758	Fitness Center	-	-	0.14	0.00	0.14	0.00	0.14
15	B4	23,608	2	55,114	Classroom Building	-	-	0.65	0.54	0.54	0.00	0.54
16	B5	16,620	3	51,343	Library	-	-	0.38	0.38	0.38	0.00	0.38
17	B6	8,502	4	36,987	Admin Building	-	-	0.20	0.20	0.20	0.00	0.20
18	B7	22,560	3	81,240	West Hall	-	-	0.52	0.52	0.52	0.00	0.52
19	B8	11,540	2	19,035	Chemistry Building	-	-	0.26	0.26	0.26	0.00	0.26
20	B9	6,416	3	20,918	Memorial Building	-	-	0.15	0.15	0.15	0.00	0.15
21	B10	6,130	3	12,718	Palmer Mansion	-	-	0.14	0.14	0.14	0.00	0.14
22	P3	27,856	-	27,856	Parking Lot	-	-	0.64	0.64	0.64	0.00	0.64
23	P4	3,056	-	3,056	Parking Lot	-	-	0.07	0.07	0.07	0.00	0.07
24	-	139,803	-	139,803	Non-Building Campus	-	-	1.93	1.93	1.93	0.00	1.93
25	B11	6,495	3	23,232	Campus Housing	-	-	0.15	0.48	0.48	0.00	0.48
26	P5	9,004	-	9,004	Parking Lot	-	-	0.22	0.41	0.45	0.05	0.05
27	P6	8,890	-	8,890	Paved Alley	-	-	0.20	0.20	0.20	0.00	0.20
28	B12	1,854	-	1,854	Residential Housing	-	-	0.04	0.05	0.05	0.00	0.05
29	P7	3,578	-	3,578	Paved Area	-	-	0.08	0.05	0.11	0.01	0.01
30	B13	2,568	-	4,216	Residential Housing	-	-	0.06	0.06	0.07	0.01	0.01
31	P8	2,855	-	2,855	Paved Area	-	-	0.07	0.11	0.11	0.00	0.11
32	B14	1,466	-	2,885	Residential Housing	-	-	0.03	0.15	0.19	0.00	0.19
33	P9	1,156	-	1,156	Paved Area	-	-	0.03	0.02	0.02	0.00	0.02
34	B15	2,034	-	4,040	Residential Housing	-	-	0.14	0.05	0.14	0.00	0.14
35	P10	640	-	640	Paved Area	-	-	0.01	0.25	0.11	0.06	0.11
36	-	-	-	-	Empty Lot	-	-	0.20	0.02	0.18	0.19	0.01
37	P11	9,000	-	9,000	Parking Lot	-	-	0.24	0.21	0.03	0.03	0.21
38	P12	1,375	-	1,375	Parking Lot	-	-	0.36	0.03	0.19	0.13	0.23
39	B16	6,126	-	23,948	Resident Hall	121 8th Street	-	0.14	0.06	0.06	0.05	0.05
40	B17	2,652	3	8,329	Resident Hall	Brady Manor	36	0.22	0.10	0.06	0.11	0.11
41	P12	4,200	-	4,200	Parking Lot	-	-	0.10	0.11	0.11	0.00	0.11
42	B18	5,600	-	5,600	Office Building	Palmer Admissions Building	-	0.60	0.13	0.22	0.13	0.22
43	P13	11,029	-	11,029	Parking Lot	-	-	0.25	0.22	0.25	0.00	0.22
44	B19	22,132	4	123,046	Office Building	-	-	0.51	0.51	0.51	0.00	0.51
45	P14	8,891	-	8,891	Parking Lot	Vickie Anne Palmer Hall	86	1.12	0.20	0.22	0.20	0.22
46	P15	8,420	-	8,420	Parking Lot	-	-	0.19	0.19	0.19	0.00	0.19
47	B20	7,740	1	7,740	Retail Store	Brady Home Furniture	-	0.38	0.18	0.02	0.23	0.15
48	P16	7,840	-	7,840	Parking Lot / Alley	-	-	0.18	0.18	0.02	0.23	0.15
49	B21	1,287	1.5	1,860	Residential Housing	-	-	0.11	0.03	0.07	0.10	0.01
50	B22	576	1	576	Garage	-	-	0.01	0.01	0.07	0.10	0.01
51	B23	1,240	2	2,468	Barber Shop	-	-	0.10	0.03	0.00	0.10	0.00
52	P17	3,050	-	3,050	Paved Area	-	-	0.07	0.07	0.00	0.10	0.00
53	B24	1,640	2	2,915	Retail Store	-	-	0.13	0.04	0.01	0.13	0.00
54	P18	3,300	-	3,300	Parking Lot	-	-	0.08	0.08	0.01	0.13	0.00
55	B25	1,333	2	2,693	Apartment Housing	-	-	0.15	0.03	0.12	0.04	0.11
56	P19	7,034	-	7,034	Parking Lot	-	-	0.21	0.16	0.05	0.16	0.05
57	B26	4,800	2	6,600	Classroom Building	-	-	0.21	0.11	0.02	0.11	0.02
58	P20	3,600	-	3,600	Parking Lot	North Hall	26	0.21	0.08	0.02	0.08	0.02
59	-	-	-	-	Empty Lot	-	-	0.21	0.00	0.21	0.00	0.21
60	B27	2,400	2	4,093	Multi-Residential	-	-	0.21	0.06	0.15	0.17	0.04
61	B28	2,734	2	4,385	Multi-Residential	-	-	0.21	0.06	0.15	0.21	0.00
62	B29	2,240	2	4,286	Multi-Residential	-	-	0.33	0.05	0.28	0.33	0.00
63	P21	20,500	-	20,500	Parking Lot	-	-	0.58	0.47	0.11	0.56	0.02
64	B30	1,440	2	2,400	Residential Housing	-	-	0.10	0.03	0.07	0.08	0.02
65	-	5,000	-	5,000	-	-	-	0.17	0.11	0.06	0.11	0.06
66	P22	2,009	-	2,009	Parking Lot	-	-	0.07	0.05	0.02	0.05	0.02
67	-	1,500	-	1,500	-	-	-	0.07	0.04	0.03	0.04	0.03
68	-	6,500	-	6,500	-	-	-	1.08	0.15	0.58	0.15	0.58
69	B31	19,847	3	59,541	Academic Health Center	-	-	0.11	0.35	0.58	0.35	0.58
70	P22	30,727	-	30,727	Parking Lot	Lot B	-	1.58	0.71	0.35	0.71	0.35
71	P23	17,813	-	17,813	Parking Lot	Lot C	-	-	0.41	0.41	0.41	0.41
72	B32	7,437	-	58,136	Campus Center	Palmer College of Chiropractic Campus	-	0.33	0.22	0.11	0.22	0.11
73	-	5,617	-	-	Campus Center	-	-	0.27	0.24	0.03	0.24	0.03
74	-	2,716	-	-	Campus Center	-	-	0.26	0.18	0.08	0.18	0.08

APPROXIMATE OVERALL AREA USE DESCRIPTION												
Area	Structure	Structure Footprint	Stories	Gross Floor Area	Existing Use	Property Name	Building Height (FT)	Parcel Size (ac)	Coverage Type - Initial Impervious (ac)	Coverage Type - Initial Pervious (ac)	Coverage Type - Proposed Impervious (ac)	Coverage Type - Proposed Pervious (ac)
47	B33	6,043	4	26,910	Research Center	-	-	40	0.97	0.14	0.54	0.14
48	P33	12,794	-	12,794	Lot N	-	-	-	0.29	0.29	0.29	0.29
49	B34	3,180	3	9,525	Brady Manor	-	-	48	0.53	0.08	0.10	0.08
50	P35	15,246	-	15,246	Lot O	-	-	-	0.35	0.35	0.35	0.35
51	B35	1,098	1	1,098	Residential Housing	Palmer College of Chiropractic Campus	-	-	0.19	0.10	0.06	0.10
52	P26	4,275	-	4,275	Lot O	-	-	-	0.10	0.10	0.10	0.10
53	B36	3,456	2	6,912	Apartment Housing	-	-	-	0.55	0.08	0.33	0.08
54	P27	6,286	-	6,286	Lot O	-	-	-	0.14	0.14	0.14	0.14
55	B37	1,509	2	2,600	Residential Housing	-	-	-	0.04	0.04	0.04	0.04
56	B38	356	-	356	Garage	-	-	0.17	0.01	0.04	0.01	0.04
57	P28	3,485	-	3,485	Paved Area	-	-	-	0.08	0.08	0.08	0.08
58	B39	1,424	2	2,625	Residential Housing	-	-	0.17	0.03	0.09	0.03	0.09
59	P29	2,357	-	2,357	Paved Area	-	-	-	0.05	0.05	0.05	0.05
60	B40	1,643	2	2,888	Residential Housing	-	-	-	0.04	0.04	0.04	0.04
61	P30	1,981	-	1,981	Paved Area	-	-	0.20	0.05	0.11	0.05	0.11
62	P31	3,800	-	3,800	Paved Area	-	-	-	0.34	0.09	0.25	0.03
63	B41	1,754	2	3,284	Residential Housing	-	-	0.17	0.04	0.11	0.00	0.17
64	B42	836	1	836	Garage	-	-	-	0.02	0.11	0.00	0.17
65	P32	7,100	-	7,100	Parking Lot	-	-	0.18	0.16	0.02	0.16	0.02
66	B43	11,201	3	27,736	Residential Hall	Perry Hill Housing	44	1.06	0.26	0.36	0.26	0.36
67	P33	19,100	-	19,100	Parking Lot	-	-	-	0.44	0.44	0.44	0.44
68	-	-	-	-	Empty Lot	-	-	0.19	0.00	0.19	0.00	0.19
69	B44	3,986	2	7,972	Student Housing	8 Gables	26	0.18	0.09	0.09	0.09	0.09
70	B45	1,833	2	2,969	Residential Housing	-	-	-	0.18	0.04	0.12	0.00
71	P34	772	-	772	Paved Area	-	-	-	0.02	0.12	0.00	0.18
72	B46	1,960	2	3,017	Residential Housing	-	-	-	0.21	0.05	0.15	0.00
73	B47	648	1	648	Garage	-	-	-	0.01	0.15	0.00	0.21
74	B48	1,266	2	1,948	Residential Housing	-	-	0.14	0.03	0.10	0.00	0.14
75	P35	268	-	268	Paved Area	-	-	-	0.01	0.10	0.00	0.21
76	-	-	-	-	Empty Lot	-	-	0.21	0.00	0.21	0.00	0.21
77	B49	1,188	2	1,520	Residential Housing	-	-	-	0.14	0.03	0.11	0.00
78	B50	1,152	2	2,002	Residential Housing	-	-	-	0.09	0.03	0.05	0.00
79	P36	1,331	-	1,331	Paved Area	-	-	-	0.03	0.05	0.00	0.09
80	B51	1,184	2	2,108	Residential Housing	-	-	-	0.09	0.03	0.04	0.00
81	B52	1,218	2	1,838	Residential Housing	-	-	-	0.10	0.03	0.07	0.00
82	-	-	-	-	Empty Lot	-	-	0.35	0.50	0.35	0.00	0.35
83	P37	20,000	-	20,000	Parking Lot	-	-	-	0.47	0.46	0.01	0.00
84	B53	7,768	-	12,960	Commercial Building	-	-	-	0.18	0.01	0.00	0.

PALMER PLANNED INSTITUTIONAL DISTRICT

Project No. 160
2018
SERVED
No:
AEK
y: JLH
26/17
4
of 18

PAGE 2



PALMER COLLEGE OF CHIROPRACTIC

July 24, 2017 (Revised 8-7-2017) #2016-120D

PLANNED INSTITUTIONAL DISTRICT APPLICATION

NARRATIVE

Narrative of intent and compatibility with surrounding area. A narrative shall be provided that describes the relationship between the institution and the surrounding area. The narrative at a minimum shall include the following:

- a. Description of overall architectural and/or urban design theme:
 - **Palmer College of Chiropractic has evolved to meet the needs of its students and faculty as it has grown over the past 100 years; however, the architectural theme has remained constant. Buildings and houses of brick and stone dominate the campus, with more metal and glass introduced into recent projects. All have an urban “academic” design style with 2 to 4 floors of space. The campus plan and interaction with the neighborhood has also evolved aligning the core of academic spaces with Brady Street and residential buildings/parking at the perimeter. The proposed Master Plan strengthens the campus edge through expanded greenspace and landscaping at perimeter streets, buildings, and parking lots.**
- b. Total number of existing and proposed users and employees of the facility:
 - **Palmer’s current enrollment on at their Davenport Campus is approximately 1,000 students supported by 300 faculty and staff. 150 students live on campus. The proposed 10-year plan allows for an accommodation of up to 1,500 students with 400 living on campus.**
- c. Description of existing and proposed conditions of development along the outer boundaries of the planned institutional district and its relationship with the surrounding area. Standards must be established to permit a compatible transition from the institutional use to the surrounding area. Standards include, but are not limited to building height and form, exterior lighting, landscaping, etc.
 - **The Master Plan goals are to “create sensitive and mutually beneficial transitions between campus and the adjacent properties.” The proposed Campus Master Plan created by RDG Planning & Design is to create connection and comfort establishing a campus presence with the surrounding area. New buildings are minimal (residential only) and adding enhanced lighting, fencing, and landscaping will enhance this design concept.**

- d. Description of existing and proposed methods of communication between the institution and the community, including a method of resolution of community concerns:
- **Palmer College has been actively involved with Hilltop Campus Village since its inception, as well as in communication with Davenport Community Schools and adjacent businesses regarding any campus activities and improvements that impact the surrounding neighborhood. Although there are no known active residential groups, Palmer proposes to open a line of communication with the neighbors similar to their relationships with surrounding businesses. Palmer will schedule annual meetings with the neighborhood stake holders and residents to present and discuss campus planning and schedule, as well as neighbor concerns.**
- e. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. This description shall include property outside the boundaries of the planned institutional district and their interaction with the surrounding area. Impacts include, but are not limited to lighting, noise, parking, etc.
- **The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.**
- f. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. A description of specific programs to reduce traffic impacts and to encourage the use of public transit, carpooling, bicycling and pedestrian.
- **The urban nature of this campus is reinforced by student living. 15% of Palmer's students live on campus and another 30% to 40% live in rented neighborhood and downtown houses and apartments. The Master Plan proposes an additional 80-100 beds in new student housing. These students all walk to campus. Other students and faculty are encouraged to use public transportation and/or car-pooling for other daily trips to campus. The greening of Brady Street proposed in the Master Plan provides more opportunity for bus access in proximity to campus buildings.**

February 7, 2018

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

At its regular meeting of February 6, 2018, the City Plan and Zoning Commission considered Case No. REZ17-08 being the request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District.

Findings:

1. The proposed rezoning facilitates the adoption of a land use plan that enables the community to understand and visualize the levels of development being proposed, their likely impacts and appropriate mitigation measures;
2. The proposed rezoning would articulate the limits of the institutional growth and mitigate potential the adverse impacts associated with development and geographic expansion;
3. The proposed rezoning would facilitate the ability of Palmer College of Chiropractic to grow and adapt to changing needs while protecting the livability and vitality of adjacent neighborhoods.
4. The design of the campus mitigates any potential impacts to the surrounding neighborhoods.

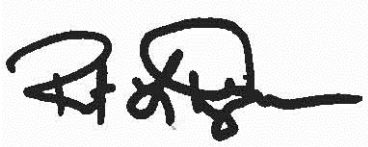
The Plan and Zoning Commission accepted the listing findings and forwards Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That any property rendered non-conforming by the adoption of the “PID” Planned Institutional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a “PID” Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That the Land Use Plan be amended to depict a minimum 25 foot front yard setback for the buildings along Main Street south of West 8th Street;
4. That the Land Use Plan table be amended to clearly articulate the existing (including those to be preserved) vs. proposed use of the all properties and proposed building height and setbacks;

5. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
6. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

The Plan and Zoning Commission vote was 9-yes and 0-no.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a stylized flourish at the end.

Robert Inghram, Chairperson
City Plan and Zoning Commission

APPROVED

Name:	Roll Call	REZ17-08							
Connell	P	Y							
Hepner	P	Y							
Inghram	P								
Kelling	P	Y							
Lammers	P	Y							
Maness	P	Y							
Martinez	EX								
Medd	P	Y							
Quinn	P	Y							
Reinartz	P	Y							
Tallman	P	Y							
		9-YES 0-NO 0-ABSTAIN							

APPROVED

Name:	Roll Call	REZ17-08							
Connell	P	Y							
Hepner	P	Y							
Inghram	P								
Kelling	P	Y							
Lammers	P	Y							
Maness	P	Y							
Martinez	EX								
Medd	P	Y							
Quinn	P	Y							
Reinartz	P	Y							
Tallman	P	Y							
		9-YES 0-NO 0-ABSTAIN							

The undersigned - **opposes** / **does not oppose** (circle one) REZ17-08

Comments: I am in favor of Palmer College of
Chiropractic's Request. I have experience with other
institutions in other Midwest communities that such planned
districts have/continue to serve the campus and city
very well. Thank you.

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Kelly Young
ADDRESS 809 Perry Street
DATE 7-26-17
(please print legibly)

809 Perry Street
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned - **opposes** / **does not oppose** (circle one) REZ17-08

Comments: _____

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Theodore Priester ^{President of :} 601 Brady Cor,
ADDRESS 601 Brady St., Suite 220
DATE 7/22/17 Dau 03
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: Would be nice to purchase Lincoln School for Palmer, or possibly have the city give it to Palmer, to help improve neighborhood.

Mail to: Plan and Zoning Commission
City Hall, 226 W 4th Street
Davenport, Iowa 52801

CITY OF DAVENPORT
Community Planning & Economic Dev.

NAME Joyce + Randy Yaddof
ADDRESS 4034 W. 60th St. Dav.
DATE 7-24-2017
(please print legibly)

304-306-304 E 8th St. Davenport, Ia.

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: _____

Mail to: Plan and Zoning Commission
City Hall, 226 W 4th Street
Davenport, Iowa 52801

NAME THOMAS ERICKSON
ADDRESS 1703 BRADY STREET
DATE 7-22-17
(please print legibly)

1115 BRADY ST.

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned – **opposes** / **does not oppose** (circle one) REZT7-08

Comments: We fully support

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Richard Adam Sacchetti
ADDRESS 422 E 10TH St
DATE July 26, 2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

W 10/12 ST

Rusnak, Ryan

From: Aaron Houzenga <boarderforlife78@hotmail.com>
Sent: Sunday, January 28, 2018 6:48 PM
To: Planning Division – CPED
Subject: Case No. REZ17-08

I received a letter from the city on the Rez one that Palmer College wants to do. My house is 402 east 8th st. I am fine with whatever Palmer wants to do.

Aaron
Sent from my iPhone

January 29, 2018

CPED
226 W. 4th Street
Davenport, IA 52801

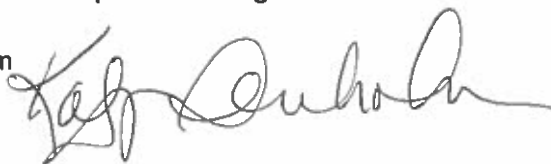
RE: Case No. REZ17-08

TO WHOM IT MAY CONCERN:

We own the property at 1225 N. Perry Street, Davenport, IA.

We have no objection to the requested zoning action.

John & Kathryn Denholm
2676 Il Road
Garden, MI 49835
(906) 644-7198

A handwritten signature in dark ink, appearing to read "John & Kathryn Denholm", written over the printed name and address.

Comments: I want a complete list of houses to be torn down. Many of these houses have historic significance for the City of Davenport. Looking at the map, a house at the corner of 7th Street and Perry will be torn down, that house is on the National Registry. Palmer should be restoring these houses so that students can live there

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Garrett Development
ADDRESS 3806 Forest Road, Davenport, IA
DATE 7/22/2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



Dan Hirstein
2809 E. 44th St.
Davenport, IA 52807
Residence (563) 355-4062
Office & Fax: (563) 359-6815
Mobile: (563) 449-2854
email: ICPDAN@aol.com

7/25/17

Davenport Plan & Zoning Commission
226 West 4th Street
Davenport, Iowa

Subject: Case No. REZ17-08

Dear Planning & Zone Commission:

I own two properties that could be affected by the proposed PID District.

- 118 E. 11th St. also known as 118 E. Palmer Drive. This property appears to be part of the knock out on your map.
- 1019 Perry St.- This property does not appear to be noted as a knock out on your map.

I don't know if this is even important at this time, but want to bring it to your attention.

My current concerns center around a meeting with Palmer School's Vice Chancellor for Administration on June 23rd this year. This meeting addressed the consideration of selling my 118 E. 11th property to Palmer School.

In the course of our dialogue, I commented that a local appraiser stated that this property should continue to appreciate 2-3% a year in value. The Vice Chancellor for Administration at Palmer commented back to me, "That depends what I put next to your building". Not sure if that was a threat to lower the value of my property or what?

The second concern involves the Palmer parking lot directly to the East and North of my 118 E. 11th St. property.

Back in the 90's, Palmer constructed this parking area. The engineering of this parking lot illegally raised or changed the natural elevation surrounding my property. Rain water is now directed toward my building. My property has no rain water run off because of their engineering. The building now sits in a depression. (Pictures attached)

Over the years, I have extended down spout extension (see picture) to help move the water away from the building. I have suffered water seepage that affected the walls on the East side of the building. Last year I spent \$8,000 to water proof and put concrete waterproof wall board in the lower apartment facing the parking lot.

I commented to the Vice Chancellor for Administration the problem their parking lot had created and if this illegal grading could be corrected? His response was, "I will check to see if the Statue of Limitations has expired"? I requested that he get back to me. He has never responded back. Pictures showing the illegal grading attached. Palmer School ignores me or refuses to address this issue???

Our family owned this property for over 50 years. In fact, Dr. Dennis Marchiori, Chancellor /CEO at Palmer rented from my Father at 705 Perry when he attended Palmer. Our relationship with Palmer School has always been one of working together to meet the needs of the students. The relationship has been mutually beneficial and exemplary.

I don't believe this relationship should change because of a few comments by an individual. We have been partners for too many years. I always felt that Palmer School represented high standards

and values. If Palmer accidentally illegally misgraded a parking lot, it should be corrected. I have never given thought to legal action. We're partners and neighbors. Where are the values of correcting an obvious mistake and doing what is right? I'm sure Palmer strives to instill values in their students.

As the Commission reviews Palmer's rezoning request, it is of utmost importance the Zoning Commission be confident that Palmer School will be operating with "principles" and "values" toward its neighbors. The comments and attitude on June 23rd are not consistent with the values, principles, and our relationship of the past 50+ years. Has something changed?? I feel it is important that the Zoning Board and Community be aware of how Palmer School responds to various situations.

At this time, I oppose any changes to zoning until Vice Chancellor for Administration clarifies what was said to me on June 23rd

For Your Information,

Dan Hirstein

Dan Hirstein
Principal
Hirstein Properties

Cc: Dr. Dennis Marchiori







August 2, 2017

Dan Hirstein
2809 E. 44th Street
Davenport, Iowa 52807

VIA EMAIL: ICPDAN@aol.com

Dan:

It was great to see you at the meeting last night. I'm sorry I didn't get a chance to speak to you. Yesterday city staff provided me a copy of your letter dated 7/25/2017 addressed to "Planning & Zone Commission" which I read after the meeting. I wish you had sent me a copy or even emailed or called me and I would have been able to respond to you sooner.

At our June 23rd meeting, my statement, "That depends what I put next to your building" was about what could occur to your property values over the next 10 years. It was in the context of our proposed PID plan which shows no new development immediately adjacent to your property and an improved mixed-use development along Brady Street. I indicated that if we were to be able to develop that it could potentially POSITIVELY affect your property value, not lower it. We also discussed that if Palmer is able to move forward with our plans and the number of students on campus grew, that too could POSITIVELY affect your property value.

After indicating that you were not interested in selling your property for less than at least three times current fair market value, you brought up the issue of landscaping around your property. Our landscaping crews came out the next day on June 24th and cleared the area you were concerned about and we have maintained it properly ever since. You also expressed concern about the adjacent parking lot. I told you that I would look into it and see if parking lot run off was indeed draining toward your property and if anything needed to be done.

The parking lot is not higher than Palmer Drive or the adjacent allyway. Further a 3-4 inch curb exists along the parking lot so water cannot flow from the parking lot onto your property. As such, I saw no immediate need to address the issue as I didn't see how any water from the parking lot could affect your property. The reality of your property is that it is built below street level, the adjacent ally, and your gravel parking area to the rear of the property.

I've asked our facilities department to seek quotes for a barrier between the parking lot and your property and we have had contractors inspect the area and they are working on bids. Once those are back, I'll evaluate them to determine if we need to do any work in that area.

Warm regards,

A handwritten signature in black ink, appearing to read 'J. Aaron Christopher'.

Dr. J. Aaron Christopher, Ph.D., CPA
Vice Chancellor for Administration and
Treasurer of the College
(563) 884-5653
aaron.christopher@palmer.edu

Cc: Planning and Zoning Commission

Rusnak, Ryan

From: Lacey, Latrice
Sent: Monday, August 14, 2017 4:06 PM
To: Rusnak, Ryan
Cc: Berger, Bruce
Subject: RE: Zoning Commission Meeting

Palmer's meeting or notice of the meeting has no bearing on the City of Davenport's duty to provide adequate notice and effectively communicate with community members. Further, one person is enough to violate the FHA and ADA.

The Commission is requesting that this process be tabled until a comprehensive analysis on the impact of the community is done. If this moves forward without the Commission's requested study, they may direct staff to file an injunction or temporary restraining order to stop the process while the impact of this plan is studied.

Christina would likely be the best resource on changes to the notice as the City's ADA Coordinator, but we would be available to assist as necessary.

Thanks Ryan.

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

Notice: Since e-mail messages sent between you and the Davenport Civil Rights Commission and its employees are transmitted over the Internet, the Davenport Civil Rights Commission cannot assure that such messages are secure. You should be careful in transmitting information to the Davenport Civil Rights Commission that you consider confidential. If you are uncomfortable with such risks, you may decide not to use e-mail to communicate with the Davenport Civil Rights Commission. This message is covered by the Electronic Communication Privacy Act, 18 U.S.C. Sections 2510-2515, is intended only for the use of the person to whom it is addressed and may contain information that is confidential. It should also not be forwarded to anyone else. If you received this message and are not the addressee, you have received this message in error. Please notify the person sending the message and destroy your copy.

From: Rusnak, Ryan
Sent: Monday, August 14, 2017 2:41 PM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

No, I did not speak to this gentleman. I'm not sure who he talked to.

I really can't answer why something that was mailed on 7/21/2017 wasn't received until a day before the public hearing. I believe someone receiving a notice the day for the meeting is an exception and not the norm.

I would mention that Palmer held a neighborhood meeting in April to discuss this with the Community. They used the City's mail list.

It would be at the Chairperson's discretion to allow you address the Commission at the meeting.

We would appreciate suggested changes to the public hearing notice.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

From: Lacey, Latrice
Sent: Monday, August 14, 2017 12:56 PM
To: Rusnak, Ryan
Subject: RE: Zoning Commission Meeting

So did the gentleman talk to you?

I have some concerns about the notice timeframes and the lack of alternative formatting. For instance, the individual who contacted us has stated that he received the notice without adequate time to request transportation due to his disability. He also would not have time to submit a written response and get it in by noon the next day, or the next day at all.

Someone with a visual impairment would not be able to read the letter, and this timeframe certainly would not give them adequate time or opportunity to receive it in an alternative format, such as braille.

Further, we do not give any information about how someone with disabilities could receive accommodations for the public hearing, for example, a person who is deaf or hard of hearing might require an ASL interpreter, 24 hours' notice is likely is not enough time to request or accommodate that.

This notice and procedure is probably not consistent with the FHA or ADA requirements.

With regard to our concerns, I will be fine to go up and speak on those without prior approval from the chairperson as a staff person, correct?

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street

Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

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From: Rusnak, Ryan
Sent: Monday, August 14, 2017 12:01 PM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

Latrice,

This was a large mailer so we used Midwest Mail Works. We confirmed this morning that the notices were mailed on 7/21/2017.

Attached is the notice that was sent. My contact information was provided.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

From: Lacey, Latrice
Sent: Monday, August 14, 2017 11:03 AM
To: Rusnak, Ryan
Subject: RE: Zoning Commission Meeting

Was this the only notice that impacted residents received?

After the article was published, I was contacted by a community member with disabilities and he has stated that he received notice of the meeting by mail at 3 p.m. the day before the meeting, so that did not give him appropriate time to arrange transportation to the meeting. He stated that he then called city hall for clarity on the purpose of the

meeting and whether this was still on the agenda at the next meeting- tomorrow's meeting and he was told that it was, so he has arranged for transportation to come. He also stated that initially he could not get a clear answer to his question which was frustrating for him, whose number is listed on the notice? Also, does it include information on how to request ADA accommodations?

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

Notice: Since e-mail messages sent between you and the Davenport Civil Rights Commission and its employees are transmitted over the Internet, the Davenport Civil Rights Commission cannot assure that such messages are secure. You should be careful in transmitting information to the Davenport Civil Rights Commission that you consider confidential. If you are uncomfortable with such risks, you may decide not to use e-mail to communicate with the Davenport Civil Rights Commission. This message is covered by the Electronic Communication Privacy Act, 18 U.S.C. Sections 2510-2515, is intended only for the use of the person to whom it is addressed and may contain information that is confidential. It should also not be forwarded to anyone else. If you received this message and are not the addressee, you have received this message in error. Please notify the person sending the message and destroy your copy.

From: Rusnak, Ryan
Sent: Monday, August 14, 2017 10:55 AM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

Good morning,

The public hearing was on the 1st. That is typically the opportunity for people to speak. At this point, it would be at the Chairperson's discretion.

If you prefer to put something in writing, I would be able to update the meeting packet .

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

From: Lacey, Latrice
Sent: Monday, August 14, 2017 10:50 AM
To: Rusnak, Ryan
Subject: Zoning Commission Meeting

Good morning Ryan,

I was looking over the meeting agenda for tomorrow and I notice that it is stating that tomorrow is not a public hearing and is time for the Commission to discuss the items on the agenda with City Staff and the developers, does that mean that members of the public are not allowed to have discussion on the agenda items?

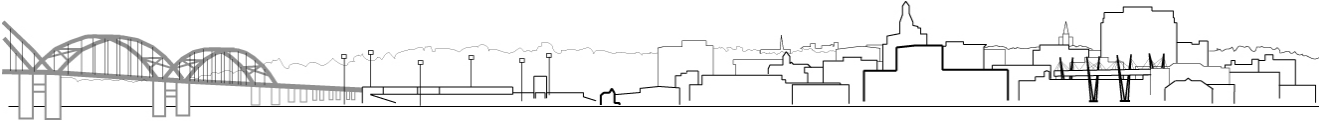
If so, I would like to discuss this with you.

Thanks!

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

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**PUBLIC HEARING NOTICE
CITY COUNCIL
CITY OF DAVENPORT**



Public Hearing Details:

Date: 2/21/2018
Time: 5:30 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a rezoning before the City Council
Case #: REZ17-08

To: All property owners within 500 feet of the subject property generally located **between Harrison Street and Pershing Avenue and between East 12th and 5th Streets (see map on the back of this page).**

What is this All About?

This notice is being sent to inform you that a public hearing will be held for the proposed rezoning before City Council. The purpose of the rezoning to articulate the limits of Palmer College of Chiropractic's institutional growth and mitigate potential the adverse impacts associated with development and geographic expansion.

Request Description:

Case No. REZ17-08: Request of Palmer College of Chiropractic to rezone 38.65 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District [3rd Ward]

At its regular meeting on February 6, 2108, The Plan and Zoning Commission voted to forward Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That any property rendered non-conforming by the adoption of the "PID" Planned Institutional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That the Land Use Plan be amended to depict a minimum 25 foot front yard setback for the buildings along Main Street south of West 8th Street;
4. That the Land Use Plan table be amended to clearly articulate the existing (including those to be preserved) vs. proposed use of the all properties and proposed building height and setbacks;
5. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
6. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

The Plan and Zoning Commission vote was 9-yes and 0-no.

What are the Next Steps after the Public Hearing?

The 2/21/2018 public hearing is the first step in the review/approval process by the City Council. For the specific dates and times of subsequent meetings, please contact the case planner on the next page.

Would You Like to Submit an Official Comment?

You may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801. All protests from within the 200 foot notice area must be made in writing to be valid.

If you have already responded to the public hearing notice from the City Plan and Zoning Commission, no additional response is necessary. That response will remain in force unless it is withdrawn or changed in writing. The Council will consider written protests which are filed or withdrawn prior to the start of the Committee-of-the-Whole Meeting immediately prior to the scheduled final consideration of the ordinance. Protests filed or withdrawn after that time will not be accepted.

Do You Have Any Questions?

If you have any questions on this request, or if ADA/special accommodations are needed, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022.

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the applicant. If you choose to attend the hearing, you may wish to contact Community Planning prior to your departure to learn of any changes to the agenda.



City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Nichole Kriz; (563) 326-7784
Wards: 7

Action / Date
PW2/7/2018

Subject:

Public Hearing on the plans, specifications, form of contract and estimated cost for the Junge Park - Bike Path Reconstruction Project. The estimated cost is \$100,000 budgeted in CIP #64044. [Ward 7]

Recommendation:

Hold the Hearing.

Relationship to Goals:

Sustainable Infrastructure

Background:

This project is to maintain and repair the existing Duck Creek Bike Path. Areas of the bike path are in need of resurfacing and other maintenance procedures.

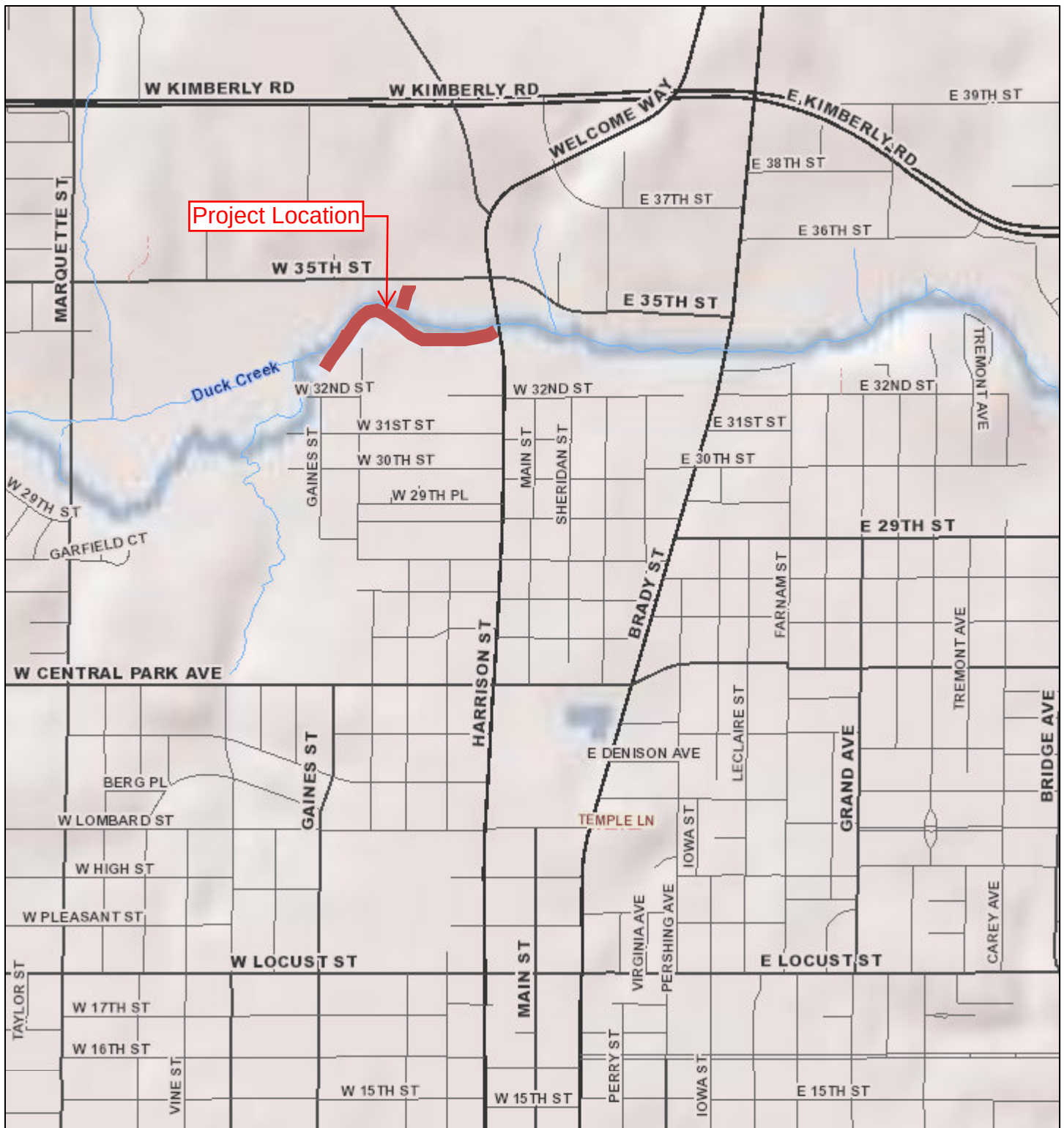
ATTACHMENTS:

Type	Description
▣ Backup Material	Location Map
▣ Backup Material	PH Publication

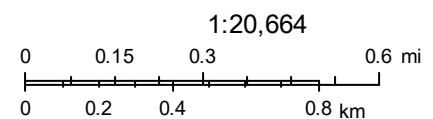
REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	2/15/2018 - 11:00 AM
Public Works Committee	Lechvar, Gina	Approved	2/15/2018 - 11:00 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 4:58 PM

Junge Park Bike Path Reconstruction



2/12/2018, 11:05:45 AM



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NOTICE of Hearing
on Proposed Plans, Specifications and
Proposed Contract for the
Junge Park - Bike Path
Reconstruction Project

Notice is hereby given that at 5:30 P.M., on Wednesday, February 21 2018, at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on the proposed plans, specifications and form of contract which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.

At said hearing any interested person may file written objection or comments with respect to the proposed plans, specifications, form of contract or cost of and necessity for such improvements and may be heard orally with respect thereto.

Jackie E. Holecek, Deputy City Clerk
Davenport, Iowa
PO: 1811404
February 2, 2018

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Steve Math; (563) 327-5164
Wards: 6

Action / Date
PW2/21/2018

Subject:

Public Hearing on the plans, specifications, form of contract and estimated cost for the East Locust Street Pavement Improvements Project. The estimated cost is \$1,290,000 budgeted in CIP #35032. [Ward 6]

Recommendation:

Hold the hearing.

Relationship to Goals:

Sustainable Infrastructure

Background:

Improvements on East Locust St from Kenwood Ave to just west of Broadlawn Ave will extend life of the existing pavement structure with the milling and placement of an asphalt overlay.

As part of the project, storm sewer improvements will be constructed to improve drainage along East Locust Street. Miscellaneous sanitary sewer repairs and the elimination of a cross connection will also be included. Intersection returns will be reconstructed in order to improve drainage and meet A.D.A. accessibility guidelines.

The current project estimate is \$1,290,000.

ATTACHMENTS:

Type	Description
▢ Backup Material	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	2/14/2018 - 11:08 AM
Public Works Committee	Lechvar, Gina	Approved	2/15/2018 - 10:58 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 4:00 PM

Notice of Hearing
on Proposed Plans, Specifications and Proposed Contract for the
East Locust St. Pavement Improvements

Notice is hereby given that at 5:30 P.M., on Wednesday, February 21, 2018, at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on the proposed plans, specifications and form of contract which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.

At said hearing any interested person may file written objection or comments with respect to the proposed plans, specifications, form of contract or cost of and necessity for such improvements and may be heard orally with respect thereto. (P.O. 2018/1811635)

Jackie E. Holecek,
Deputy City Clerk

Davenport, Iowa
February 9, 2018

Publish once February 17, 2018
QUAD-CITY TIMES

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Lauren Gonner (563) 326-7772
Wards: All

Action / Date
FIN2/21/2018

Subject:

Public hearing on the FY 2019 Operating Budget, FY 2019 Capital Improvement Budget, and the FY 2019 - FY 2024 Capital Improvement Plan. [All Wards]

Recommendation:

Hold the public hearing on February 21, 2018 at 5:30 p.m.

Relationship to Goals:

Financially Responsible City Government

Background:

Under the laws of the State of Iowa, the city is required to hold a public hearing prior to adoption of an annual budget and certify it to the county auditor no later than March 15 of each year. The City Administrator's Recommended Budget will be presented to the Finance Committee on February 21, 2018.

The city has held three budget work sessions on the operating and capital budgets. The recommended FY 2019 Budget presented to the council is balance and maintains the current tax levy rate at \$16.78 per \$1,000 of taxable valuation.

This budget continues the city's practice of creating two-year budget plans. Two-year budget plans have proven successful in increasing fund balances and providing for long-term budget planning. The six-year Capital Improvement Plan includes more than \$208 million of capital projects.

ATTACHMENTS:

Type	Description
□ Backup Material	FY 2019 Budget Detail

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	2/14/2018 - 10:17 AM
Finance Committee	Watson-Arnould, Kathe	Approved	2/14/2018 - 10:17 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 1:56 PM

FY 2019 Proposed Budget Overview

	Adopted FY 2018	Proposed FY 2019
Operating	\$136,533,060	\$137,461,714
Capital	\$40,934,213	\$40,649,062
Debt	\$31,073,606	\$31,845,974
Total	\$208,540,879	\$209,956,750

The FY 2019 Proposed Budget of \$209,956,750 is presented as a balanced and core-competency driven budget and is up 0.68% compared to the FY 2018 Budget. The proposed FY 2019 Budget remains consistent with the following goals and policies established by the City Council:

- The FY 2019 Budget is balanced and maintains the current tax levy rate of \$16.78.
- Maintains General Fund unassigned reserve levels at 17-25% range of expenditure costs. The unassigned reserve range was increased and adopted by the City Council in FY 2018.
- The following user fees will be increased in order to maintain cost-recovery and service-delivery:
 - Sewer Fee = 7%
 - Solid Waste Fee = 3%
 - Clean Water Fee = 3%
- The Proposed Budget is core-competency driven and preserves the current level of service to Davenport residents and the community, including all public safety response.

Taxable value in the City of Davenport will increase by 5.0% in the FY 2019 Budget allowing the City to cover rising costs primarily due to general wage increases and health insurance costs without reductions as in

the last few fiscal years. Commercial property is growing at a more sustainable rate in Davenport with a 13.61% taxable valuation increase over FY 2018. The residential rollback will decrease 1.32% in FY 2019. The decrease in the rollback will decrease the tax payment for a median Davenport home by 2.30%, or \$24 over FY 2018.

Pension costs increased with the required employer rates for IPERS and MFPSI in FY 2019 at 9.44% and 26.02%, respectively. Health insurance costs have risen during the past year and are estimated to be 8% higher in FY 2019.

The FY 2019 Capital Improvement Budget decreased 0.70% compared to the FY 2018 Budget due to one-time projects in FY 2018 related to the Sterilite project. The Proposed Capital Improvement Budget accomplishes many of the goals established by the Mayor and City Council, including \$18.7M in sewer system and street network projects in FY 2019. Some FY 2019 project highlights from the six-year plan are presented below:

- \$1.0M for Main Street Landing improvements
- \$3.75M for the High Volume Street Repair Program
- \$1.0M for Concrete Neighborhood Street Replacement
- \$1.3M for Asphalt Neighborhood Street Repair
- \$4.225M for the RiverCenter/Adler Renovation
- \$1.75M for the Harrison to Division Resurfacing
- \$350K for the Main Library Facility Upgrades Project and Mobile Library

82-773

Adoption of Budget and Certification of City Taxes

FISCAL YEAR BEGINNING JULY 1, 2018 - ENDING JUNE 30, 2019

Resolution No.: _____

The City of: DAVENPORTCounty Name: SCOTT

Date Budget Adopted: _____

(Date) xx/xx/xx

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.
Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

County Auditor Date Stamp		Telephone Number		Signature			
		January 1, 2017 Property Valuations					
		With Gas & Electric		Without Gas & Electric		Last Official Census	
		Regular	2a	4,326,896,040	2b	4,129,260,130	99,687
		DEBT SERVICE	3a	4,535,793,815	3b	4,338,157,905	
		Ag Land	4a	18,374,024			

TAXES LEVIED					
Code Sec.	Dollar Limit	Purpose	(A) Request with Utility Replacement	(B) Property Taxes Levied	(C) Rate
384.1	8.10000	Regular General levy	5 35,047,858	33,447,007	43 8.10000
(384)		Non-Voted Other Permissible Levies			
12(8)	0.67500	Contract for use of Bridge	6	0	44 0
12(10)	0.95000	Opr & Maint publicly owned Transit	7 3,937,475	3,757,627	45 0.91000
12(11)	Amt Nec	Rent, Ins. Maint of Civic Center	8	0	46 0
12(12)	0.13500	Opr & Maint of City owned Civic Center	9	0	47 0
12(13)	0.06750	Planning a Sanitary Disposal Project	10	0	48 0
12(14)	0.27000	Aviation Authority (under sec.330A.15)	11	0	49 0
12(15)	0.06750	Levee Impr. fund in special charter city	13	0	51 0
12(17)	Amt Nec	Liability, property & self insurance costs	14 1,081,724	1,032,315	52 0.25000
12(21)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.	462	0	465 0
(384)		Voted Other Permissible Levies			
12(1)	0.13500	Instrumental/Vocal Music Groups	15	0	53 0
12(2)	0.81000	Memorial Building	16	0	54 0
12(3)	0.13500	Symphony Orchestra	17	0	55 0
12(4)	0.27000	Cultural & Scientific Facilities	18	0	56 0
12(5)	As Voted	County Bridge	19	0	57 0
12(6)	1.35000	Missi or Missouri River Bridge Const.	20	0	58 0
12(9)	0.03375	Aid to a Transit Company	21	0	59 0
12(16)	0.20500	Maintain Institution received by gift/devise	22	0	60 0
12(18)	1.00000	City Emergency Medical District	463	0	466 0
12(20)	0.27000	Support Public Library	23 1,168,262	1,114,900	61 0.27000
28E.22	1.50000	Unified Law Enforcement	24	0	62 0
Total General Fund Regular Levies (5 thru 24)			25 41,235,319	39,351,849	
384.1	3.00375	Ag Land	26 55,191	55,191	63 3.00375
Total General Fund Tax Levies (25 + 26)			27 41,290,510	39,407,040	Do Not Add
Special Revenue Levies					
384.8	0.27000	Emergency (if general fund at levy limit)	28 1,168,262	1,114,900	64 0.27000
384.6	Amt Nec	Police & Fire Retirement	29 5,952,281	5,680,417	1.37565
	Amt Nec	FICA & IPERS (if general fund at levy limit)	30 5,971,423	5,698,668	1.38007
Rules	Amt Nec	Other Employee Benefits	31 9,407,884	8,978,168	2.17428
Total Employee Benefit Levies (29,30,31)			32 21,331,588	20,357,253	65 4.93000
Sub Total Special Revenue Levies (28+32)			33 22,499,850	21,472,153	
Valuation					
386	As Req	With Gas & Elec	Without Gas & Elec		
SSMID 1	(A)	55,168,282 (B)	27,762,745	34 303,426	152,695
SSMID 2	(A)	9,048,990 (B)	9,048,990	35 31,671	31,671
SSMID 3	(A)	31,839,150 (B)	29,071,064	36 111,437	101,749
SSMID 4	(A)	25,722,834 (B)	25,722,834	37 77,169	77,169
SSMID 5	(A)	30,885,369 (B)	30,885,369	555 140,528	140,528
SSMID 6	(A)	21,984,078 (B)	21,984,078	556 100,028	100,028
SSMID 7	(A)	20,363,629 (B)	20,363,629	1177 92,655	92,655
SSMID 8	(A)			1185 0	0
Total Special Revenue Levies			39 23,356,764	22,168,648	
384.4	Amt Nec	Debt Service Levy 76.10(6)	40 9,298,377	40 8,893,224	70 2.05000
384.7	0.67500	Capital Projects (Capital Improv. Reserve)	41	41 0	71 0
Total Property Taxes (27+39+40+41)			42 73,945,651	42 70,468,912	72 16.78000

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:

Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

- 1) The prescribed Notice of Public Hearing Budget Estimate (Form 631.1) was lawfully published, or posted if applicable, and notarized, filed proof was evidenced.
- 2) Budget hearing notices were published or posted not less than 10 days, nor more than 20 days, prior to the budget hearing.
- 3) Adopted property taxes do not exceed published or posted amounts.
- 4) Adopted expenditures do not exceed published or posted amounts in each of the nine program areas, or in total.
- 5) Number of the resolution adopting the budget has been included at the top of this form.
- 6) The budget file uploaded to the SUBMIT Area matched the paper copy certified by the city to this office.
- 7) The long term debt schedule (Form 703) shows sufficient payment amounts to pay the G.O. debt certified by the city to this office.

(County Auditor)

EXPENDITURES SCHEDULE PAGE 1

Fiscal Year Ending 2019

Fiscal Years

GOVERNMENT ACTIVITIES (A)	(B)	GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	BUDGET 2019 (J)	RE-ESTIMATED 2018 (K)	ACTUAL 2017 (L)
PUBLIC SAFETY											
Police Department/Crime Prevention	1	26,147,508	317,819						26,465,327	26,372,287	25,099,832
Jail	2								0	0	0
Emergency Management	3								0	0	0
Flood Control	4								0	0	0
Fire Department	5	18,697,973	211,000						18,908,973	18,589,554	18,360,307
Ambulance	6								0	0	0
Building Inspections	7								0	0	0
Miscellaneous Protective Services	8								0	0	0
Animal Control	9								0	0	0
Other Public Safety	10								0	0	0
TOTAL (lines 1 - 10)	11	44,845,481	528,819				0		45,374,300	44,961,841	43,460,139
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12	4,599,804	12,939,481						17,539,285	17,195,361	15,109,862
Parking - Meter and Off-Street	13								0	0	0
Street Lighting	14	185,000	1,612,794						1,797,794	1,660,333	1,848,112
Traffic Control and Safety	15								0	0	0
Snow Removal	16								0	0	0
Highway Engineering	17	12,137	394,611						406,748	395,032	398,396
Street Cleaning	18								0	0	0
Airport (if not Enterprise)	19								0	0	0
Garbage (if not Enterprise)	20								0	0	0
Other Public Works	21								0	0	22,163
TOTAL (lines 12 - 21)	22	4,796,941	14,946,886				0		19,743,827	19,250,726	17,378,533
HEALTH & SOCIAL SERVICES											
Welfare Assistance	23								0	0	0
City Hospital	24								0	0	0
Payments to Private Hospitals	25								0	0	0
Health Regulation and Inspection	26								0	0	0
Water, Air, and Mosquito Control	27								0	0	0
Community Mental Health	28								0	0	0
Other Health and Social Services	29								0	0	0
TOTAL (lines 23 - 29)	30	0	0				0		0	0	0
CULTURE & RECREATION											
Library Services	31	5,190,310							5,190,310	5,379,326	4,778,520
Museum, Band and Theater	32	753,000							753,000	753,000	753,000
Parks	33	3,434,691	199,000						3,633,691	4,151,588	3,650,281
Recreation	34	1,882,841	192,363						2,075,204	1,963,548	1,915,682
Cemetery	35								0	0	0
Community Center, Zoo, & Marina	36								0	0	0
Other Culture and Recreation	37	1,118,000							1,118,000	1,020,500	1,048,998
TOTAL (lines 31 - 37)	38	12,378,842	391,363				0		12,770,205	13,267,962	12,146,481

EXPENDITURES SCHEDULE PAGE 2

Fiscal Year Ending 2019

Fiscal Years

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2019	RE-ESTIMATED 2018	ACTUAL 2017
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
COMMUNITY & ECONOMIC DEVELOPMENT											
Community Beautification	39								0	0	0
Economic Development	40	665,190	2,136,200	2,586,734					5,388,124	6,343,686	2,268,767
Housing and Urban Renewal	41	76,696	7,023,853						7,100,549	10,857,153	6,310,481
Planning & Zoning	42	321,986	475,777						797,763	774,346	800,983
Other Com & Econ Development	43								0	0	1,468,881
	44										
TOTAL (lines 39 - 44)	45	1,063,872	9,635,830	2,586,734			0		13,286,436	17,975,185	10,849,112
GENERAL GOVERNMENT											
Mayor, Council, & City Manager	46	1,862,671							1,862,671	1,852,157	1,644,364
Clerk, Treasurer, & Finance Adm.	47	1,932,077	25,000						1,957,077	1,743,711	1,894,892
Elections	48								0	0	0
Legal Services & City Attorney	49								0	0	50
City Hall & General Buildings	50	1,075,907	173,297						1,249,204	1,193,585	944,052
Tort Liability	51	707,865							707,865	667,797	686,330
Other General Government	52	5,154,118	135,479						5,289,597	5,184,872	4,756,794
TOTAL (lines 46 - 52)	53	10,732,638	333,776	0			0		11,066,414	10,642,122	9,926,482
DEBT SERVICE	54		75,618		18,256,419				18,332,037	18,814,817	43,085,301
Gov Capital Projects	55					39,051,062			39,051,062	36,502,919	34,150,381
TIF Capital Projects	56								0	2,851,294	0
TOTAL CAPITAL PROJECTS	57	0	0	0		39,051,062	0		39,051,062	39,354,213	34,150,381
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	73,817,774	25,912,292	2,586,734	18,256,419	39,051,062	0		159,624,281	164,266,866	170,996,429
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
Water Utility	59								0	0	0
Sewer Utility	60						13,152,040		13,152,040	13,519,970	13,773,371
Electric Utility	61								0	0	0
Gas Utility	62								0	0	0
Airport	63						319,412		319,412	314,141	272,269
Landfill/Garbage	64						5,141,484		5,141,484	5,218,448	5,058,799
Transit	65						6,370,735		6,370,735	6,642,310	6,318,705
Cable TV, Internet & Telephone	66								0	0	0
Housing Authority	67						1,007,884		1,007,884	1,038,205	1,022,833
Storm Water Utility	68						2,121,003		2,121,003	2,104,207	1,814,587
Other Business Type (city hosp., ISF, parking, etc.)	69						34,059,237		34,059,237	33,743,297	32,654,397
Enterprise DEBT SERVICE	70						8,948,706		8,948,706	8,476,232	1,478,659
Enterprise CAPITAL PROJECTS	71								0	0	0
Enterprise TIF CAPITAL PROJECTS	72								0	0	0
TOTAL Business Type Expenditures (lines 59 - 73)	73						71,120,501		71,120,501	71,056,810	62,393,620
TOTAL ALL EXPENDITURES (lines 58+74)	74	73,817,774	25,912,292	2,586,734	18,256,419	39,051,062	0	71,120,501	230,744,782	235,323,676	233,390,049
Regular Transfers Out	75	5,097,475	37,889,350		712,168	1,598,000		2,316,643	47,613,636	44,937,581	40,046,648
Internal TIF Loan / Repayment Transfers Out	76			375,000					375,000	425,000	9,401,815
Total ALL Transfers Out	77	5,097,475	37,889,350	375,000	712,168	1,598,000	0	2,316,643	47,988,636	45,362,581	49,448,463
Total Expenditures & Fund Transfers Out (lines 75+76)	78	78,915,249	63,801,642	2,961,734	18,968,587	40,649,062	0	73,437,144	278,733,418	280,686,257	282,838,512
Ending Fund Balance June 30	79	19,113,849	12,406,450	14,648,905	18,760,044	17,142,273	0	56,475,592	138,547,113	133,155,833	131,752,634

* A continuing appropriation is the unexpended budgeted amount from a prior year's capital project. The entry is made on the Con Approps page that must accompany the budget forms if used. SEE INSTRUCTIONS FOR USE.

CITY OF

DAVENPORT

The last two columns will fill in once
the Re-Est forms are completed

REVENUES DETAIL														
Fiscal Year Ending						2019		Fiscal Years						
(A)	(B)	GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	BUDGET 2019 (J)	RE-ESTIMATED 2018 (K)	ACTUAL 2017 (L)			
REVENUES & OTHER FINANCING SOURCES														
Taxes Levied on Property	1	39,407,040	22,168,648		8,893,224	0			70,468,912	67,053,721	69,112,925			
Less: Uncollected Property Taxes - Levy Year	2									0	0	1,655,336		
Net Current Property Taxes (line 1 minus line 2)	3	39,407,040	22,168,648		8,893,224	0			70,468,912	67,053,721	67,457,589			
Delinquent Property Taxes	4									0	0	18,910		
TIF Revenues	5			7,265,196					7,265,196	7,030,465	5,634,254			
Other City Taxes:														
Utility Tax Replacement Excise Taxes	6	1,883,470	1,188,116		405,153	0	3,476,739	3,255,441	0					
Utility franchise tax (Iowa Code Chapter 364.2)	7	810,000					810,000	860,000	810,804					
Parimutuel wager tax	8						0	0	0					
Gaming wager tax	9	830,000					830,000	950,000	839,021					
Mobile Home Taxes	10	56,000			5,000		61,000	60,000	75,234					
Hotel/Motel Taxes	11	2,750,000					2,750,000	2,550,000	2,882,153					
Other Local Option Taxes	12		16,600,000				16,600,000	16,631,100	19,030,425					
Subtotal - Other City Taxes (lines 6 thru 12)	13	6,329,470	17,788,116		410,153	0		24,527,739	24,306,541	23,637,637				
Licenses & Permits	14	1,845,700	70,000					43,700	1,959,400	1,775,900	2,460,734			
Use of Money & Property	15	406,760	230,000		15,000			560,635	1,212,395	1,186,470	1,831,281			
Intergovernmental:														
Federal Grants & Reimbursements	16	125,000	6,904,450	0		8,560,062		1,968,000	17,557,512	21,005,158	17,846,575			
Road Use Taxes	17		12,110,000							12,110,000	11,800,000	12,739,031		
Other State Grants & Reimbursements	18	2,165,606	1,113,711		60,968	0		400,000	3,740,285	3,729,240	8,835,470			
Local Grants & Reimbursements	19	466,680	700,000						1,166,680	1,104,705	657,287			
Subtotal - Intergovernmental (lines 16 thru 19)	20	2,757,286	20,828,161	0	60,968	8,560,062		2,368,000	34,574,477	37,639,103	40,078,363			
Charges for Fees & Service:														
Water Utility	21								0	0	9,541			
Sewer Utility	22								20,492,663	20,492,663	20,347,887	20,629,974		
Electric Utility	23									0	0	0		
Gas Utility	24									0	0	0		
Parking	25									1,062,500	1,062,500	1,043,500	1,076,377	
Airport	26									202,900	202,900	197,400	208,418	
Landfill/Garbage	27									6,140,840	6,140,840	5,948,000	5,964,275	
Hospital	28										0	0	0	
Transit	29									466,500	466,500	444,000	399,774	
Cable TV, Internet & Telephone	30										0	0	0	
Housing Authority	31									475,000	475,000	435,000	475,951	
Storm Water Utility	32									2,782,210	2,782,210	2,701,175	2,771,610	
Other Fees & Charges for Service	33	3,811,779	253,000							31,311,017	35,375,796	34,703,896	32,840,149	
Subtotal - Charges for Service (lines 21 thru 33)	34	3,811,779	253,000			0			0	0	62,933,630	66,998,409	65,820,858	64,376,069
Special Assessments	35		7,500			20,000						27,500	32,500	27,565
Miscellaneous	36	2,827,485	1,526,179			797,000					234,370	5,385,034	6,607,249	25,761,680
Other Financing Sources:														
Regular Operating Transfers In	37	22,552,350	1,580,643	0	9,660,000	8,372,000		5,448,643	47,613,636	44,937,581	40,046,648			
Internal TIF Loan Transfers In	38	275,000							100,000	375,000	425,000	9,401,815		
Subtotal ALL Operating Transfers In	39	22,827,350	1,580,643		9,660,000	8,372,000		0	5,548,643	47,988,636	45,362,581	49,448,463		
Proceeds of Debt (Excluding TIF Internal Borrowing)	40							23,717,000		23,717,000	25,274,068	14,635,000		
Proceeds of Capital Asset Sales	41								0	0	362,148			
Subtotal-Other Financing Sources (lines 38 thru 40)	42	22,827,350	1,580,643	0	9,660,000	32,089,000	0	5,548,643	71,705,636	70,636,649	64,445,611			
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	80,212,870	64,452,247	7,265,196	19,856,345	40,649,062	0	71,688,978	284,124,698	282,089,456	295,729,693			
Beginning Fund Balance July 1	44	17,816,228	11,755,845	10,345,443	17,872,286	17,142,273	0	58,223,758	133,155,833	131,752,634	118,861,453			
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45	98,029,098	76,208,092	17,610,639	37,728,631	57,791,335	0	129,912,736	417,280,531	413,842,090	414,591,146			

NOTICE OF PUBLIC HEARING BUDGET ESTIMATE

FISCAL YEAR BEGINNING JULY 1, 2018 - ENDING JUNE 30, 2019

City of **DAVENPORT**, Iowa

The City Council will conduct a public hearing on the proposed Budget at 226 West Fourth Street (City Hall)

on 2/21/2018 at 5:30 p.m.
(Date) xx/xx/xx (hour)

The Budget Estimate Summary of proposed receipts and expenditures is shown below.

Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property \$ 16.78000

The estimated tax levy rate per \$1000 valuation on Agricultural land is \$ 3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

(563) 326-7789
phone number

Brandon Wright, CFO/Asst. City Administrator
City Clerk/Finance Officer's NAME

		Budget FY 2019	Re-estimated FY 2018	Actual FY 2017
		(a)	(b)	(c)
Revenues & Other Financing Sources				
Taxes Levied on Property	1	70,468,912	67,053,721	69,112,925
Less: Uncollected Property Taxes-Levy Year	2	0	0	1,655,336
Net Current Property Taxes	3	70,468,912	67,053,721	67,457,589
Delinquent Property Taxes	4	0	0	18,910
TIF Revenues	5	7,265,196	7,030,465	5,634,254
Other City Taxes	6	24,527,739	24,306,541	23,637,637
Licenses & Permits	7	1,959,400	1,775,900	2,460,734
Use of Money and Property	8	1,212,395	1,186,470	1,831,281
Intergovernmental	9	34,574,477	37,639,103	40,078,363
Charges for Fees & Service	10	66,998,409	65,820,858	64,376,069
Special Assessments	11	27,500	32,500	27,565
Miscellaneous	12	5,385,034	6,607,249	25,761,680
Other Financing Sources	13	23,717,000	25,274,068	14,997,148
Transfers In	14	47,988,636	45,362,581	49,448,463
Total Revenues and Other Sources	15	284,124,698	282,089,456	295,729,693
Expenditures & Other Financing Uses				
Public Safety	16	45,374,300	44,961,841	43,460,139
Public Works	17	19,743,827	19,250,726	17,378,533
Health and Social Services	18	0	0	0
Culture and Recreation	19	12,770,205	13,267,962	12,146,481
Community and Economic Development	20	13,286,436	17,975,185	10,849,112
General Government	21	11,066,414	10,642,122	9,926,482
Debt Service	22	18,332,037	18,814,817	43,085,301
Capital Projects	23	39,051,062	39,354,213	34,150,381
Total Government Activities Expenditures	24	159,624,281	164,266,866	170,996,429
Business Type / Enterprises	25	71,120,501	71,056,810	62,393,620
Total ALL Expenditures	26	230,744,782	235,323,676	233,390,049
Transfers Out	27	47,988,636	45,362,581	49,448,463
Total ALL Expenditures/Transfers Out	28	278,733,418	280,686,257	282,838,512
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	5,391,280	1,403,199	12,891,181
Beginning Fund Balance July 1	30	133,155,833	131,752,634	118,861,453
Ending Fund Balance June 30	31	138,547,113	133,155,833	131,752,634

City of Davenport
FY 2019 Budget Summary Overview

Fund	Revenues			Expenditures							Budgeted Excess/ (Deficiency)
	Projected Revenues	Transfers In	Total Resources	Salaries & Benefits	Supplies & Services	Equipment/ Capital	Allocated Costs	Debt Service	Transfers Out	Total Expenditures	
General Funds											
General Fund	47,718,587	1,607,796	49,326,383	38,943,898	4,785,250	77,500	5,222,700	-	41,562	49,070,910	255,473
Special Public Safety	209,685	-	209,685	427,797	-	-	-	-	-	427,797	(218,112)
Library Special Levy	1,221,039	-	1,221,039	964,502	172,230	-	70,467	-	55,000	1,262,199	(41,160)
Hotel/Motel Tax Fund	2,750,000	-	2,750,000	111,183	1,324,160	-	46,500	-	1,205,000	2,686,843	63,157
Trust and Agency	21,630,025	41,562	21,671,587	19,082,309	-	-	2,589,278	-	-	21,671,587	-
Emergency Tax Levy	1,180,296	-	1,180,296	-	-	-	-	-	1,180,296	1,180,296	-
Total General Funds	74,709,632	1,649,358	76,358,990	59,529,689	6,281,640	77,500	7,928,945	-	2,481,858	76,299,632	59,358
Special Revenue Funds											
Self-Supporting Improvement Districts	1,124,207	-	1,124,207	-	1,048,589	-	-	75,618	-	1,124,207	-
Fair Housing Fund	109,450	-	109,450	123,754	11,400	-	325	-	-	135,479	(26,029)
HUD Section 8	3,765,000	76,643	3,841,643	420,651	3,309,711	10,000	101,281	-	-	3,841,643	-
Community Development Block Grant	2,075,000	500,000	2,575,000	619,122	1,860,937	-	94,941	-	-	2,575,000	-
Community Development Loan Pool/Sp. Revenue	2,200,000	-	2,200,000	55,295	1,644,329	-	376	-	500,000	2,200,000	-
Road Use Tax	12,905,000	1,297,000	14,202,000	7,531,601	2,790,079	575,300	1,804,625	-	1,600,000	14,301,605	(99,605)
Riverfront Improvement Fund	245,000	75,000	320,000	100,561	155,300	-	15,100	-	52,500	323,461	(3,461)
Youth Sports	175,000	-	175,000	131,663	60,700	-	-	-	-	192,363	(17,363)
Local Option Sales Tax	16,700,500	207,000	16,907,500	2,357,115	-	951,319	62,600	-	13,812,000	17,183,034	(275,534)
Total Special Revenue Funds	39,299,157	2,155,643	41,454,800	11,339,762	10,881,045	1,536,619	2,079,248	75,618	15,964,500	41,876,792	(421,992)
Proprietary Funds											
Sewer Maintenance	18,812,000	36,000	18,848,000	2,140,433	573,197	209,000	1,573,926	6,772,082	7,200,502	18,469,140	378,860
Water Pollution Control Plant	2,568,443	6,087,040	8,655,483	4,340,057	2,795,601	362,500	1,157,325	-	-	8,655,483	-
WPCP Equipment Replacement	256,490	1,043,462	1,299,952	-	-	-	-	-	1,370,000	1,370,000	(70,048)
Solid Waste Collection	5,863,840	-	5,863,840	2,846,591	1,067,810	67,650	1,159,433	790,188	-	5,931,672	(67,832)
Clean Water Utility	2,828,210	23,000	2,851,210	1,436,264	388,985	72,000	223,754	229,600	870,000	3,220,603	(369,393)
Parking	1,182,500	812,168	1,994,668	336,340	341,750	10,000	303,922	1,002,656	-	1,994,668	-
Transit	6,260,864	-	6,260,864	3,406,867	1,653,829	-	1,310,039	-	-	6,370,735	(109,871)
Airport	311,035	35,000	346,035	106,661	136,699	-	76,052	43,436	-	362,848	(16,813)
Heritage Housing	810,000	-	810,000	129,495	249,849	-	285,255	9,194	139,928	813,721	(3,721)
Scattered Site Housing	280,000	63,285	343,285	111,975	74,590	-	156,720	-	-	343,285	-
RiverCenter Operating	4,585,200	655,000	5,240,200	-	4,968,507	-	176,015	101,550	-	5,246,072	(5,872)
Golf Course Operating	1,725,400	-	1,725,400	884,407	580,250	-	378,258	-	-	1,842,915	(117,515)
River's Edge Sports Center	621,300	50,000	671,300	360,594	263,570	-	102,362	-	-	726,526	(55,226)
Total Enterprise Funds	46,105,282	8,804,955	54,910,237	16,099,684	13,094,637	721,150	6,903,061	8,948,706	9,580,430	55,347,668	(437,431)
Internal Service Funds											
Information Management Systems	2,775,960	-	2,775,960	1,171,067	1,529,255	-	75,638	-	-	2,775,960	-
Employee Insurance	15,675,000	-	15,675,000	106,898	17,008,038	-	23,797	-	-	17,138,733	(1,463,733)
Risk Management	5,558,757	70,000	5,628,757	1,152,785	4,067,411	-	218,373	-	-	5,438,569	190,188
Total Internal Service Funds	24,009,717	70,000	24,079,717	2,430,750	22,604,704	-	317,808	-	-	25,353,262	(1,273,545)
Total Proprietary Funds	70,114,999	8,874,955	78,989,954	18,530,434	35,699,341	721,150	7,220,869	8,948,706	9,580,430	80,700,930	(1,710,976)
Debt Service Funds											
General Debt Service	10,223,945	9,660,000	19,883,945	-	-	-	-	18,256,419	712,168	18,968,587	915,358
Tax Increment Debt Service	7,265,196	-	7,265,196	-	2,586,734	-	-	4,565,231	375,000	7,526,965	(261,769)
Total Debt Service Funds	17,489,141	9,660,000	27,149,141	-	2,586,734	-	-	22,821,650	1,087,168	26,495,552	653,589
Total Capital Project Funds	32,277,062	8,372,000	40,649,062	-	-	39,051,062	-	-	1,598,000	40,649,062	-
TOTAL FY 2019 BUDGET	233,889,991	30,711,956	264,601,947	89,399,885	55,448,760	41,386,331	17,229,062	31,845,974	30,711,956	266,021,968	(1,420,021)

City of Davenport

FY 2019 Budget - Changes in Fund Balance by Fund

Fund	Fund Balance 6/30/2017	FY 2018 Revenues	FY 2018 Expenditures	Est. Beginning Fund Balance 6/30/2018	FY 2019 Revenues	FY 2019 Expenditures	Budgeted Excess/ (Deficiency)	Est. Ending Fund Balance 6/30/2019
General Funds								
General Fund	12,726,442	48,001,699	48,085,000	12,643,141	49,326,383	49,070,910	255,473	12,898,614
Special Public Safety	600,000	-	-	600,000	209,685	427,797	(218,112)	381,888
Parks Special Needs	26,145	-	-	26,145	-	-	-	26,145
Special Library Levy	871,889	1,165,493	1,208,429	828,953	1,221,039	1,262,199	(41,160)	787,793
Hotel/Motel Tax Fund	1,134,670	2,550,000	2,565,442	1,119,228	2,750,000	2,686,843	63,157	1,182,385
Flood Fund	600,000	-	-	600,000	-	-	-	600,000
Trust and Agency	3,046,064	21,277,563	21,229,849	3,093,778	21,671,587	21,671,587	-	3,093,778
Emergency Tax Levy	-	1,146,933	1,146,933	-	1,180,296	1,180,296	-	-
Total General Funds	19,005,210	74,141,688	74,235,653	18,911,245	76,358,990	76,299,632	59,358	18,970,603
Special Revenue Funds								
Self-Supporting Improvement Districts	687,124	1,025,848	1,025,848	687,124	1,124,207	1,124,207	-	687,124
Fair Housing Fund	(15,996)	109,450	128,257	(34,803)	109,450	135,479	(26,029)	(60,832)
HUD Section 8	164,964	3,865,000	3,811,084	218,880	3,841,643	3,841,643	-	218,880
Community Development Block Grant	27,273	2,575,000	2,575,000	27,273	2,575,000	2,575,000	-	27,273
Community Development Loan Pool/Sp. Revenue	1,265,482	2,197,666	2,197,666	1,265,482	2,200,000	2,200,000	-	1,265,482
Riverfront Improvement Fund	(20,784)	-	-	(20,784)	-	-	-	(20,784)
Road Use Tax	1,257,348	13,880,000	14,139,297	998,051	14,202,000	14,301,605	(99,605)	898,446
Levee Improvement Commission	18,148	313,000	307,315	23,833	320,000	323,461	(3,461)	20,372
Youth Sports	137,662	169,750	175,605	131,807	175,000	192,363	(17,363)	114,444
Local Option Sales Tax	7,360,977	16,865,500	17,119,311	7,107,166	16,907,500	17,183,034	(275,534)	6,831,632
Total Special Revenue Funds	10,882,198	41,001,214	41,479,383	10,404,029	41,454,800	41,876,792	(421,992)	9,982,037
Proprietary Funds								
Sewer Maintenance	916,045	18,547,000	18,607,350	855,695	18,848,000	18,469,140	378,860	1,234,555
Water Pollution Control Plant	348,102	8,741,317	8,741,317	348,102	8,655,483	8,655,483	-	348,102
WPCP Equipment Replacement	2,458,425	1,306,255	320,000	3,444,680	1,299,952	1,370,000	(70,048)	3,374,632
District Main	1,438,781	-	-	1,438,781	-	-	-	1,438,781
Solid Waste Collection	954,077	5,685,000	5,904,709	734,368	5,863,840	5,931,672	(67,832)	666,536
Clean Water Utility	2,426,484	2,744,175	2,830,154	2,340,505	2,851,210	3,220,603	(369,393)	1,971,112
Parking	2,947	2,051,121	2,051,121	2,947	1,994,668	1,994,668	-	2,947
Transit	2,213	6,174,918	6,249,310	(72,179)	6,260,864	6,370,735	(109,871)	(182,050)
Airport	-	358,610	373,902	(15,292)	346,035	362,848	(16,813)	(32,105)
Heritage Housing	152,363	805,000	736,024	221,339	810,000	813,721	(3,721)	217,618
Scattered Site Housing	27,887	334,984	334,984	27,887	343,285	343,285	-	27,887
RiverCenter Operating	798,386	5,684,043	5,631,747	850,682	5,240,200	5,246,072	(5,872)	844,810
Golf Course Operating	13,500	1,783,300	1,779,129	17,671	1,725,400	1,842,915	(117,515)	(99,844)
River's Edge Sports Center	3,365	683,300	713,942	(27,277)	671,300	726,526	(55,226)	(82,503)
Total Enterprise Funds	9,542,575	54,899,023	54,273,689	10,167,909	54,910,237	55,347,668	(437,431)	9,730,478
Total Internal Service Funds								
Information Management Systems	180,219	2,317,343	2,332,543	165,019	2,775,960	2,775,960	-	165,019
Employee Insurance	3,382,034	15,180,000	16,156,816	2,405,218	15,675,000	17,138,733	(1,463,733)	941,485
Risk Management	7,145,290	5,444,789	5,638,362	6,951,717	5,628,757	5,438,569	190,188	7,141,905
Total Internal Service Funds	10,707,543	22,942,132	24,127,721	9,521,954	24,079,717	25,353,262	(1,273,545)	8,248,409
Total Proprietary Funds	20,250,118	77,841,155	78,401,410	19,689,863	78,989,954	80,700,930	(1,710,976)	17,978,887
Debt Service Funds								
General Debt Service	17,089,950	20,139,349	30,156,543	7,072,756	19,883,945	18,968,587	915,358	7,988,114
Tax Increment Debt Service	7,319,984	7,030,465	7,787,563	6,562,886	7,265,196	7,526,965	(261,769)	6,301,117
Total Debt Service Funds	24,409,934	27,169,814	37,944,106	13,635,642	27,149,141	26,495,552	653,589	14,289,231
Total Capital Project Funds	17,142,273	40,934,213	40,934,213	17,142,273	40,649,062	40,649,062	-	17,142,273
TOTALS	91,689,733	261,088,084	272,994,765	79,783,052	264,601,947	266,021,968	(1,420,021)	78,363,031

City of Davenport, Iowa Staffing Summary Report

	FY 2017				FY 2018				FY 2019			
	Full Time	Part Time	Seasonal	Total	Full Time	Part Time	Seasonal	Total	Full Time	Part Time	Seasonal	Total
Mayor's Office	1.00	1.00	-	2.00	1.00	1.00	-	2.00	1.00	1.00	-	2.00
City Council	0.50	10.00	-	10.50	0.75	10.00	-	10.75	0.75	10.00	-	10.75
Finance												
Administration	5.00	-	-	5.00	5.00	-	-	5.00	6.00	-	-	6.00
Revenue	6.00	-	1.25	7.25	6.50	0.50	-	7.00	6.50	0.50	-	7.00
Accounting	6.00	-	-	6.00	6.00	-	-	6.00	6.00	-	-	6.00
Purchasing	2.00	-	-	2.00	2.00	-	-	2.00	2.00	-	-	2.00
Risk Management	4.00	-	-	4.00	4.00	-	-	4.00	4.00	-	-	4.00
Total Finance	23.00	-	1.25	24.25	23.50	0.50	-	24.00	24.50	0.50	-	25.00
City Administration												
Administration	4.50	0.50	0.60	5.60	4.25	-	0.60	4.85	7.25	0.75	0.60	8.60
Communications	2.00	0.75	0.60	3.35	2.00	0.75	0.60	3.35	-	-	-	-
Total City Administration	6.50	1.25	1.20	8.95	6.25	0.75	1.20	8.20	7.25	0.75	0.60	8.60
Information Technology	8.00	1.50	-	9.50	9.50	-	-	9.50	8.50	-	-	8.50
Legal	5.00	0.25	-	5.25	5.00	0.25	-	5.25	5.00	0.25	-	5.25
Human Resources	5.00	1.13	-	6.13	5.00	1.13	-	6.13	5.00	1.13	-	6.13
CPED												
Administration	3.75	-	-	3.75	3.75	-	-	3.75	3.30	-	-	3.30
Planning	4.00	-	-	4.00	4.00	-	-	4.00	4.00	-	-	4.00
Project Management	1.00	-	-	1.00	1.00	-	-	1.00	1.00	-	-	1.00
Assisted Housing	6.50	-	-	6.50	6.50	-	-	6.50	7.00	-	-	7.00
Housing Rehabilitation	5.75	-	-	5.75	5.75	-	-	5.75	5.70	-	-	5.70
Economic Development	2.00	-	-	2.00	2.00	-	-	2.00	3.00	-	-	3.00
Total CPED	23.00	-	-	23.00	23.00	-	-	23.00	24.00	-	-	24.00
Civil Rights	4.00	0.44	-	4.44	4.00	0.44	-	4.44	4.00	0.44	-	4.44
Neighborhood Services	12.00	8.25	-	20.25	11.00	4.50	-	15.50	10.00	4.50	-	14.50
Public Works												
Administration	2.00	-	-	2.00	3.00	-	-	3.00	7.00	-	-	7.00
Facilities	14.00	4.55	0.70	19.25	13.30	5.50	-	18.80	13.75	4.15	-	17.90
Engineering	35.00	0.25	-	35.25	30.00	3.25	-	33.25	27.00	1.75	-	28.75
Building Inspections	9.00	-	-	9.00	9.00	-	-	9.00	9.00	-	-	9.00
Water Pollution Control Plan	33.00	-	-	33.00	33.00	-	-	33.00	32.00	-	-	32.00
Compost	11.00	2.25	0.66	13.91	11.20	2.25	0.66	14.11	11.20	2.25	0.66	14.11
Clean Water	11.00	-	1.05	12.05	4.00	-	0.59	4.59	4.00	-	0.59	4.59
Streets	52.00	0.75	-	52.75	51.00	0.75	-	51.75	52.53	0.75	-	53.28
Forestry	-	-	-	-	7.00	-	0.46	7.46	7.00	-	0.46	7.46
Solid Waste	31.00	-	2.48	33.48	31.50	-	-	31.50	31.30	-	-	31.30
Sanitary Sewer Maintenance	13.50	0.38	-	13.88	12.50	0.38	-	12.88	12.34	0.38	-	12.72
Storm Sewer Maintenance	10.50	0.38	-	10.88	10.50	0.38	-	10.88	10.33	0.38	-	10.71
Fleet Management	36.00	3.75	-	39.75	36.00	3.75	-	39.75	35.55	3.75	-	39.30
Citibus	28.00	9.12	-	37.12	24.00	6.78	-	30.78	24.00	12.75	-	36.75

City of Davenport, Iowa Staffing Summary Report

	FY 2017				FY 2018				FY 2019			
	Full Time	Part Time	Seasonal	Total	Full Time	Part Time	Seasonal	Total	Full Time	Part Time	Seasonal	Total
Traffic Engineering	1.00	-	0.46	1.46	1.00	-	-	1.00	1.00	-	-	1.00
Signals and Street Lights	4.00	-	-	4.00	4.00	-	-	4.00	5.00	-	-	5.00
Airport	1.00	-	-	1.00	1.00	-	-	1.00	1.00	-	-	1.00
Operations & Customer Service	7.00	-	-	7.00	6.00	-	-	6.00	7.00	0.65	-	7.65
Total Public Works	299.00	21.43	5.35	325.78	288.00	23.04	1.71	312.75	291.00	26.81	1.71	319.52
Police												
Administration	5.00	-	-	5.00	5.00	-	-	5.00	5.00	-	-	5.00
Crossing Guards	-	7.00	-	7.00	-	7.00	-	7.00	-	7.00	-	7.00
Patrol	100.00	-	-	100.00	102.00	-	-	102.00	107.00	-	-	107.00
Investigations	39.00	-	-	39.00	38.00	-	-	38.00	37.00	-	-	37.00
Services	44.00	-	-	44.00	42.00	-	-	42.00	42.00	-	-	42.00
Forfeiture and Seizure	-	-	-	-	-	-	-	-	-	-	-	-
Total Police	188.00	7.00	-	195.00	187.00	7.00	-	194.00	191.00	7.00	-	198.00
Fire												
Administration	2.00	-	0.20	2.20	2.00	-	-	2.00	2.00	-	-	2.00
Prevention	2.00	-	-	2.00	3.00	-	-	3.00	3.00	-	-	3.00
Hazmat	1.00	-	-	1.00	1.00	-	-	1.00	1.00	-	-	1.00
Suppression	132.00	-	-	132.00	128.00	-	-	128.00	128.00	-	-	128.00
Training	2.00	-	-	2.00	2.00	-	-	2.00	2.00	-	-	2.00
Total Fire	139.00	-	0.20	139.20	136.00	-	-	136.00	136.00	-	-	136.00
Parks & Recreation												
Administration	2.00	4.27	1.00	7.27	2.00	4.27	1.00	7.27	2.00	4.27	1.00	7.27
Golf	5.00	11.74	5.46	22.20	5.00	11.74	5.46	22.20	5.00	11.74	5.46	22.20
Parks Operations	7.00	36.22	-	43.22	7.00	36.22	-	43.22	7.00	38.22	-	45.22
Recreation Programs	5.00	7.65	12.20	24.85	6.00	9.25	7.51	22.76	6.00	13.91	6.75	26.66
Self Sustaining Programs	-	23.20	-	23.20	-	23.20	-	23.20	-	23.20	-	23.20
River's Edge	1.00	9.49	-	10.49	1.00	9.49	-	10.49	1.00	9.49	-	10.49
Total Parks & Recreation	20.00	92.57	18.66	131.23	21.00	94.17	13.97	129.14	21.00	100.83	13.21	135.04
Library												
Administration	6.00	4.17	-	10.17	6.00	4.17	-	10.17	4.00	1.21	-	5.21
Library Services	-	-	-	-	-	-	-	-	35.00	18.44	-	53.44
Information	19.00	3.50	-	22.50	19.00	5.50	-	24.50	-	-	-	-
Adult Services	15.00	9.48	-	24.48	13.00	9.48	-	22.48	-	-	-	-
Total Library	40.00	17.15	-	57.15	38.00	19.15	-	57.15	39.00	19.65	-	58.65
Grand Total	755.50	152.47	25.46	933.43	741.75	156.68	15.68	914.11	750.75	167.61	14.92	933.28

City of Davenport

Agenda Group: Finance
Department: Public Works - Engineering
Contact Info: Mike Atchley 563-327-5149
Wards: 8

Action / Date
FIN2/21/2018

Subject:

Public hearing to convey city owned parcel W0425-01 adjacent to the east of 2305 W. 67th Street owned by the Dirksens. (Petitioners, Ronald and Janice Dirksen). [Ward 8]

Recommendation:

Conduct the public hearing.

Relationship to Goals:

Fiscal Vitality

Background:

Staff has identified a number of parcels and tracts of land as private ownership candidates. Staff has checked with the Natural Resources Division, Fire and the Community Planning & Economic Development (CPED) Departments and has determined that these parcels have no functional value to the city's operations. In an effort to reduce the city's operating expense in mowing, staff is seeking to get this parcel of land back on the tax roll by deeding it to the adjacent property owner. Parcel W0425-01 is 9,310 sq. ft. of which 5,480 is subject to access and utility easements. The Dirksens are willing to pay \$550.00 and closing costs for the parcel.

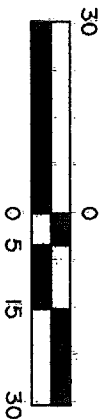
ATTACHMENTS:

Type	Description
▣ Cover Memo	Plat
▣ Cover Memo	Public Hearing Notice

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	2/14/2018 - 10:11 AM
Public Works Committee	Lechvar, Gina	Approved	2/15/2018 - 10:48 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 3:47 PM

Location: Lot 20 & Area " B ", Block 14, Replat Ridgeview Park
Second Addition
Requestor: City of Davenport
Proprietor: City of Davenport
Surveyor: David L. Meyer
Survey Company: Verbeke - Meyer Consulting Engineers, P.C.
Return To: Verbeke - Meyer Consulting Engineers, P.C.
4111 East 60th Street
Davenport, Iowa 52807
dlm@verbeke-meyer.com (563) 359-1348

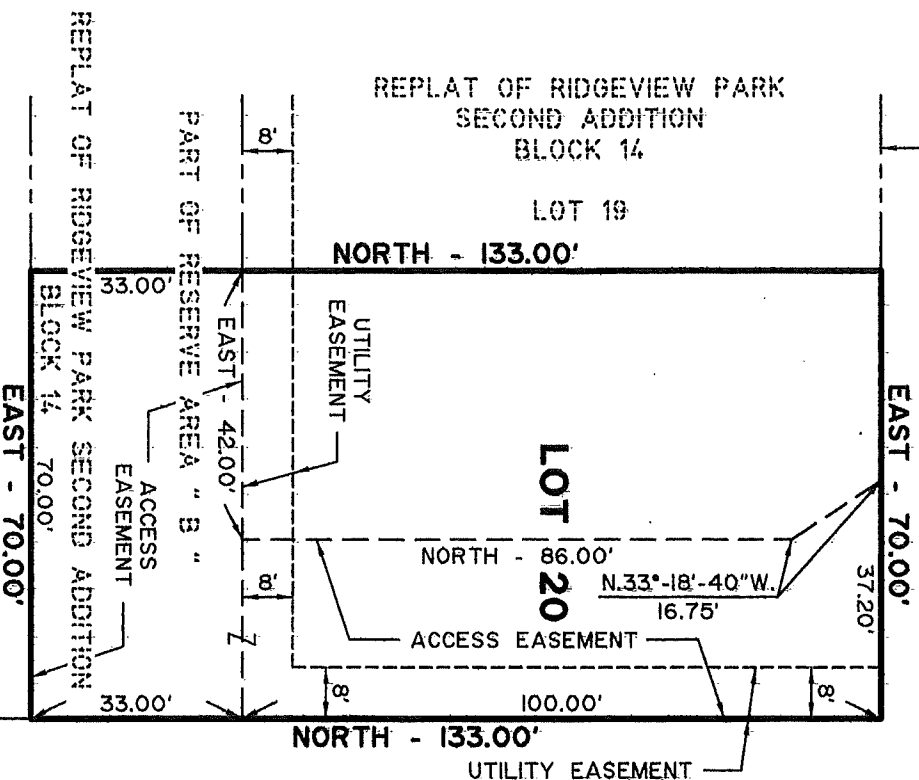
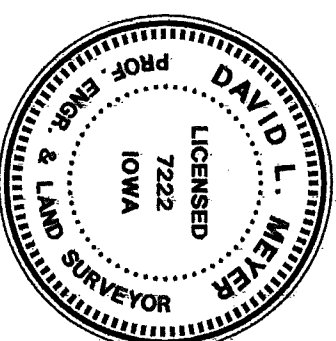


(SCALE : 1" = 30')

ACCESS EASEMENT DRAWING
PART OF LOT 20 AND
RESERVE AREA " B ", BLOCK 14
REPLAT OF RIDGEVIEW PARK
SECOND ADDITION
DAVENPORT, IOWA

REPLAT OF RIDGEVIEW PARK
SECOND ADDITION
BLOCK 15
LOT 18
50'
R.O.W.
WEST 67th
STREET

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
Signature: *David L. Meyer*
David L. Meyer, P.E. & L.S., License Number 7222
Date: **DECEMBER 11, 2017**
My license renewal date is December 31, 2018
THIS SHEET ONLY
Pages or sheets covered by this seal: _____



NORTHWEST BOULEVARD
(VARIABLE RIGHT OF WAY)

REPLAT OF RIDGEVIEW PARK
SECOND ADDITION
BLOCK 14
LOT 1
ROSEWILL ADDITION

PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION

VMCE 17372

NOTICE OF A PUBLIC HEARING AUTHORIZING THE MAYOR AND CITY CLERK, TO EXECUTE THE NECESSARY DOCUMENTS TO CONVEY CITY OWNED PARCEL W0425-01 TO ADJACENT PROPERTY OWNER.

Notice is hereby given that there is on file in the office of the City Attorney, City Hall, Davenport, Iowa a RESOLUTION authorizing the Mayor and City Clerk, to execute the necessary documents to convey city owned parcel W0425-01 to adjacent property owner. The property is described as follows:

Lot 20 of Block 14 of Replat of Ridgeview Park 2nd Addition to the City of Davenport, Scott County, Iowa subject to all easements including part of Reserve Area B and a permanent access easement as described below:

Part of Lot 20 and part of Reserve Area "B" in Block 14 of the Replat of Ridgeview Park Second Addition to the City of Davenport, Iowa, being more particularly described as follows:

Commencing at the northeast corner of said Lot 20, said point being the POINT OF BEGINNING of the tract of land hereinafter described: thence South 133.00 feet along the east line of said Lot 20 and the east line of said Reserve Area "B" to the southeast corner of said Reserve Area "B"; thence West 70.00 feet along the south line of said Reserve Area "B"; thence North 33.00 feet to the southwest corner of said Lot 20; thence East 42.00 feet along the south line of said Lot 20; thence North 86.00 feet; thence North 33°-18'-40" West 16.75 feet to a point on the north line of said Lot 20; thence East 37.20 feet along the north line of said Lot 20 to the point of beginning.

This Resolution will come on for a public hearing before the Davenport City Council, City Hall, Davenport, Iowa, on the 21st day of February, 2018, commencing at 5:30 P.M., Local Time, or as soon thereafter as the matter can be considered. At said hearing; interested persons may appear and be heard for or against said Resolution.

Jackie E. Holecsek
Deputy City Clerk

Davenport, Iowa
February 16, 2018

Publish once February 16, 2018
QUAD-CITY TIMES

City of Davenport

Agenda Group: Finance
Department: Legal
Contact Info: T Warner 326-7735
Wards: Ward 3

Action / Date
FIN2/21/2018

Subject:

Public Hearing regarding the conveyance of a vacant lot Parcel G0034-25, formerly 1012 W 9th Street, located in Mitchell's Bluff Addition (Paul Goulet, Petitioner). [Ward 3]

Recommendation:

Hold the public hearing.

Background:

This lot on West 9th Street has been vacant for several years. At the request of Mr. Goulet, the neighboring property owner, the city acquired a tax deed to the property. Mr. Goulet has maintained the property and will reimburse the City the \$205 spent to secure the tax deed.

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	2/7/2018 - 11:14 AM
Finance Committee	Watson-Arnould, Kathe	Approved	2/13/2018 - 12:18 PM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 1:56 PM

City of Davenport

Agenda Group: Committee of the Whole
Department: Office of the Mayor
Contact Info: Nevada Lemke
Wards: All

Action / Date
2/21/2018

Subject:
Appointment

Riverfront Improvement Commission :

Breanna Pairrett (New Appointment)

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Thorndike, Tiffany	Approved	2/16/2018 - 2:05 PM

City of Davenport

Agenda Group: Community Development
Department: City Clerk
Contact Info: Ryan Rusnak 563-888-2022
rusnak@ci.davenport.ia.us
Wards: Ward 3

Action / Date
CD2/21/2018

Subject:

First Consideration: Ordinance for Case REZ17-08 being the request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, of property generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District. [Ward 3]

Recommendation:

The Plan and Zoning Commission forwards Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That any property rendered non-conforming by the adoption of the "PID" Planned Institutional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
4. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

The Plan and Zoning Commission vote was 9-yes and 0-no.

Relationship to Goals:
Urban revitalization.

Background:

The "PID" Planned Institutional District zoning classification is intended to encourage a comprehensive approach to development by encouraging the adoption of a land use plan rather than the piece-meal review of individual development proposals through the special use permit process. The district is also intended to:

1. Further the policies of the Comprehensive Plan;
2. Encourage the preparation of a land use plan that enables the community to understand the

levels of development being proposed, their likely impacts and appropriate mitigation measures;

3. Permit appropriate institutional growth within boundaries of the campus while minimizing the adverse impacts associated with development and geographic expansion;
4. Balance the ability of major institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.

Once approved, the Land Use Plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.

Palmer Chiropractic College was encouraged to consider the Planned Industrial District when it requested the Historic Preservation Commission to allow the demolition of 12 historic properties and removal of a protected brick street.

“PID” Planned Institutional District zoning is required to contain two primary components:

1. Land Use Plan - establishes the range of acceptable uses and intensities that will be permitted. The land use plan provides detailed development data for the site from which a determination can be made on the appropriateness of the proposed distribution of land uses that are to be developed. Once approved, the land use plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.
2. Narrative of intent and compatibility with surrounding area - describes the relationship between the institution and the surrounding area.

The Land Use Plan proposes to vacate (abandon) portion of streets and alleys. Palmer College of Chiropractic would need to formally request that the City Council vacate (abandon) the public streets and alleys. An Ordinance condition is proposed that the future private use of public streets and alleys as depicted on the Land Use are descriptive only and do not compel approval of any vacation/abandonment request. The City Traffic Engineer have reviewed the proposed Land Use Plan and did not express an objection to the potential of these street and alley closures.

The Davenport Civil Rights Commission Director indicated that the Civil Rights Commission discussed the rezoning request at its August 8, 2017 meeting because it has concerns that the request will have a disparate impact on low income and minority communities. The Plan and Zoning Commission tabled this request indefinitely at its September 5, 2017 regular meeting to allow the City sufficient time to hire a consultant to analyze if the approval of the rezoning (and ultimate plan buildout) would cause a disparate impact on low income and minority communities. The analysis was completed in December 2017 and determined in part “... the City of Davenport’s approval of the Palmer’s PID rezoning application does not create a disparate impact on protected racial or ethnic groups.” The Plan and Zoning Commission removed the request from the table at February 6, 2018 meeting and unanimously voted to recommend approval of the request.

The City has received two objections to the request:

1. 318 East 10th Street. Objection based on the buildings proposed to be demolished.
2. 118 East 11th Street and 1019 Perry Street. Objection based on adverse effects caused to

their property by Palmer College of Chiropractic.

ATTACHMENTS:

Type	Description
▣ Ordinance	REZ17-08 - Ordinance
▣ Backup Material	Land Use Plan - Part 1
▣ Backup Material	Land Use Plan - Part 2
▣ Backup Material	Written Narrative
▣ Backup Material	Plan and Zoning Commission Letter to City Council - 2-8-2018
▣ Backup Material	Final Staff Report to Plan and Zoning Commission - 2-6-2018
▣ Backup Material	2-6-2018 Plan and Zoning Commission Vote Results
▣ Backup Material	Opposed, In Favor, General Correspondence

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 1:48 PM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 1:49 PM

ORDINANCE NO.

ORDINANCE for Case No. ROW17-08: Request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, of property generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District [3rd Ward]

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

Section 1. The following described property in Scott County, Iowa real estate is hereby rezoned from: "R-4" Moderate Density Dwelling District, "R-6M" High Density Dwelling District, "C-1" Neighborhood Commercial District, "C-2" General Commercial District, "C-4" Central Business District and "M-1" Light Industrial District to "PID" Planned Institutional District:

Part of the Northwest Quarter of Section 25, Township 78 North, Range 3 East and the Northeast and Southeast Quarter Section 26, Township 28 North, Range 3 East of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Beginning at the intersection of the centerlines of Main Street and Palmer Drive; thence east along said centerline of Palmer Drive to the centerline of Brady Street; thence North along said centerline of said Brady Street to the south property line of 1139 Brady Street extended westerly to the centerline of Main Street; thence East along said south property line and its extensions westerly and easterly to the centerline of a public alley; thence North along said centerline of said public alley to the centerline of East 12th Street; thence East along said centerline of East 12 Street to the centerline of Pershing Avenue; thence South along said centerline of Pershing Avenue to the south property line of 826 Pershing Avenue extended easterly to the centerline of Pershing Avenue; thence West along said south property line and its extensions easterly and westerly to the centerline of a public alley; thence South along said centerline of a public alley to the south property line of 809 Perry Street extended easterly; thence West along said south property line to the southwest corner of 809 Perry Street; thence north to the south line of 809 Perry Street; thence west along the south line of 809 Perry Street and its extension westerly to the centerline of Perry Street; thence South along said centerline of Perry Street to the north property line of 702 Perry Street extended easterly to the centerline of Perry Street; thence west along said north property line and its easterly extension to the west property line of 702 Perry Street; thence south along said west property line of 702 Perry Street and its southerly extension to the centerline of East 7th Street; thence West along said centerline of East 7th Street to the

centerline of Brady Street; thence South along said centerline of Brady Street to the centerline of a public alley extended easterly to centerline of Brady Street; thence West along said centerline of a public alley and its westerly extension to the centerline of Main Street; thence North along said centerline of Main Street to the north property line of 614 Main Street (Devries Halligan McCabe Funeral Home) extended easterly to the centerline of Main Street; thence west along said north property line and its extensions easterly and westerly to the centerline of a public alley; thence North along said centerline of a public alley to the north property line of 703 Harrison Street extended easterly to the centerline of a public alley; thence West along said north property line and its extensions easterly and westerly to the centerline of Harrison Street; thence North along said centerline of Harrison Street to the centerline of West 8th Street extended westerly to centerline of Harrison Street; thence East along said centerline of West 8th Street to the centerline of Main Street; thence North along said centerline of Main Street to the Point of Beginning.

Properties excluded from the above described PID boundary are as follows: 805 Brady Street, 1111 Perry Street, and 208 East 11th Street.

Four additional properties included in the PID boundary but not attached to the above described boundary are described as follows:

Beginning at the intersection of the centerlines of Brady Street and East 6th Street; thence east along the centerline of East 6th Street to the centerline of Pershing Avenue; thence south along said centerline of Pershing Avenue to the centerline of a public alley extended easterly to the centerline of Pershing Avenue; thence west along said centerline of a public alley and its extensions easterly and westerly to the west right of way line of Perry Street; thence south along said west right of way line to the south line of 520 Perry Street; thence west along said south line and its westerly extension to the centerline of Brady Street; thence north along said centerline of Brady Street to the Point of Beginning.

The boundaries of the legal descriptions contain 48.58 acres, more or less.

Section 2. The following conditions are hereby imposed upon said rezoning:

1. That any property rendered non-conforming by the adoption of the "PID" Planned Institutional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
4. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway

material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

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 _____

Frank Klipsch
Mayor

Attest: _____

Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



Landscape & Site :

As part of the 2015 Master Plan update and this PID, Palmer College has established a new campus aesthetic for the campus exterior spaces. This aesthetic can be seen in the currently under construction of the North Campus Site Improvements. With this project, campus standards have been established for the following site features for future campus site improvements identified in the 2015 Master Plan update and this PID.

HARDSCAPE

Hardscape pavement will primarily consist of Portland Cement Concrete (PCC) and with concrete pavers at key areas around campus.

LIGHTING

Campus lighting will comprise of a mix of pedestrian poles lights, bollard lights and accent lighting and tree up-lighting. Lighting will be designed first with safety in mind, with an emphasis on the aesthetic and energy conversation.

PARKING

Parking areas will be designed to provide safe and organized parking for students, patients, employees and visitors. Parking lots will be constructed of either PCC pavement or asphalt. Lots will have a PCC curb and gutter and will adhere to city standards for setback and screening.

LANDSCAPE

Campus landscape improvements will include quality trees, shrubs, perennials and groundcovers. Irrigation will be provided for most areas, but the plantings should also be designed to be drought tolerance in mind. Other landscape features include benches, trash receptacles, tables and chairs. The North Campus Site Improvements have established the primary campus aesthetic for there elements.

CAMPUS EDGE & SCREENING

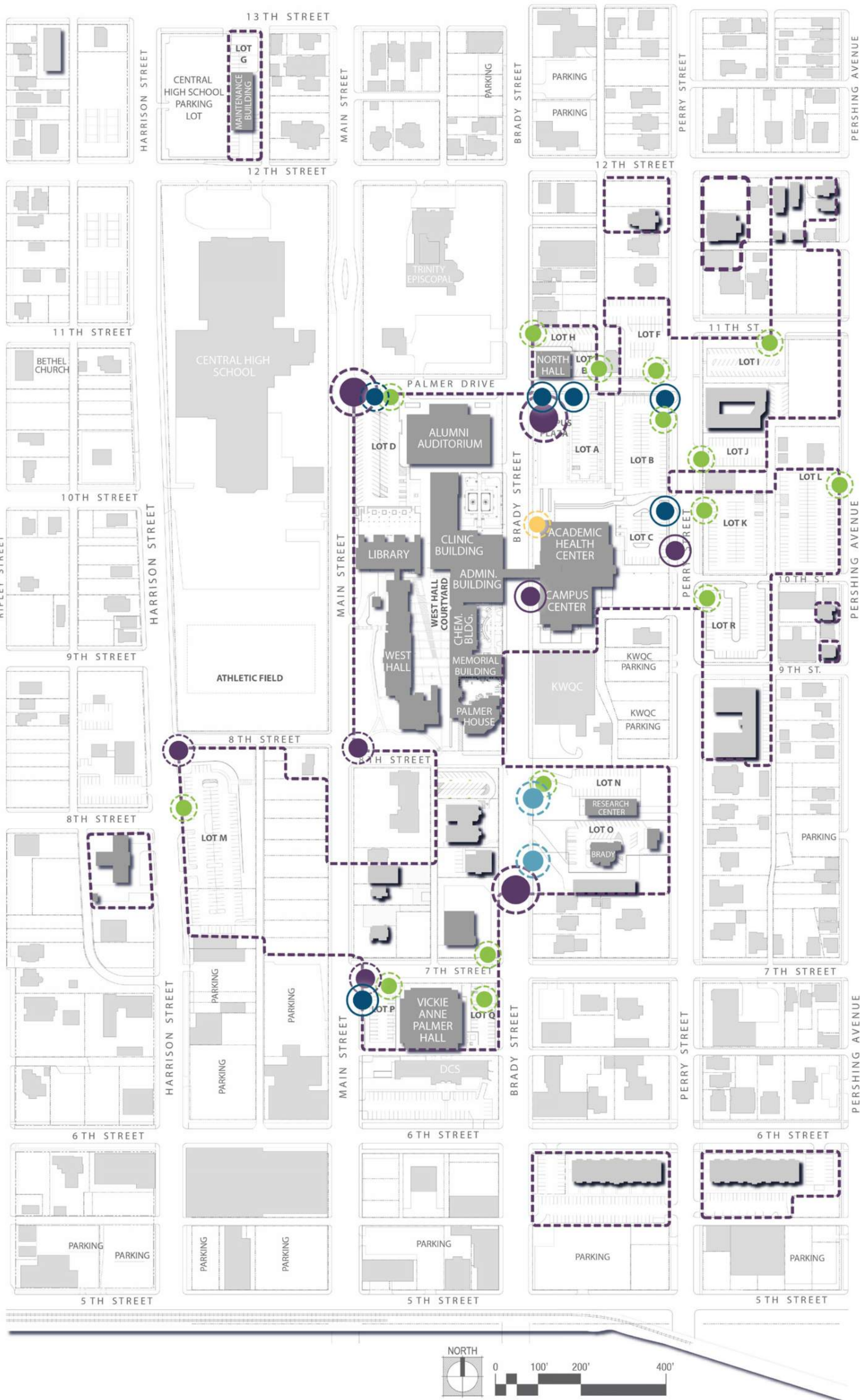
As shown on page MP-3, Palmer intends to include an enhanced campus edge that will comprise of ornamental fence with masonry piers at the corners and periodically along the fence line. Shade trees and a mix of deciduous and evergreen shrubs will provide screening of the parking lots and other service type areas around campus.

Gateways & Wayfinding :

As part of the 2015 Master Plan update, campus Gateways & Wayfinding sign locations were preliminarily identified. As the campus master plan is moved ahead, some of the proposed locations may need to be revisited. A series of campus gateways are planned to help establish the campus edge, welcome visitors to campus and improve campus visibility to those traveling through the area. Wayfinding signs have been added over the past few years and future signs will utilize the same design as new wayfinding locations are identified.

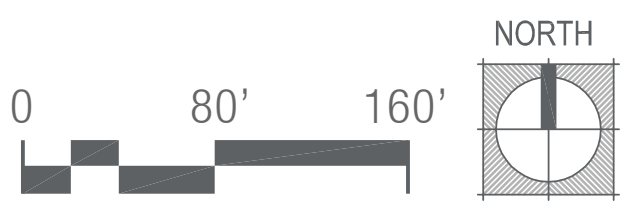
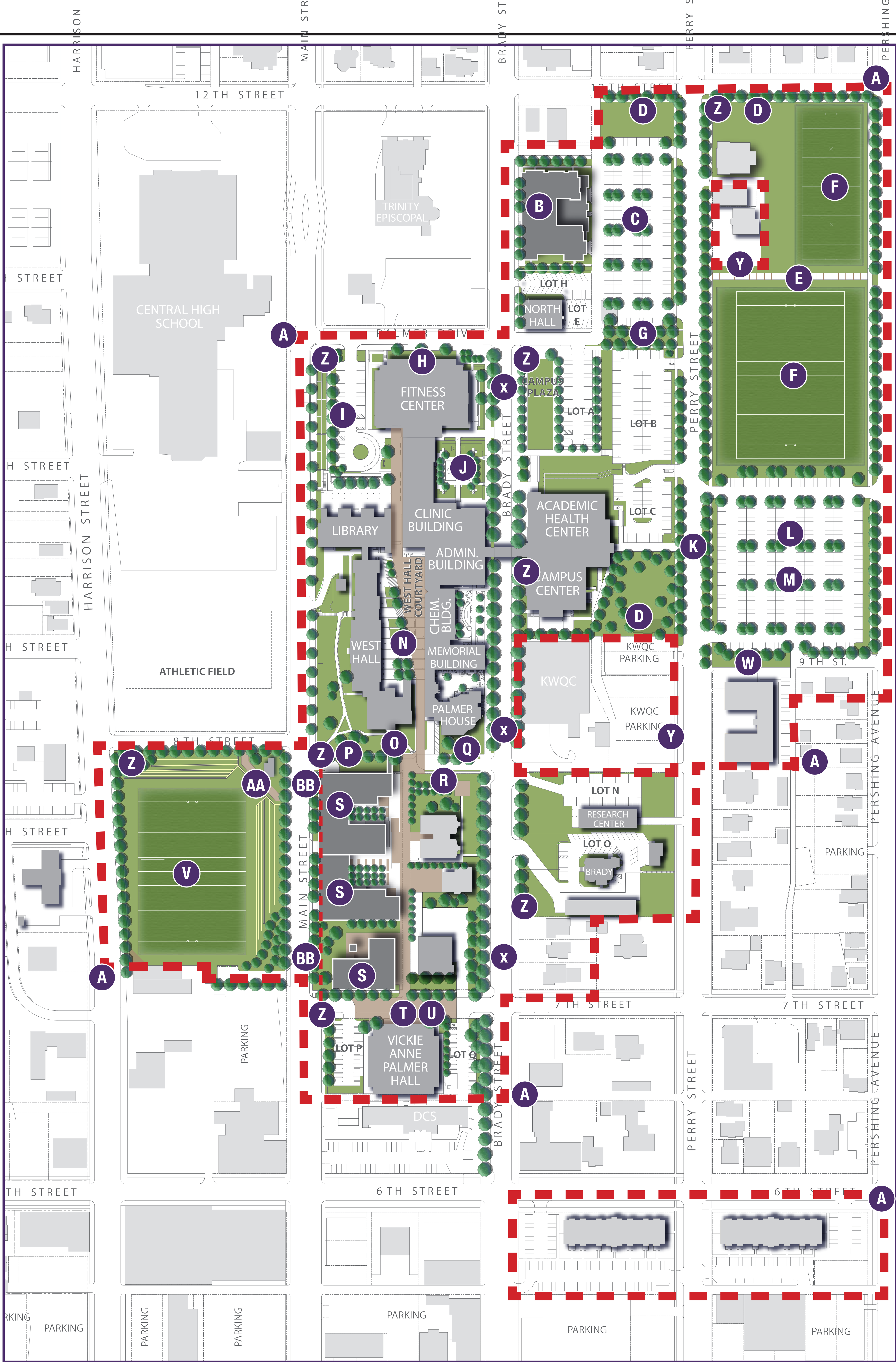
LEGEND

- Primary Gateway Feature
- Secondary Gateway Feature
- Existing Gateway Sign
- Existing Wayfinding Sign
- Existing Wayfinding Sign - to be repositioned or integrated into site improvements
- Future Wayfinding Signs (to be installed spring 2015)
- Future Parking Lot Signs (to be installed spring 2015)
- Future Promotional/ Digital Sign (to be installed spring 2015)



MASTER PLAN KEYNOTES

- A PROPOSED P.I.D. BOUNDARY
- B NEW MIXED USE DEVELOPMENT
- C NEW PARKING - P1
- D NEW GREEN SPACE
- E CONVERT 11TH STREET TO PEDESTRIAN WALKWAY
- F NEW ATHLETIC/RECREATION FIELDS
- G CLOSE EAST HALF OF PALMER DRIVE
- H NEW FITNESS CENTER
- I NEW CAMPUS GATEWAY & PARKING
- J RENOVATED CLINIC GARDENS
- K ENHANCED PEDESTRIAN CROSSING
- L CLOSE 10TH STREET
- M NEW PARKING - P2
- N RENOVATED WEST HALL COURTYARD
- O NEW SKYWALK
- P PARTIALLY CLOSE 8TH STREET
- Q MAINTAIN ACCESS FOR SERVICE
- R REMOVE PARKING/CREATE OPEN SPACE
- S NEW STUDENT HOUSING
- T NEW VICKIE ANNE PALMER HALL PLAZA
- U PARTIALLY CLOSE 7TH STREET
- V NEW ATHLETIC FIELD
- W PARTIALLY CLOSE 9TH STREET
- X BRADY STREETScape ENHANCEMENTS
- Y EXCLUDED FROM PID BOUNDARY
- Z CAMPUS GATEWAY SIGN
- AA EXISTING VACANT SERVICE STATION
- BB 25' SETBACK



REVISIONS

No.	DESCRIPTION	DATE

STUDIO 480 ARCHITECTS

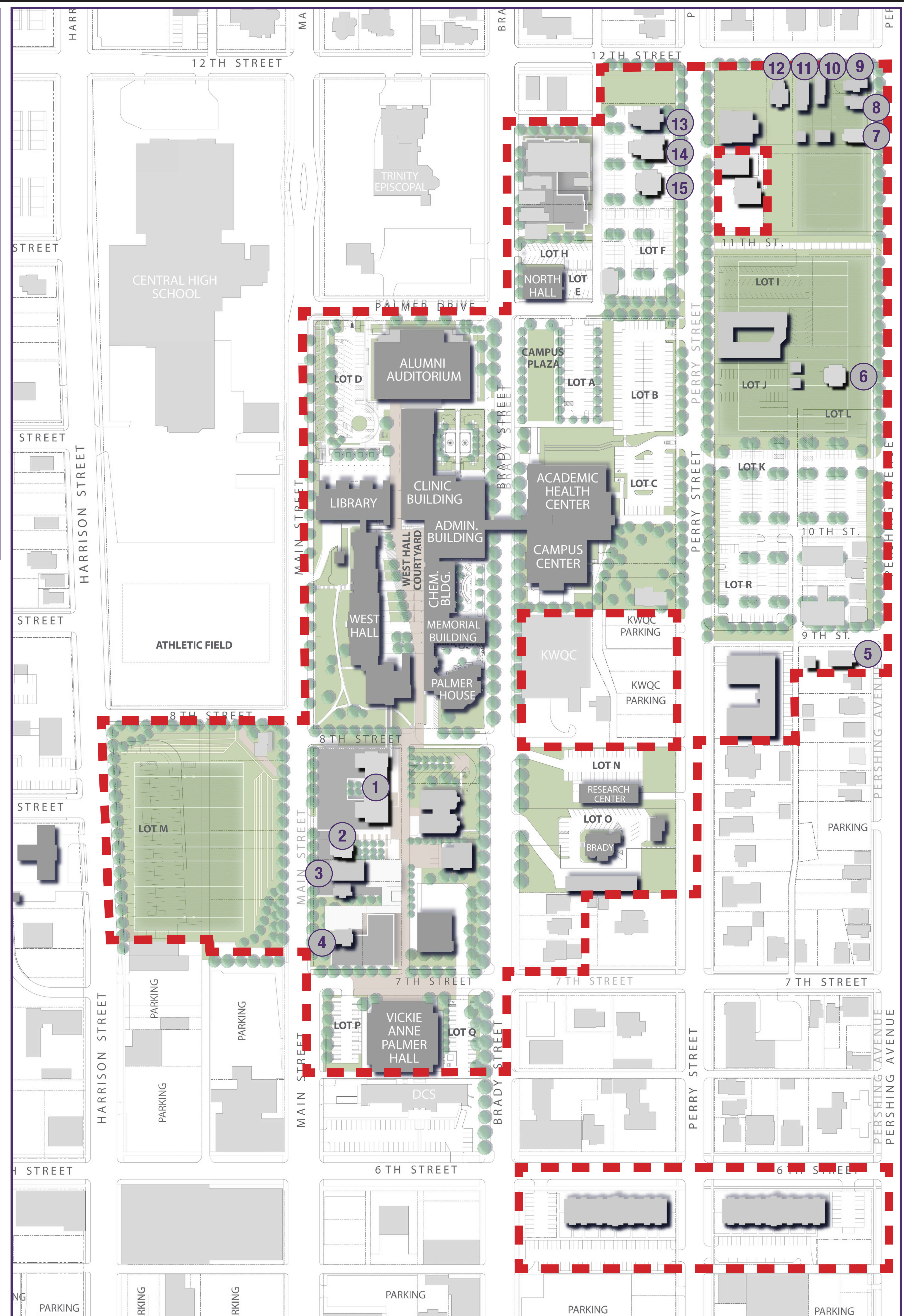
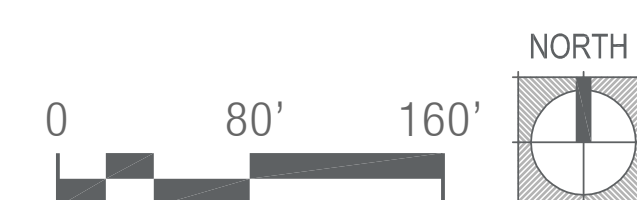
RDG... DESIGN

Missman, inc. Professional Engineers & Land Surveyors

Rock Island, IL • Davenport, IA • Des Moines, IA • Rockford, IL • Dallas, TX
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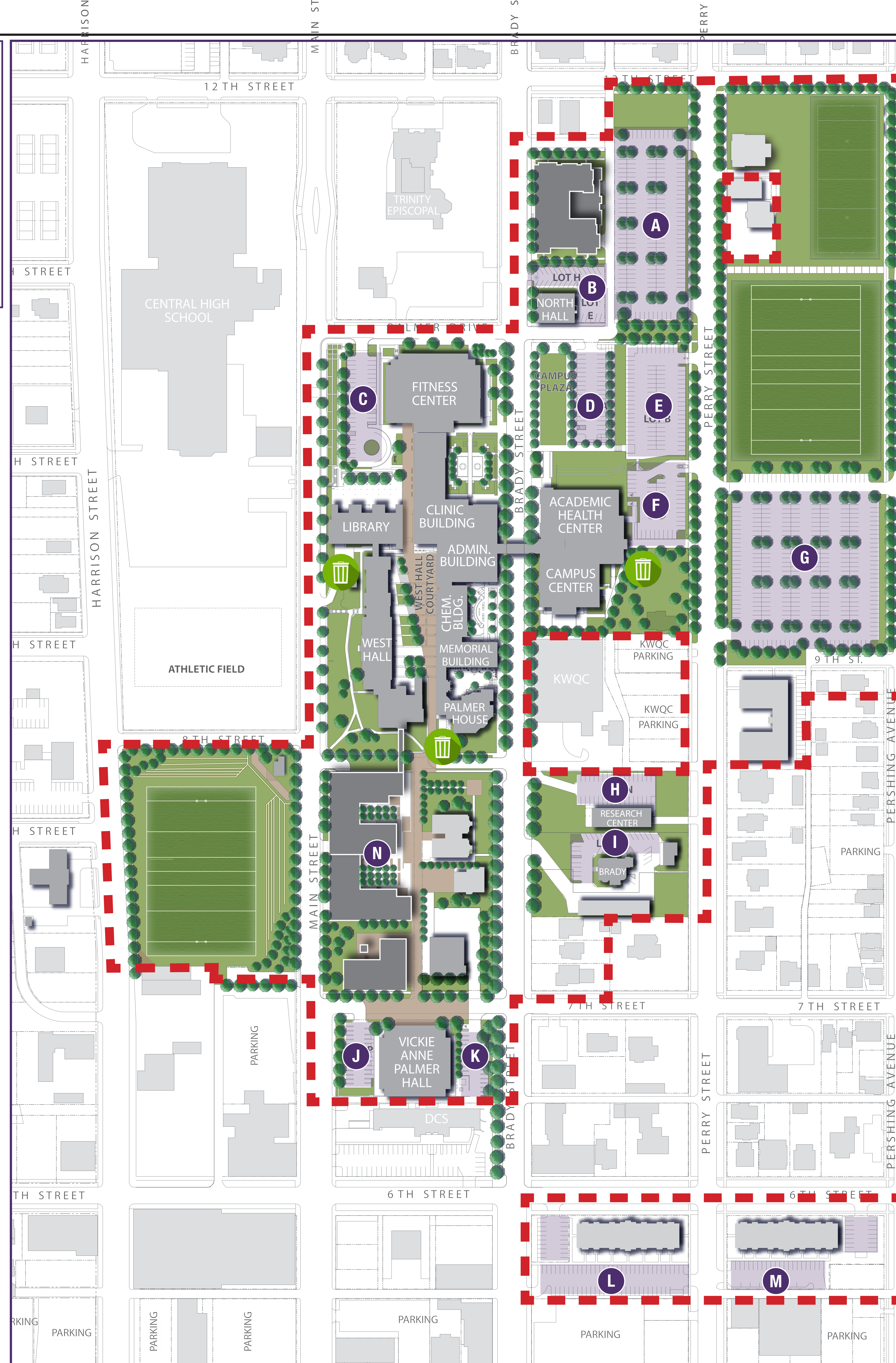
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- 3 715 MAIN STREET
- 4 705 MAIN STREET
- 5 826 PERSHING STREET
- 6 1028 PERSHING STREET
- 7 1118 PERSHING STREET
- 8 1124 PERSHING STREET
- 9 225 12TH STREET
- 10 221 12TH STREET
- 11 219 12TH STREET
- 12 215 12TH STREET
- 13 1138-1140 PERRY STREET
- 14 1132 PERRY STREET
- 15 1126 PERRY STREET



PALMER PLANNED INSTITUTIONAL DISTRICT DAVENPORT, IA		POTENTIAL DEMOLITION PROPERTIES	
Missman Project No: C16L060		Missman Project No: C16L060	
PG Project #: R3001.734.00		PG Project #: R3001.734.00	
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Checked By: JMA		Checked By: JMA	
DATE: 6/27/17 REV: 2/13/18		DATE: 6/27/17 REV: 2/13/18	
MP-2		MP-2	
Sheet 2 of 3		Sheet 2 of 3	



LOADING DOCKS & RECEIVING AREAS



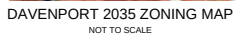
MP-3
Sheet 3 of 3

DAVENPORT, IOWA

 Parcels Included in Rezoning Petition

1000 Brady Street
Davenport, IA 52803
(563)-884-5653

STUDIO 483
Greg Govey
(563)-326-2555

 Parcels Included in Rezoning Petition

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UTILITY NOTE

THE LOCATIONS OF TRENCH BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE. ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSIDERED A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND DEPTH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO, EROSION CONTROL, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

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PREPARED BY

[illegible]PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA

COVER SHEET

Missman Project No:
C16L060

File Name:

C16L060-COVER AND
OVERLAY, 4-1/2" x 6-1/2" x 1/4"

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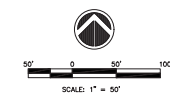
Date: 7/26/17

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Sheet 1 of 18



NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

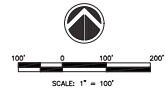
- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR

REVISIONS	
NO.	DESCRIPTION
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2	COMMITTEE OF THE WHOLE REVISIONS

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PALMER PLANNED INSTITUTIONAL DISTRICT
DAVENPORT, IA
LAND USE PLAN-NORTH

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Date: 7/26/17
C-2
Sheet 4 of 18



NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.
2. See P.I.D. Data sheet for additional information on existing properties, buildings, and parking lots. (C-13)

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OVERALL EXISTING CONDITIONS

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Sheet 6 of 18



NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

- ① LOADING AREA
- ② RECEIVING AREA
- ③ WASTE COLLECTION POINT

REVISIONS		DESCRIPTION	
NO.	DATE	DESCRIPTION	BY
1	01/27	BOUNDARY REVISIONS	
2	01/28	COMMITTEE OF THE WHOLE REVISIONS	
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		Date: 7/26/17	
		C-5	
		Sheet 7 of 18	





NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

1. LOADING AREA
2. RECEIVING AREA
3. WASTE COLLECTION POINT

REVISIONS	
NO.	DESCRIPTION
1	BOUNDARY REVISIONS
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EXISTING CONDITIONS-SOUTH

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Date: 7/26/17

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Sheet 8 of 18



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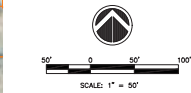
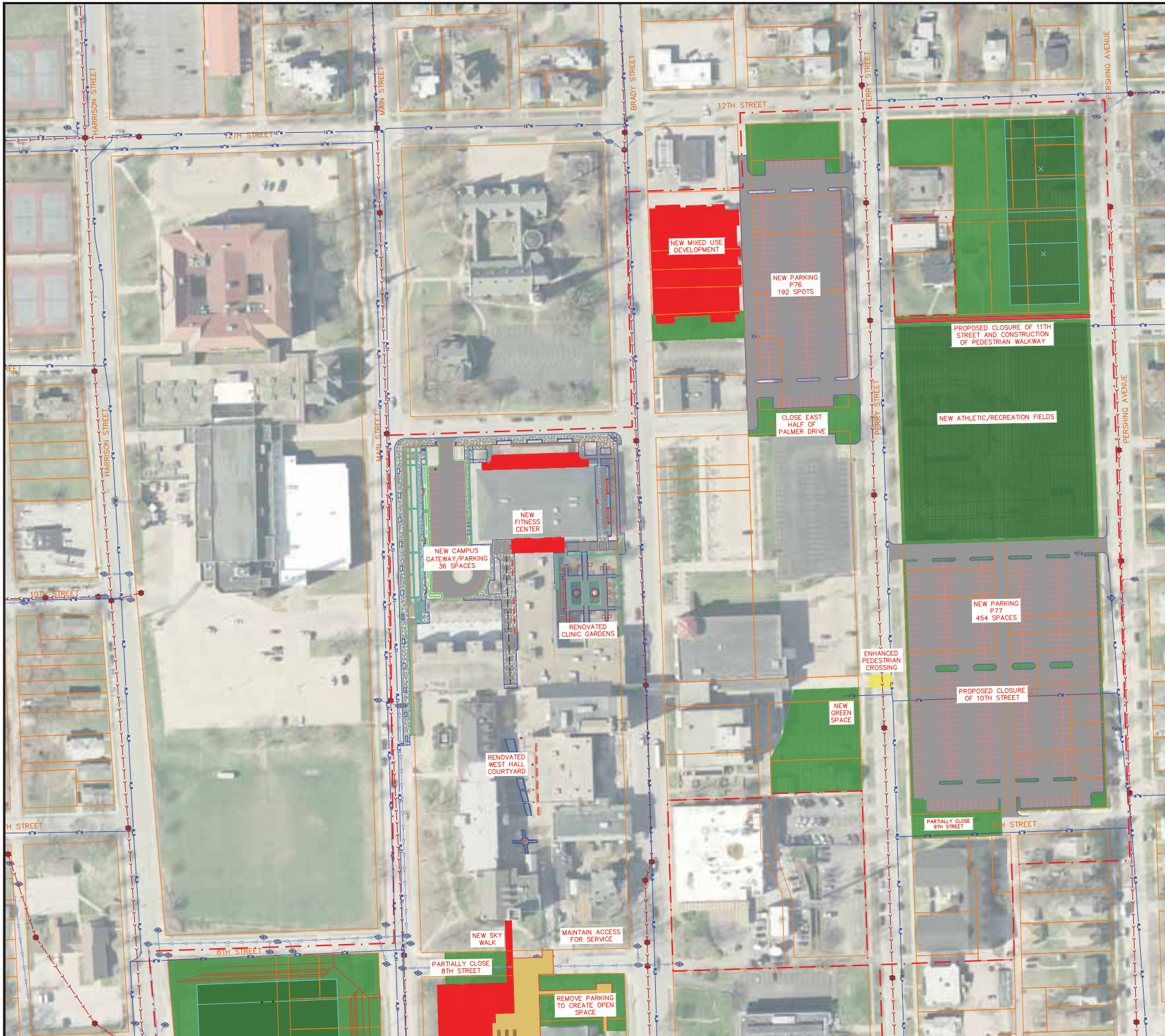
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- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR
- SOIL CLASSIFICATION LINE
- SOIL CLASSIFICATION
- LOADING AREA
- RECEIVING AREA
- WASTE COLLECTION POINT

REVISIONS		DATE
NO.	DESCRIPTION	DATE
1	BOUNDARY REVISIONS	09/03/17
2	COMMITTEE OF THE WHOLE REVISIONS	01/18/18

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AREA AND SOILS-NORTH	

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Date: 7/26/17	
C-7	
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NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

- PROPOSED SPORTS FIELD
 - PROPOSED LANDSCAPE
 - PROPOSED STRUCTURE
 - PROPOSED PARKING
 - PROPOSED ENHANCED CAMPUS CORRIDOR
- EXISTING
- STORM MANHOLE
 - STORM INLET
 - PROPERTY LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER LINE

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NO.	DESCRIPTION
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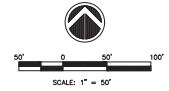
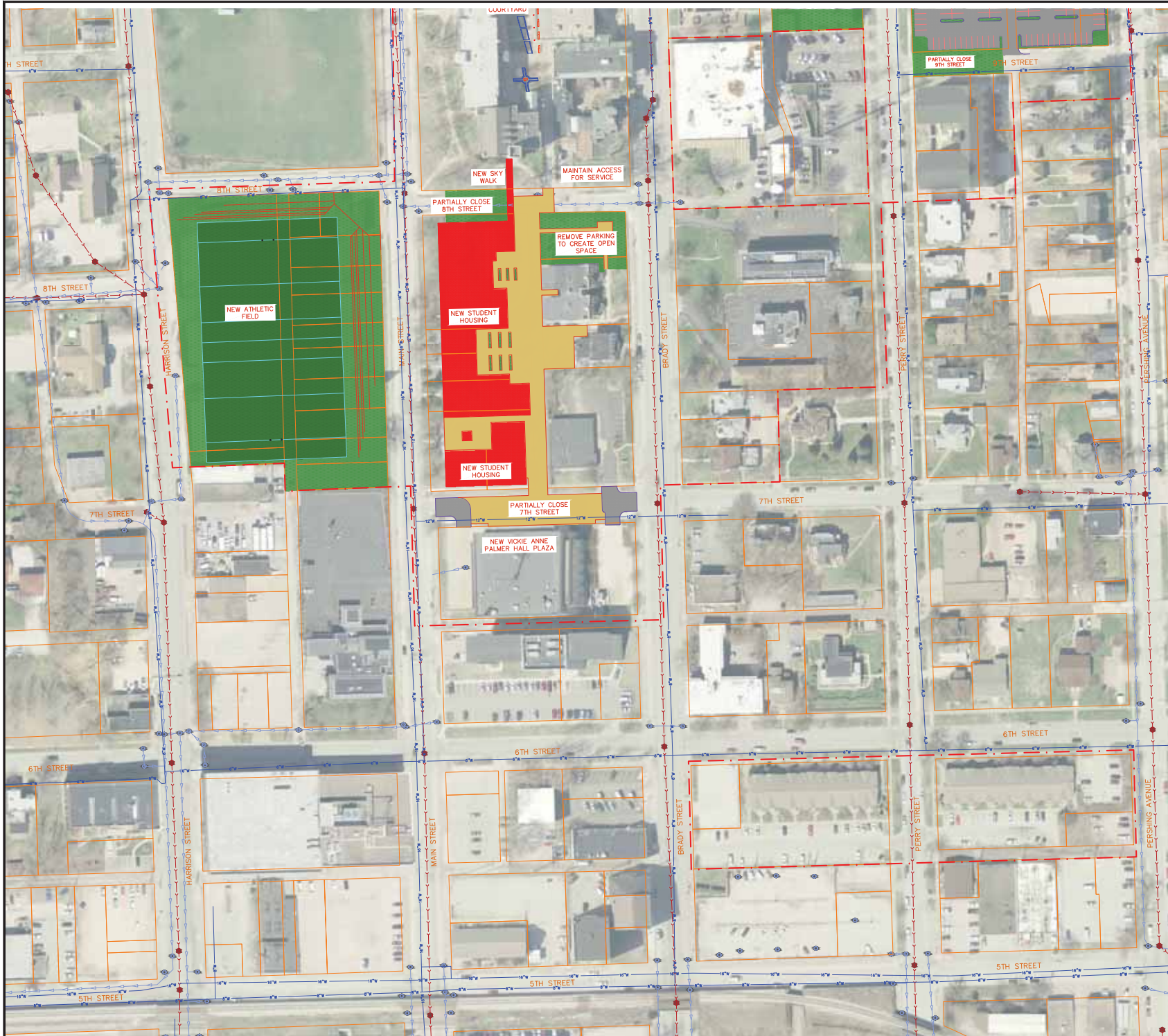
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SITE UTILITIES-NORTH

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NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

- PROPOSED SPORTS FIELD
 - PROPOSED LANDSCAPE
 - PROPOSED STRUCTURE
 - PROPOSED PARKING
 - PROPOSED ENHANCED CAMPUS CORRIDOR
- EXISTING
- STORM MANHOLE
 - STORM INLET
 - PROPERTY LINE
 - SANITARY SEWER
 - STORM SEWER
 - WATER LINE

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Sheet 13 of 18



NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR
- SLOPES > 10%
- CONTOUR
- DRAINAGE DIRECTION

REVISIONS	
NO.	DESCRIPTION
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2	COMMITTEE OF THE WHOLE REVISIONS

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01/27/17	

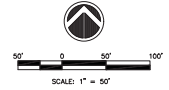
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GRADING & DRAINAGE-NORTH

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Date: 7/26/17

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Sheet 14 of 18



NOTES:
1. All information was gathered by multiple resources and location of all features shown is approximate.

- PROPOSED SPORTS FIELD
- PROPOSED LANDSCAPE
- PROPOSED STRUCTURE
- PROPOSED PARKING
- PROPOSED ENHANCED CAMPUS CORRIDOR
- SLOPES > 10%
- CONTOUR
- DRAINAGE DIRECTION

REVISIONS	
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DAVENPORT, IA

GRADING & DRAINAGE-SOUTH

Missman Project No:
C16L060

File Name:
C:\PROJECTS\GRADING AND DRAINAGE\GRADING AND DRAINAGE-SOUTH.dwg

Field Book No:
Drawn By: AEK
Checked By: J.L.H.
Date: 7/26/17

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Sheet 15 of 18

APPROXIMATE OVERALL AREA USE DESCRIPTION												
Area	Structure	Structure Footprint	Stories	Gross Floor Area	Existing Use	Property Name	Building Height (FT)	Parcel Size (ac)	Coverage Type - Initial Impervious (ac)	Coverage Type - Initial Pervious (ac)	Coverage Type - Proposed Impervious (ac)	Coverage Type - Proposed Pervious (ac)
1	P1	41,542	-	41,542	Parking Lot	-	-	1.62	0.95	0.67	0.00	1.62
2	-	2,118	-	2,118	-	-	-	0.09	0.05	0.04	0.00	0.09
3	-	-	-	-	Empty Lot	-	-	0.08	0.00	0.08	0.00	0.08
4	B1	1,074	1	1,074	Storage	-	-	-	0.02	0.02	0.02	-
5	B2	96	1	96	Shed	-	-	0.17	0.00	0.10	0.00	0.10
6	P2	2,209	-	2,209	Paved Surface	-	-	-	0.05	0.05	0.05	-
7	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
8	-	-	-	-	Empty Lot	-	-	0.15	0.00	0.15	0.00	0.15
9	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
10	-	-	-	-	Empty Lot	-	-	0.11	0.00	0.13	0.00	0.13
11	-	-	-	-	Empty Lot	-	-	0.18	0.00	0.18	0.00	0.18
12	-	-	-	-	Empty Lot	-	-	0.18	0.00	0.18	0.00	0.18
13	-	-	-	-	Empty Lot	-	-	0.17	0.00	0.17	0.00	0.17
14	B3	28,375	2	43,758	Fitness Center	-	-	0.14	0.00	0.14	0.00	0.14
15	B4	23,608	2	55,114	Classroom Building	-	-	0.65	0.54	0.54	0.00	0.65
16	B5	16,620	3	51,343	Library	-	-	0.38	0.38	0.38	0.00	0.38
17	B6	8,502	4	36,987	Admin Building	-	-	0.20	0.20	0.20	0.00	0.20
18	B7	22,560	3	81,240	West Hall	-	-	0.52	0.52	0.52	0.00	0.52
19	B8	11,540	2	19,035	Chemistry Building	-	-	0.26	0.26	0.26	0.00	0.26
20	B9	6,416	3	20,918	Memorial Building	-	-	0.15	0.15	0.15	0.00	0.15
21	B10	6,130	3	12,718	Palmer Mansion	-	-	0.14	0.14	0.14	0.00	0.14
22	P3	27,856	-	27,856	Parking Lot	-	-	0.64	0.64	0.64	0.00	0.64
23	P4	3,056	-	3,056	Parking Lot	-	-	0.07	0.07	0.07	0.00	0.07
24	-	139,803	-	139,803	Non-Building Campus	-	-	1.93	1.93	1.93	0.00	1.93
25	B11	6,495	3	23,232	Campus Housing	-	-	0.15	0.48	0.48	0.00	0.15
26	P5	9,004	-	9,004	Parking Lot	-	-	0.22	0.41	0.45	0.05	0.05
27	P6	8,890	-	8,890	Paved Alley	-	-	0.20	0.20	0.20	0.00	0.20
28	B12	1,854	-	1,854	Residential Housing	-	-	0.04	0.05	0.05	0.00	0.04
29	P7	3,578	-	3,578	Paved Area	-	-	0.08	0.05	0.11	0.01	0.01
30	B13	2,568	-	4,216	Residential Housing	-	-	0.19	0.06	0.07	0.01	0.01
31	P8	2,855	-	2,855	Paved Area	-	-	0.07	0.06	0.11	0.01	0.01
32	B14	1,466	-	2,885	Residential Housing	-	-	0.21	0.03	0.15	0.19	0.00
33	P9	1,156	-	1,156	Paved Area	-	-	0.03	0.02	0.02	0.00	0.03
34	B15	2,034	-	4,040	Residential Housing	-	-	0.14	0.05	0.14	0.00	0.14
35	P10	640	-	640	Paved Area	-	-	0.31	0.01	0.25	0.11	0.06
36	-	-	-	-	Empty Lot	-	-	0.20	0.02	0.18	0.19	0.01
37	P11	9,000	-	9,000	Parking Lot	-	-	0.24	0.21	0.03	0.03	0.21
38	P12	1,375	-	1,375	Parking Lot	-	-	0.36	0.03	0.19	0.13	0.23
39	B16	6,126	-	23,948	Resident Hall	121 8th Street	-	0.14	0.06	0.06	0.05	0.05
40	B17	2,652	3	8,329	Resident Hall	Brady Manor	36	0.22	0.10	0.06	0.11	0.11
41	P12	4,200	-	4,200	Parking Lot	-	-	0.10	0.11	0.11	0.00	0.10
42	B18	5,600	-	5,600	Office Building	Palmer Admissions Building	-	0.60	0.13	0.22	0.13	0.22
43	P13	11,029	-	11,029	Parking Lot	-	-	0.25	0.25	0.22	0.25	0.22
44	B19	22,132	4	123,046	Office Building	-	-	0.51	0.51	0.51	0.00	0.51
45	P14	8,891	-	8,891	Parking Lot	Vickie Anne Palmer Hall	86	1.12	0.20	0.22	0.20	0.22
46	P15	8,420	-	8,420	Parking Lot	-	-	0.19	0.19	0.19	0.00	0.19
47	B20	7,740	1	7,740	Retail Store	Brady Home Furniture	-	0.38	0.18	0.02	0.23	0.15
48	P16	7,840	-	7,840	Parking Lot / Alley	-	-	0.18	0.18	0.02	0.23	0.15
49	B21	1,287	1.5	1,860	Residential Housing	-	-	0.11	0.03	0.07	0.10	0.01
50	B22	576	1	576	Garage	-	-	0.01	0.01	0.07	0.10	0.01
51	B23	1,240	2	2,468	Barber Shop	-	-	0.10	0.03	0.00	0.10	0.00
52	P17	3,050	-	3,050	Paved Area	-	-	0.07	0.07	0.00	0.10	0.00
53	B24	1,640	2	2,915	Retail Store	-	-	0.13	0.04	0.01	0.13	0.00
54	P18	3,300	-	3,300	Parking Lot	-	-	0.08	0.08	0.01	0.13	0.00
55	B25	1,333	2	2,693	Apartment Housing	-	-	0.15	0.03	0.12	0.04	0.11
56	P19	7,034	-	7,034	Parking Lot	-	-	0.21	0.16	0.05	0.16	0.05
57	B26	4,800	2	6,600	Classroom Building	-	-	0.21	0.11	0.02	0.11	0.02
58	P20	3,600	-	3,600	Parking Lot	North Hall	26	0.21	0.08	0.02	0.08	0.02
59	-	-	-	-	Empty Lot	-	-	0.21	0.00	0.21	0.00	0.21
60	B27	2,400	2	4,093	Multi-Residential	-	-	0.21	0.06	0.15	0.17	0.04
61	B28	2,734	2	4,385	Multi-Residential	-	-	0.21	0.06	0.15	0.21	0.00
62	B29	2,240	2	4,286	Multi-Residential	-	-	0.33	0.05	0.28	0.33	0.00
63	P21	20,500	-	20,500	Parking Lot	-	-	0.58	0.47	0.11	0.56	0.02
64	B30	1,440	2	2,400	Residential Housing	-	-	0.10	0.03	0.07	0.08	0.02
65	-	5,000	-	5,000	-	-	-	0.17	0.11	0.06	0.11	0.06
66	P22	2,009	-	2,009	Parking Lot	-	-	0.07	0.05	0.02	0.05	0.02
67	-	1,500	-	1,500	-	-	-	0.07	0.04	0.03	0.04	0.03
68	-	6,500	-	6,500	-	-	-	1.08	0.15	0.58	0.15	0.58
69	B31	19,847	3	59,541	Academic Health Center	-	-	0.11	0.35	0.58	0.35	0.58
70	P22	30,727	-	30,727	Parking Lot	Lot B	-	1.58	0.71	0.35	0.71	0.35
71	P23	17,813	-	17,813	Parking Lot	Lot C	-	-	0.41	0.41	0.41	0.41
72	B32	7,437	-	58,136	Campus Center	Palmer College of Chiropractic Campus	-	0.33	0.22	0.11	0.22	0.11
73	-	5,617	-	-	Campus Center	-	-	0.27	0.24	0.03	0.24	0.03
74	-	2,716	-	-	Campus Center	-	-	0.26	0.18	0.08	0.18	0.08

APPROXIMATE OVERALL AREA USE DESCRIPTION													
Area	Structure	Structure Footprint	Stories	Gross Floor Area	Existing Use	Property Name	Building Height	Parcel Size	Coverage Type - Initial Impervious	Coverage Type - Initial Pervious	Coverage Type - Proposed Impervious	Coverage Type - Proposed Pervious	
		(SF)		(SF)			(FT)	(ac)	(ac)	(ac)	(ac)	(ac)	
47	B33	6,043	-	26,910	Research Center	-	40	0.97	0.14	0.54	0.14	0.54	
	P33	12,794	-	12,794	Lot N	-	-	-	0.29	0.29	0.29	0.29	
48	B34	3,180	3	9,525	Brady Manor	-	-	0.53	0.08	0.08	0.08	0.10	
	P25	15,246	-	15,246	Lot O	-	-	-	0.35	0.35	0.35	0.10	
49	B35	1,098	1	1,098	Residential Housing	Palmer College of Chiropractic Campus	-	-	0.03	0.03	0.03	0.06	
	P26	4,275	-	4,275	Lot O	-	-	0.19	0.10	0.10	0.03	0.06	
	B36	3,456	2	6,912	Apartment Housing	-	-	0.55	0.08	0.33	0.08	0.33	
50	P27	6,286	-	6,286	Lot O	-	-	-	0.14	0.14	0.14	0.14	
	B37	1,509	2	2,600	Residential Housing	-	-	-	0.04	0.04	0.04	0.04	
51	B38	356	-	356	Garage	-	-	0.17	0.01	0.01	0.04	0.04	
	P28	3,485	-	3,485	Paved Area	-	-	-	0.08	0.08	0.08	0.01	
	B39	1,424	2	2,825	Residential Housing	-	-	0.17	0.03	0.09	0.03	0.09	
52	P29	2,357	-	2,357	Paved Area	-	-	-	0.05	0.09	0.05	0.09	
	B40	1,643	2	2,888	Residential Housing	-	-	0.20	0.04	0.11	0.04	0.11	
53	P30	1,981	-	1,981	Paved Area	-	-	-	0.05	0.15	0.05	0.15	
54	P31	3,800	-	3,800	Paved Area	-	-	0.34	0.09	0.25	0.03	0.31	
	B41	1,754	2	3,284	Residential Housing	-	-	0.17	0.04	0.11	0.00	0.17	
55	B42	836	1	836	Garage	-	-	-	0.02	0.11	0.00	0.17	
56	P32	7,100	-	7,100	Parking Lot	-	-	0.18	0.16	0.02	0.16	0.02	
	B43	11,201	3	27,736	Residential Hall	Perry Hill Housing	44	1.06	0.26	0.36	0.26	0.36	
57	P33	19,100	-	19,100	Parking Lot	-	-	-	0.44	0.44	0.44	0.36	
58	-	-	-	-	Empty Lot	-	-	-	0.19	0.00	0.19	0.00	
59	B44	3,986	2	7,972	Student Housing	8 Gables	26	0.18	0.09	0.09	0.09	0.09	
	B45	1,833	2	2,969	Residential Housing	-	-	0.18	0.04	0.12	0.00	0.18	
60	P34	772	-	772	Paved Area	-	-	-	0.02	0.12	0.00	0.18	
61	B46	1,960	2	3,017	Residential Housing	-	-	0.21	0.05	0.15	0.00	0.21	
	B47	648	1	648	Garage	-	-	-	0.01	0.09	0.00	0.09	
62	B48	1,266	2	1,948	Residential Housing	-	-	0.14	0.03	0.10	0.00	0.14	
	P35	268	-	268	Paved Area	-	-	-	0.01	0.10	0.00	0.14	
63	-	-	-	-	Empty Lot	-	-	0.21	0.00	0.21	0.00	0.21	
64	B49	1,198	2	1,520	Residential Housing	-	-	0.14	0.03	0.11	0.00	0.14	
	B50	1,152	2	2,002	Residential Housing	-	-	-	0.03	0.05	0.00	0.09	
65	P36	1,331	-	1,331	Paved Area	-	-	-	0.03	0.05	0.00	0.19	
	B51	1,184	2	2,108	Residential Housing	-	-	0.09	0.03	0.04	0.00	0.09	
66	B52	1,218	2	1,838	Residential Housing	-	-	0.10	0.03	0.07	0.00	0.10	
67	-	-	-	-	Empty Lot	-	-	0.35	0.00	0.35	0.00	0.35	
68	-	-	-	-	Empty Lot	-	-	0.47	0.46	0.01	0.00	0.47	
69	P37	20,000	-	20,000	Parking Lot	-	-	-	0.18	0.01	0.00	0.47	
	B53	7,768	-	12,960	Commercial Building	-	-	0.51	0.09	0.16	0.00	0.51	
70	P38	3,871	-	3,871	Courtyard Area	-	-	-	0.09	0.16	0.00	0.51	
	P39	3,614	-	3,614	Parking Lot	-	-	-	0.08	0.00	0.00	0.51	
71	P40	7,300	-	7,300	Parking Lot	-	-	0.17	0.17	0.00	0.00	0.17	
72	B54	6,100	-	6,100	Commercial Building	-	-	0.14	0.14	0.00	0.05	0.09	
73	P41	2,760	2	4,824	Parking Lot	-	-	0.16	0.06	0.02	0.14	0.02	
	P42	3,590	-	3,590	Parking Lot	-	-	-	0.08	0.02	0.14	0.02	
74	-	5,600	-	5,600	Parking Lot	-	-	0.16	0.13	0.03	0.15	0.01	
75	P42	12,600	-	12,600	Parking Lot	-	-	0.31	0.29	0.02	0.30	0.01	
76	-	5,580	-	5,580	Parking Lot	-	-	0.21	0.13	0.08	0.19	0.02	
77	-	-	-	-	Empty Lot	-	-	0.51	0.00	0.51	0.00	0.51	
	B55	1,642	3	4,916	Commercial Building	-	-	-	0.04	0.01	0.03	0.31	
78	B56	600	1	600	Garage	-	-	0.34	0.01	0.28	0.01	0.31	
	B57	400	1	400	Garage	-	-	-	0.01	0.01	0.01	0.01	
79	-	16,000	-	16,000	Parking Lot	-	-	0.44	0.37	0.07	0.42	0.02	
80	-	3,800	-	3,800	Parking Lot	-	-	0.10	0.09	0.01	0.10	0.00	
81	P43	3,900	-	3,900	Parking Lot	-	-	0.10	0.09	0.01	0.10	0.00	
82	-	1,600	-	1,600	Parking Lot	-	-	0.06	0.04	0.02	0.05	0.01	
83	-	4,000	-	4,000	Parking Lot	-	-	0.14	0.09	0.05	0.13	0.01	
84	P44	22,500	-	22,500	Parking Lot	-	-	0.68	0.52	0.16	0.63	0.05	
85	B58	2,798	3	8,010	Commercial Building	-	-	0.20	0.06	0.03	0.20	0.00	
	P45	4,790	-	4,790	Parking Lot	-	-	-	0.11	0.11	0.11	0.11	
	P45	4,330	-	4,330	Parking Lot	-	-	-	0.10	0.10	0.10	0.10	
86	B59	3,258	3	8,598	Commercial Building	-	-	0.18	0.07	0.01	0.16	0.02	
87	B60	1,052	1.5	1,428	Residential Housing	-	-	0.06	0.02	0.04	0.05	0.01	
88	B61	1,731	2	2,324	Residential Housing	-	-	0.06	0.04	0.02	0.05	0.01	
89	B62	969	2	2,027	Residential Housing	-	-	0.05	0.02	0.03	0.04	0.01	
90	B63	885	2	1,344	Residential Housing	-	-	0.05	0.02	0.03	0.03	0.02	
91	P46	4,205	-	4,205	Parking Lot	-	-	0.56	0.10	0.25	0.10	0.25	
	B64	13,079	4	47,452	Residential Hall	-	-	-	0.21	0.27	0.21	0.27	
92	-	-	-	-	Empty Lot	-	-	0.16	0.09	0.09	0.09	0.07	
93	B65	1,396	1	1,288	Residential Housing	-	-	0.16	0.03	0.17	0.03	0.17	
	B66	200	1	-	Garage	-	-	-	0.00	0.13	0.00	0.03	
	B67	11,201	3	27,736	Resident Hall	-	44	-	0.26	0.37	0.26	0.37	
94	P47	5,208	-	5,208	Paved Area	-	-	0.97	0.12	0.12	0.22	0.37	
	P48	9,592	-	9,592	Paved Area	-	-	-	0.22	0.22	0.22	0.22	
95	-	-	-	-	Empty Lot	-	-	0.14	0.00	0.14	0.00	0.14	
Total Area									35.01	21.03	13.98	20.29	14.72
Gross Area Coverage		Building	Pavement	Pervious	Total								
		(ac)	(ac)	(ac)	(ac)								
Initial		7.99	13.04	13.98	35.01	Approximate additional impervious area from abandoned streets = .85 acres							
Proposed		8.01	12.28	14.72	35.01	Total Impervious = 15.57 acres							



PALMER COLLEGE OF CHIROPRACTIC

July 24, 2017 (Revised 8-7-2017) #2016-120D

PLANNED INSTITUTIONAL DISTRICT APPLICATION

NARRATIVE

Narrative of intent and compatibility with surrounding area. A narrative shall be provided that describes the relationship between the institution and the surrounding area. The narrative at a minimum shall include the following:

- a. Description of overall architectural and/or urban design theme:
 - **Palmer College of Chiropractic has evolved to meet the needs of its students and faculty as it has grown over the past 100 years; however, the architectural theme has remained constant. Buildings and houses of brick and stone dominate the campus, with more metal and glass introduced into recent projects. All have an urban “academic” design style with 2 to 4 floors of space. The campus plan and interaction with the neighborhood has also evolved aligning the core of academic spaces with Brady Street and residential buildings/parking at the perimeter. The proposed Master Plan strengthens the campus edge through expanded greenspace and landscaping at perimeter streets, buildings, and parking lots.**
- b. Total number of existing and proposed users and employees of the facility:
 - **Palmer’s current enrollment on at their Davenport Campus is approximately 1,000 students supported by 300 faculty and staff. 150 students live on campus. The proposed 10-year plan allows for an accommodation of up to 1,500 students with 400 living on campus.**
- c. Description of existing and proposed conditions of development along the outer boundaries of the planned institutional district and its relationship with the surrounding area. Standards must be established to permit a compatible transition from the institutional use to the surrounding area. Standards include, but are not limited to building height and form, exterior lighting, landscaping, etc.
 - **The Master Plan goals are to “create sensitive and mutually beneficial transitions between campus and the adjacent properties.” The proposed Campus Master Plan created by RDG Planning & Design is to create connection and comfort establishing a campus presence with the surrounding area. New buildings are minimal (residential only) and adding enhanced lighting, fencing, and landscaping will enhance this design concept.**

- d. Description of existing and proposed methods of communication between the institution and the community, including a method of resolution of community concerns:
- **Palmer College has been actively involved with Hilltop Campus Village since its inception, as well as in communication with Davenport Community Schools and adjacent businesses regarding any campus activities and improvements that impact the surrounding neighborhood. Although there are no known active residential groups, Palmer proposes to open a line of communication with the neighbors similar to their relationships with surrounding businesses. Palmer will schedule annual meetings with the neighborhood stake holders and residents to present and discuss campus planning and schedule, as well as neighbor concerns.**
- e. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. This description shall include property outside the boundaries of the planned institutional district and their interaction with the surrounding area. Impacts include, but are not limited to lighting, noise, parking, etc.
- **The developments proposed in Palmer's Master Plan are primarily defining and softening their campus edge through expanding green space and landscaping. Proposed buildings will be designed to respect and complement the existing architectural theme on campus.**
- f. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. A description of specific programs to reduce traffic impacts and to encourage the use of public transit, carpooling, bicycling and pedestrian.
- **The urban nature of this campus is reinforced by student living. 15% of Palmer's students live on campus and another 30% to 40% live in rented neighborhood and downtown houses and apartments. The Master Plan proposes an additional 80-100 beds in new student housing. These students all walk to campus. Other students and faculty are encouraged to use public transportation and/or car-pooling for other daily trips to campus. The greening of Brady Street proposed in the Master Plan provides more opportunity for bus access in proximity to campus buildings.**

February 7, 2018

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

At its regular meeting of February 6, 2018, the City Plan and Zoning Commission considered Case No. REZ17-08 being the request of Palmer College of Chiropractic to rezone 37.63 acres, more or less, generally located between Harrison Street and Pershing Avenue and between East 12th and 5th Streets from: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District.

Findings:

1. The proposed rezoning facilitates the adoption of a land use plan that enables the community to understand and visualize the levels of development being proposed, their likely impacts and appropriate mitigation measures;
2. The proposed rezoning would articulate the limits of the institutional growth and mitigate potential the adverse impacts associated with development and geographic expansion;
3. The proposed rezoning would facilitate the ability of Palmer College of Chiropractic to grow and adapt to changing needs while protecting the livability and vitality of adjacent neighborhoods.
4. The design of the campus mitigates any potential impacts to the surrounding neighborhoods.

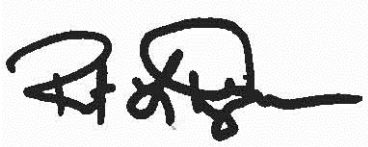
The Plan and Zoning Commission accepted the listing findings and forwards Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That any property rendered non-conforming by the adoption of the “PID” Planned Institutional District not be subject to Section 17.46.020 entitled Discontinuance-Conformance required;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a “PID” Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That the Land Use Plan be amended to depict a minimum 25 foot front yard setback for the buildings along Main Street south of West 8th Street;
4. That the Land Use Plan table be amended to clearly articulate the existing (including those to be preserved) vs. proposed use of the all properties and proposed building height and setbacks;

5. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and
6. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

The Plan and Zoning Commission vote was 9-yes and 0-no.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'R. Inghram', with a stylized flourish at the end.

Robert Inghram, Chairperson
City Plan and Zoning Commission



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

Meeting Date: February 6, 2018
Request: “R-4” Moderate Density Dwelling District, “R-6M” High Density Dwelling District, “C-1” Neighborhood Commercial District, “C-2” General Commercial District, “C-4” Central Business District and “M-1” Light Industrial District to “PID” Planned Institutional District.
Location: Harrison Street and Pershing Avenue and between East 12th and East 5th Streets
Case No.: REZ17-08
Applicant: Palmer College of Chiropractic

Update:

The Plan and Zoning Commission tabled this request indefinitely at its September 5, 2017 regular meeting to allow the City sufficient time to hire a consultant to analyze if the approval of the rezoning (and ultimate plan buildout) would cause a disparate impact on low income and minority communities. The analysis was completed in December 2017 and determined in part “... the City of Davenport’s approval of the Palmer’s PID rezoning application does not create a disparate impact on protected racial or ethnic groups.”

Please note that the Plan and Zoning Commission would need to vote to remove REZ17-08 from the table in order to discuss and vote on the request.

Since the initial request, Palmer College of Chiropractic withdrew a portion of its “PID” Planned Institutional District request as indicated in red on the map to the right. Palmer College of Chiropractic does not own these properties.



Introduction:

AREA CHARACTERISTICS:

Zoning Map



Land Use Map



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Civic and Institutional, Residential General and Downtown.

- Civic / Institutional (CI) – Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).
- Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

- Downtown (DT) – the original center of the City, marked by historical buildings, regional cultural attractions, large scale single-purpose or mixed-use developments, government or institutional centers. Development in DT shall be governed by detailed design guidelines marked by high quality design and building materials, set in an environment that is supportive of all transportation modes, including pedestrian.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed use would comply with the Davenport 2035 proposed land use section.

Technical Review:

Streets. The Land Use Plan proposes that the following streets and alley be vacated at a future time (see map on the next page):

Streets:

- West 7th Street between Main Street and Brady Street. This is to allow for a pedestrian corridor from the core of the campus to Vickie Anne Palmer Hall.
- West 8th Street between Main Street and Brady Street. This is to allow for a pedestrian corridor from the core of the campus to Vickie Anne Palmer Hall.
- Palmer Drive between the alley east of Brady Street and Perry Street. The remaining Palmer Drive would be converted back to two-way traffic.
- East 11th Street between Perry Street and Pershing Avenue. This section of East 11th Street is a protected brick street. At its August 8, 2017 meeting, the Historic Preservation Commission recommended that this street be removed from the list of protected brick streets subject to the conditions that a pedestrian corridor be constructed utilizing salvaged bricks and historical markers be erected commemorating the brick street.
- East 10th Street between Perry Street and Pershing Avenue. This portion of East 10th Street is functionally the width of an alley.
- East 9th Street between Perry Street and the alley west of Pershing Avenue.

Alleys:

- The alley between Harrison Street and Main Street south of West 8th Street to the southern limit of the revised “PID” Planned Institutional District boundary.
- A portion of the alley between East 11th Street and East 12th Street between Perry Street and Pershing Avenue.
- The alleys between East 9th Street and East 11th Street and between Perry Street and Pershing Avenue.

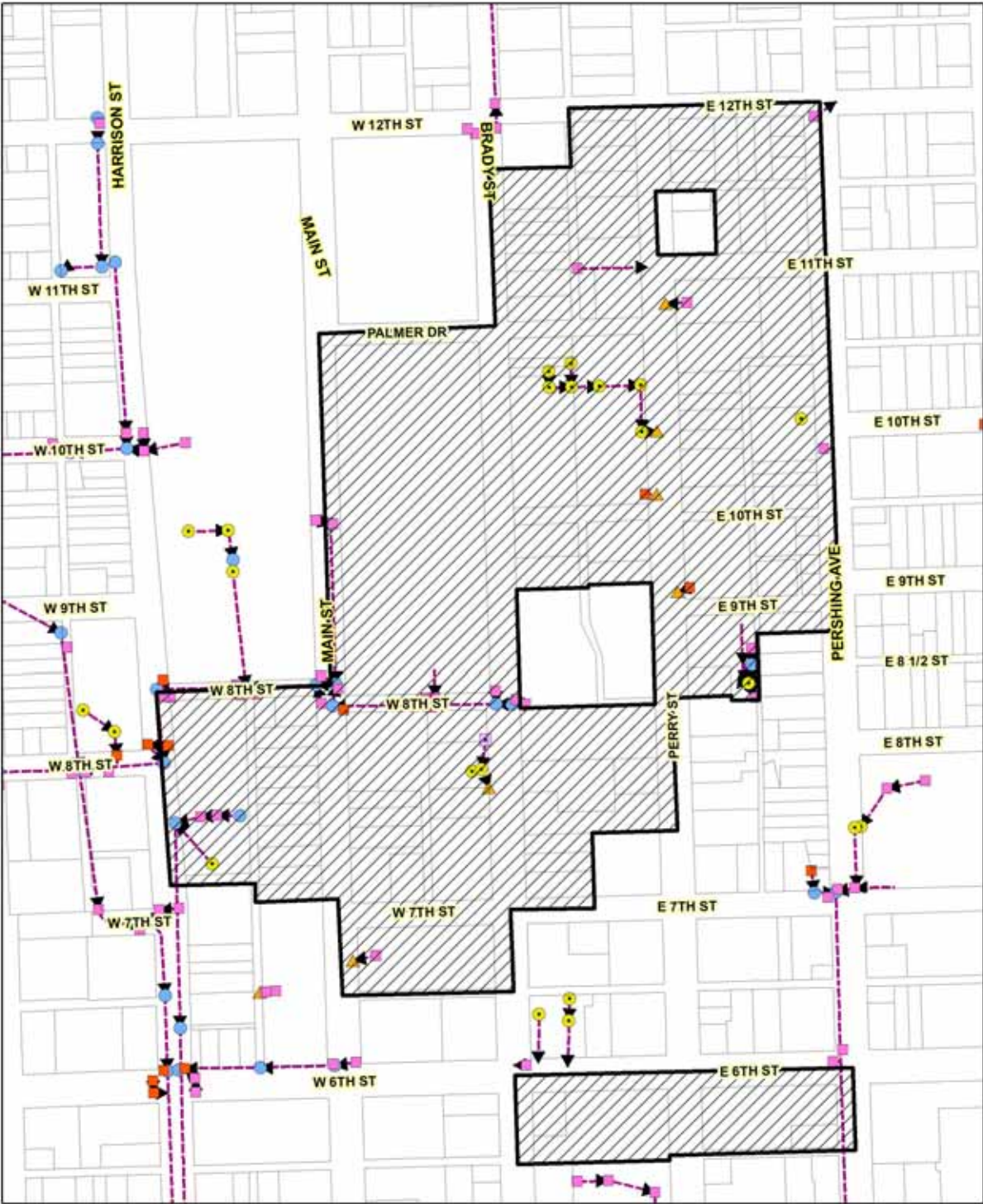


 Subject Property



Notably, the City Traffic Engineer did not express an objection to the potential of these street and alley closures.

Storm Water. Storm water management may be challenging when portions of the campus are redeveloped as there is limited storm sewer in restructure in the area.



 Subject Property



Sanitary Sewer. There is sanitary sewer infrastructure throughout the subject property.

Other Utilities. There are other utilities (water, electric, gas, communications) throughout the boundary of the project.

Emergency Services. There should be no change in emergency access. The campus area is within .6 mile of Central Fire Station.

Parks/Open Space. Palmer College of Chiropractic has indicated that the newly green space west of Pershing Avenue would be available for use by the public.

Public Input:

Notices were sent to property owners within 500 feet of the request notifying them of the August 1, 2017 Plan and Zoning Commission public hearing. Previously, the applicant held a stakeholder meeting on April 13, 2017 and a neighborhood meeting on April 20, 2017. Approximately 10 stakeholders attended the meeting and approximately 50 surrounding property owners attended the meeting.

Since the request was tabled indefinitely, notices were sent to property owners within 500 feet of the request notifying them of the February 6, 2018 Plan and Zoning Commission regular meeting. To date, staff has received six written letters in favor of the request and two letters in opposition of the request.

Staff discussed the request with the general manager of KWQC who expressed concerns that rezoning the property may affect the value of the property should it choose to sell the property at some point in the future. As a response, Palmer College of Chiropractic withdrew the KWQC property from the request. A concern was also expressed regarding the potential closing of West 8th Street because it lines up with the KWQC property's driveway entrance and that the roadway closure would alter its current travel route to the downtown.

The map to the right depicts the properties not owned by Palmer College of Chiropractic. The property circled in red would become non-conforming if rezoned to "PID" Planned Institutional District because a standalone commercial use is not listed as a permitted use. City staff is recommending that properties rendered non-conforming by the adoption of the "PID" Planned Institutional District not be subject to the discontinuation provision in the Davenport City Code.



The Plan and Zoning Commission may recall that the Civil Rights Commission discussed the rezoning request at its August 8, 2017 meeting because of concerns that the rezoning would have a disparate impact on low income and minority communities. The Civil Rights Commission urged that the request be tabled until a disparate impact analysis has been conducted. The Plan and Zoning Commission tabled the request indefinitely at its September 5, 2017 regular meeting to allow the City sufficient time to hire a consultant to analyze if the approval of the rezoning (and ultimate plan buildout) would cause a disparate impact on low income and minority communities. Notably, Palmer College of Chiropractic agreed to an indefinite tabling until the analysis was performed.

The analysis was completed by Mosaic Community Planning in December 2017 and determined in part "... the City of Davenport's approval of the Palmer's PID rezoning application does not create a disparate impact on protected racial or ethnic groups."

Discussion:

In June 2011, the City of Davenport adopted a new "PID" Planned Institutional District zoning classification (Ord. No. 2011-243). The Planned Institutional District applies to all major educational and medical campuses. Existing and proposed campus uses on properties in excess of forty acres in area are required to obtain (apply for) the planned institutional district within five years of the effective date of the ordinance. Additionally, any proposed development of more than five thousand square feet of impervious area within that five year time period shall also require the Planned Institutional District.

The "PID" Planned Institutional District zoning classification is intended to encourage a comprehensive approach to development by encouraging the adoption of a land use plan rather than the piece-meal review of individual development proposals through the special use permit process. The district is also intended to:

1. Further the policies of the Comprehensive Plan;
2. Encourage the preparation of a land use plan that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures;
3. Permit appropriate institutional growth within boundaries of the campus while minimizing the adverse impacts associated with development and geographic expansion;
4. Balance the ability of major institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.

Once approved, the Land Use Plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.

Notably, the proposed rezoning contains less than 40 acres. As such, Palmer Chiropractic College is not compelled to rezone the property. However, Palmer Chiropractic College was encouraged to consider the Planned Industrial District when it requested the Historic Preservation Commission to allow the demolition of 12 historic properties and removal of a protected brick street.

“PID” Planned Institutional District zoning is required to contain two primary components:

1. Land Use Plan - establishes the range of acceptable uses and intensities that will be permitted. The land use plan provides detailed development data for the site from which a determination can be made on the appropriateness of the proposed distribution of land uses that are to be developed. Once approved, the land use plan shall remain effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review and will not require a reopening of the rezoning.
2. Narrative of intent and compatibility with surrounding area - describes the relationship between the institution and the surrounding area.

Major Elements of the Land Use Plan:

1. Campus between Brady Street and Main Street
 - Conversion of the existing parking lot and green space to a practice field. There would be a net loss of 129 parking spaces.
2. Campus between Main Street and Brady Street.
 - Formalizing the improvements being made to the fitness facility and surrounding area.
 - Demolition of the former St. Luke's Hospital (already completed) and houses to the south and in its place construction of new student housing and underground parking for the new student housing and existing student housing to the east. The Data Sheet lists a proposed building height of 50 feet, which is permissible. It appears that the proposed building would not achieve consistency with the required 25 foot front yard setback along Main Street and West 8th Street. It is staff's opinion that a 0 foot setback would be appropriate along West 8th Street because a portion of West 8th Street is proposed to be vacated. Moreover, a skywalk may be constructed to connect to the buildings on the north of West 8th Street. However, the character of buildings along Main Street is such that a 25 foot setback is warranted.
 - Vacating and closing a portion of West 7th Street and West 8th Street to allow an “enhanced campus corridor” from the north to Vickie Anne Palmer Hall. Please note that the alley between West 7th and West 8th Street and Main Street and Brady Street has already been vacated.
3. Campus between Brady Street to Perry Street.
 - New mixed use building south of the current gas station located at the corner of Brady Street and East 12th Street. The Data Sheet does not identify the proposed building height. It appears that the proposed building would not achieve consistency with the required 25 foot front yard setback. It is staff's opinion that a 0 foot setback would be appropriate along Brady Street because the character of buildings along Brady Street is defined by a minimal front yard setback.
 - Demolition of four buildings and expansion of the surface parking area south of East 12th Street and west of Perry Street. There would be a net increase of 138 parking spaces.
 - Vacating and closing a portion of Palmer Drive between Perry Street and the alley to the west.
4. Campus between Perry Street and Pershing Street.
 - Vacating and removing East 11th Street between Perry Street and Pershing Street and demolition of nine buildings and in its place passive green space. There would be a decrease of 38 parking spaces.
 - Vacating and closing East 9th Street and East 10th Street between Perry Street and Pershing Street and the alley in between and demolition of five buildings and in its place construction of a new 454 space surface parking lot. There would be a net increase of 245 parking spaces.

Please note that future street vacations would need to be considered by the Plan and Zoning Commission and approved by the City Council.

As discussed, the “PID” Planned Institutional District requires a 25 foot front yard setback. When the City authorized the PID Ordinance, it was envisioned that the required 25 foot front yard setback would be applicable to the campus edge, not internal to the campus. In that light, staff anticipates an ordinance amendment to allow setback reductions as depicted on the adopted Land Use Plan.

The Land Use Plan specifies that “... Any and all properties included within the boundaries of this PID, that do not have proposed future uses specified on the Land Use Plan and/or the Data Sheet may continue to be used as they currently exist and/or permitted under the PID zoning classification. Said properties may also be used for open space proposes in the event of demolition...”

On July 11, 2017 the Historic Preservation approved the demolition of the 12 historic properties. 11 of the 12 were approved contingent upon the approval of the “PID” Planned Institutional District. The demolition of the former St. Luke’s Hospital was approved without any contingencies. There are two buildings listed on the National Register of Historic Places that are not clearly specified on the Land Use Plan or Data Sheet: 732 Brady Street – Argyle Flats and 1117 Perry Street – Eight Gables. While approval of the PID would not supplant review authority of the Historic Preservation Commission, staff is concerned about the potential loss of individually significant historic properties because these building are not clearly articulated as being preserved. Although not historic, staff shares this concern for 748 Main Street – former gas station.

The landscape plan shows significant greening along public streets and campus edge treatments.



Major Elements of the Narrative of intent and compatibility with surrounding area:

1. Architectural and/or urban design theme. Architecture varies based on the time period in which it was constructed. Palmer Chiropractic College is noticeably urban and the Land Use Plan enhances the urban environment.
2. Total number of existing and proposed users and employees. The Current student population is 1,000 students (currently 150 live on campus) and 300 faculty and staff. The proposed Land Use Plan would allow for up to 1,500 students with 400 living on campus.
3. The landscape plan shows significant greening along public streets and campus edge treatments.
4. Description of existing and proposed methods of communication between the institution and the community, including a method of resolution of community concerns. Palmer College of Chiropractic is committing to scheduling annual meetings with the neighborhood stake holders and residents to present and discuss campus planning and schedule, as well as neighbor concerns. It is staff's opinion that this would also be an opportunity to share City initiated infrastructure improvements in the area.
5. Description of any existing and proposed impacts of development and the surrounding area and how these impacts should be mitigated. The proposed Land Use Plan shows a softening of the campus edge.
6. Description of existing and proposed relationship of institutional transportation system (auto, bus, bicycle, pedestrian) to the external street network. The proposed Land Use Plan proposed to better manage vehicular access and would create an enhanced (pedestrian) campus corridor.

Staff Recommendation:

Findings:

1. The proposed rezoning facilitates the adoption of a land use plan that enables the community to understand and visualize the levels of development being proposed, their likely impacts and appropriate mitigation measures;
2. The proposed rezoning would articulate the limits of the institutional growth and mitigate potential the adverse impacts associated with development and geographic expansion; and
3. The proposed rezoning would facilitate the ability of Palmer College of Chiropractic to grow and adapt to changing needs while protecting the livability and vitality of adjacent neighborhoods.
4. The design of the campus mitigates any potential impacts to the surrounding neighborhoods.

Staff recommends that the Plan and Zoning Commission accept the listing findings and forward Case REZ17-08 to the City Council with a recommendation for approval subject to the following conditions:

1. That any property rendered non-conforming by the adoption of the "PID" Planned Institutional District not be subject to Section 17.46.020 entitled *Discontinuance-Conformance required*;
2. That the buildings achieve consistency with the required 25 foot front yard setback if a "PID" Planned Institutional District ordinance amendment is not adopted to allow setback reductions as depicted on the adopted Land Use Plan;
3. That the Land Use Plan be amended to depict a minimum 25 foot front yard setback for the buildings along Main Street south of West 8th Street;
4. That the Land Use Plan table be amended to clearly articulate the existing (including those to be preserved) vs. proposed use of the all properties and proposed building height and setbacks;
5. That Palmer College of Chiropractic formally requests the vacation/abandonment of the public streets and alleys depicted on the Land Use Plan as private use by Palmer College of Chiropractic. These areas on the Land Use are descriptive only with respect to the future use of the property and does not compel approval of any vacation/abandonment request; and

6. In the event that East 11th Street between Perry Street and Pershing Avenue is vacated and conveyed to Palmer College of Chiropractic, a pedestrian walkway be constructed from Perry Street to Pershing Avenue in the general location of East 11th Street utilizing existing bricks from the roadway surface and that historical markers be located at its intersection with Perry Street and Pershing Avenue. The cost of removing the roadway material, curbs and sidewalks and the installation of the pedestrian walkway and historical markers shall be the expense of Palmer College of Chiropractic.

Prepared by:

A handwritten signature in blue ink, appearing to read "Ryan Rusnak", with a stylized flourish at the end.

Ryan Rusnak, AICP
Planner III

APPROVED

Name:	Roll Call	REZ17-08							
Connell	P	Y							
Hepner	P	Y							
Inghram	P								
Kelling	P	Y							
Lammers	P	Y							
Maness	P	Y							
Martinez	EX								
Medd	P	Y							
Quinn	P	Y							
Reinartz	P	Y							
Tallman	P	Y							
		9-YES 0-NO 0-ABSTAIN							

The undersigned - **opposes** / **does not oppose** (circle one) REZ17-08

Comments: I am in favor of Palmer College of
Chiropractic's Request. I have experience with other
institutions in other Midwest communities that such planned
districts have/continue to serve the campus and city
very well. Thank you.

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Kelly Young
ADDRESS 809 Perry Street
DATE 7-26-17
(please print legibly)

809 Perry Street
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned - **opposes** / **does not oppose** (circle one) REZ17-08

Comments: _____

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Theodore Priester ^{President of :} 601 Brady Cor,
ADDRESS 601 Brady St., Suite 220
DATE 7/22/17 Dav 03
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: Would be nice to purchase Lincoln School for Palmer, or possibly have the city give it to Palmer, to help improve neighborhood.

Mail to: Plan and Zoning Commission
City Hall, 226 W 4th Street
Davenport, Iowa 52801

CITY OF DAVENPORT
Community Planning & Economic Dev.

NAME Joyce + Randy Yaddof
ADDRESS 4034 W. 60th St. Dav.
DATE 7-24-2017
(please print legibly)

304-306-304 E 8th St. Davenport, Ia.

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned – **opposes** / **does not oppose** (circle one) REZ17-08

Comments: _____

Mail to: Plan and Zoning Commission
City Hall, 226 W 4th Street
Davenport, Iowa 52801

NAME THOMAS ERICKSON
ADDRESS 1703 BRADY STREET
DATE 7-22-17
(please print legibly)

1115 BRADY ST.

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

The undersigned - **opposes** / **does not oppose** (circle one) REZT7-08

Comments: We fully support

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Richard Adam Sacchetti
ADDRESS 422 E 10TH St
DATE July 26, 2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

W 10/12 ST

Rusnak, Ryan

From: Aaron Houzenga <boarderforlife78@hotmail.com>
Sent: Sunday, January 28, 2018 6:48 PM
To: Planning Division – CPED
Subject: Case No. REZ17-08

I received a letter from the city on the Rez one that Palmer College wants to do. My house is 402 east 8th st. I am fine with whatever Palmer wants to do.

Aaron
Sent from my iPhone

January 29, 2018

CPED
226 W. 4th Street
Davenport, IA 52801

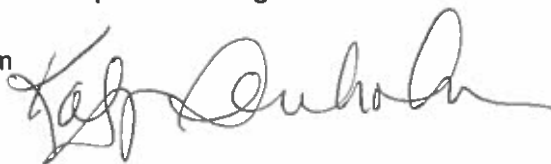
RE: Case No. REZ17-08

TO WHOM IT MAY CONCERN:

We own the property at 1225 N. Perry Street, Davenport, IA.

We have no objection to the requested zoning action.

John & Kathryn Denholm
2676 Il Road
Garden, MI 49835
(906) 644-7198

A handwritten signature in dark ink, appearing to read "John & Kathryn Denholm", written over the printed name and address.

Comments: I want a complete list of houses to be torn down. Many of these houses have historic significance for the City of Davenport. Looking at the map, a house at the corner of 7th Street and Perry will be torn down, that house is on the National Registry. Palmer should be restoring these houses so that students can live there

Mail to: Plan and Zoning Commission
City Hall, 226 W 4TH Street
Davenport, Iowa 52801

NAME Garrett Development
ADDRESS 3806 Forest Road, Davenport, IA
DATE 7/22/2017
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



Dan Hirstein
2809 E. 44th St.
Davenport, IA 52807
Residence (563) 355-4062
Office & Fax: (563) 359-6815
Mobile: (563) 449-2854
email: ICPDAN@aol.com

7/25/17

Davenport Plan & Zoning Commission
226 West 4th Street
Davenport, Iowa

Subject: Case No. REZ17-08

Dear Planning & Zone Commission:

I own two properties that could be affected by the proposed PID District.

- 118 E. 11th St. also known as 118 E. Palmer Drive. This property appears to be part of the knock out on your map.
- 1019 Perry St.- This property does not appear to be noted as a knock out on your map.

I don't know if this is even important at this time, but want to bring it to your attention.

My current concerns center around a meeting with Palmer School's Vice Chancellor for Administration on June 23rd this year. This meeting addressed the consideration of selling my 118 E. 11th property to Palmer School.

In the course of our dialogue, I commented that a local appraiser stated that this property should continue to appreciate 2-3% a year in value. The Vice Chancellor for Administration at Palmer commented back to me, "That depends what I put next to your building". Not sure if that was a threat to lower the value of my property or what?

The second concern involves the Palmer parking lot directly to the East and North of my 118 E. 11th St. property.

Back in the 90's, Palmer constructed this parking area. The engineering of this parking lot illegally raised or changed the natural elevation surrounding my property. Rain water is now directed toward my building. My property has no rain water run off because of their engineering. The building now sits in a depression. (Pictures attached)

Over the years, I have extended down spout extension (see picture) to help move the water away from the building. I have suffered water seepage that affected the walls on the East side of the building. Last year I spent \$8,000 to water proof and put concrete waterproof wall board in the lower apartment facing the parking lot.

I commented to the Vice Chancellor for Administration the problem their parking lot had created and if this illegal grading could be corrected? His response was, "I will check to see if the Statue of Limitations has expired"? I requested that he get back to me. He has never responded back. Pictures showing the illegal grading attached. Palmer School ignores me or refuses to address this issue???

Our family owned this property for over 50 years. In fact, Dr. Dennis Marchiori, Chancellor /CEO at Palmer rented from my Father at 705 Perry when he attended Palmer. Our relationship with Palmer School has always been one of working together to meet the needs of the students. The relationship has been mutually beneficial and exemplary.

I don't believe this relationship should change because of a few comments by an individual. We have been partners for too many years. I always felt that Palmer School represented high standards

and values. If Palmer accidentally illegally misgraded a parking lot, it should be corrected. I have never given thought to legal action. We're partners and neighbors. Where are the values of correcting an obvious mistake and doing what is right? I'm sure Palmer strives to instill values in their students.

As the Commission reviews Palmer's rezoning request, it is of utmost importance the Zoning Commission be confident that Palmer School will be operating with "principles" and "values" toward its neighbors. The comments and attitude on June 23rd are not consistent with the values, principles, and our relationship of the past 50+ years. Has something changed?? I feel it is important that the Zoning Board and Community be aware of how Palmer School responds to various situations.

At this time, I oppose any changes to zoning until Vice Chancellor for Administration clarifies what was said to me on June 23rd

For Your Information,

Dan Hirstein

Dan Hirstein
Principal
Hirstein Properties

Cc: Dr. Dennis Marchiori







August 2, 2017

Dan Hirstein
2809 E. 44th Street
Davenport, Iowa 52807

VIA EMAIL: ICPDAN@aol.com

Dan:

It was great to see you at the meeting last night. I'm sorry I didn't get a chance to speak to you. Yesterday city staff provided me a copy of your letter dated 7/25/2017 addressed to "Planning & Zone Commission" which I read after the meeting. I wish you had sent me a copy or even emailed or called me and I would have been able to respond to you sooner.

At our June 23rd meeting, my statement, "That depends what I put next to your building" was about what could occur to your property values over the next 10 years. It was in the context of our proposed PID plan which shows no new development immediately adjacent to your property and an improved mixed-use development along Brady Street. I indicated that if we were to be able to develop that it could potentially POSITIVELY affect your property value, not lower it. We also discussed that if Palmer is able to move forward with our plans and the number of students on campus grew, that too could POSITIVELY affect your property value.

After indicating that you were not interested in selling your property for less than at least three times current fair market value, you brought up the issue of landscaping around your property. Our landscaping crews came out the next day on June 24th and cleared the area you were concerned about and we have maintained it properly ever since. You also expressed concern about the adjacent parking lot. I told you that I would look into it and see if parking lot run off was indeed draining toward your property and if anything needed to be done.

The parking lot is not higher than Palmer Drive or the adjacent allyway. Further a 3-4 inch curb exists along the parking lot so water cannot flow from the parking lot onto your property. As such, I saw no immediate need to address the issue as I didn't see how any water from the parking lot could affect your property. The reality of your property is that it is built below street level, the adjacent ally, and your gravel parking area to the rear of the property.

I've asked our facilities department to seek quotes for a barrier between the parking lot and your property and we have had contractors inspect the area and they are working on bids. Once those are back, I'll evaluate them to determine if we need to do any work in that area.

Warm regards,

A handwritten signature in black ink, appearing to read 'J. Aaron Christopher'.

Dr. J. Aaron Christopher, Ph.D., CPA
Vice Chancellor for Administration and
Treasurer of the College
(563) 884-5653
aaron.christopher@palmer.edu

Cc: Planning and Zoning Commission

Rusnak, Ryan

From: Lacey, Latrice
Sent: Monday, August 14, 2017 4:06 PM
To: Rusnak, Ryan
Cc: Berger, Bruce
Subject: RE: Zoning Commission Meeting

Palmer's meeting or notice of the meeting has no bearing on the City of Davenport's duty to provide adequate notice and effectively communicate with community members. Further, one person is enough to violate the FHA and ADA.

The Commission is requesting that this process be tabled until a comprehensive analysis on the impact of the community is done. If this moves forward without the Commission's requested study, they may direct staff to file an injunction or temporary restraining order to stop the process while the impact of this plan is studied.

Christina would likely be the best resource on changes to the notice as the City's ADA Coordinator, but we would be available to assist as necessary.

Thanks Ryan.

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

Notice: Since e-mail messages sent between you and the Davenport Civil Rights Commission and its employees are transmitted over the Internet, the Davenport Civil Rights Commission cannot assure that such messages are secure. You should be careful in transmitting information to the Davenport Civil Rights Commission that you consider confidential. If you are uncomfortable with such risks, you may decide not to use e-mail to communicate with the Davenport Civil Rights Commission. This message is covered by the Electronic Communication Privacy Act, 18 U.S.C. Sections 2510-2515, is intended only for the use of the person to whom it is addressed and may contain information that is confidential. It should also not be forwarded to anyone else. If you received this message and are not the addressee, you have received this message in error. Please notify the person sending the message and destroy your copy.

From: Rusnak, Ryan
Sent: Monday, August 14, 2017 2:41 PM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

No, I did not speak to this gentleman. I'm not sure who he talked to.

I really can't answer why something that was mailed on 7/21/2017 wasn't received until a day before the public hearing. I believe someone receiving a notice the day for the meeting is an exception and not the norm.

I would mention that Palmer held a neighborhood meeting in April to discuss this with the Community. They used the City's mail list.

It would be at the Chairperson's discretion to allow you address the Commission at the meeting.

We would appreciate suggested changes to the public hearing notice.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

From: Lacey, Latrice
Sent: Monday, August 14, 2017 12:56 PM
To: Rusnak, Ryan
Subject: RE: Zoning Commission Meeting

So did the gentleman talk to you?

I have some concerns about the notice timeframes and the lack of alternative formatting. For instance, the individual who contacted us has stated that he received the notice without adequate time to request transportation due to his disability. He also would not have time to submit a written response and get it in by noon the next day, or the next day at all.

Someone with a visual impairment would not be able to read the letter, and this timeframe certainly would not give them adequate time or opportunity to receive it in an alternative format, such as braille.

Further, we do not give any information about how someone with disabilities could receive accommodations for the public hearing, for example, a person who is deaf or hard of hearing might require an ASL interpreter, 24 hours' notice is likely is not enough time to request or accommodate that.

This notice and procedure is probably not consistent with the FHA or ADA requirements.

With regard to our concerns, I will be fine to go up and speak on those without prior approval from the chairperson as a staff person, correct?

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street

Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
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From: Rusnak, Ryan
Sent: Monday, August 14, 2017 12:01 PM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

Latrice,

This was a large mailer so we used Midwest Mail Works. We confirmed this morning that the notices were mailed on 7/21/2017.

Attached is the notice that was sent. My contact information was provided.

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

From: Lacey, Latrice
Sent: Monday, August 14, 2017 11:03 AM
To: Rusnak, Ryan
Subject: RE: Zoning Commission Meeting

Was this the only notice that impacted residents received?

After the article was published, I was contacted by a community member with disabilities and he has stated that he received notice of the meeting by mail at 3 p.m. the day before the meeting, so that did not give him appropriate time to arrange transportation to the meeting. He stated that he then called city hall for clarity on the purpose of the

meeting and whether this was still on the agenda at the next meeting- tomorrow's meeting and he was told that it was, so he has arranged for transportation to come. He also stated that initially he could not get a clear answer to his question which was frustrating for him, whose number is listed on the notice? Also, does it include information on how to request ADA accommodations?

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

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From: Rusnak, Ryan
Sent: Monday, August 14, 2017 10:55 AM
To: Lacey, Latrice
Subject: RE: Zoning Commission Meeting

Good morning,

The public hearing was on the 1st. That is typically the opportunity for people to speak. At this point, it would be at the Chairperson's discretion.

If you prefer to put something in writing, I would be able to update the meeting packet .

Ryan Rusnak, AICP
Planner III
City of Davenport
Community Planning and
Economic Development Department
226 West 4th Street
Davenport, Iowa 52801
(563) 888-2022

E Plan is now live. Click [here](#) for more information.



Click for [more](#) information about the Zoning Ordinance Rewrite. **Spread the Word.**

From: Lacey, Latrice
Sent: Monday, August 14, 2017 10:50 AM
To: Rusnak, Ryan
Subject: Zoning Commission Meeting

Good morning Ryan,

I was looking over the meeting agenda for tomorrow and I notice that it is stating that tomorrow is not a public hearing and is time for the Commission to discuss the items on the agenda with City Staff and the developers, does that mean that members of the public are not allowed to have discussion on the agenda items?

If so, I would like to discuss this with you.

Thanks!

Latrice L. Lacey
Director
Davenport Civil Rights Commission
226 West 4th Street
Davenport, IA 52803
Phone (563)326-7888 TTY (563) 326-7959
Fax (563) 326-7956

Notice: Since e-mail messages sent between you and the Davenport Civil Rights Commission and its employees are transmitted over the Internet, the Davenport Civil Rights Commission cannot assure that such messages are secure. You should be careful in transmitting information to the Davenport Civil Rights Commission that you consider confidential. If you are uncomfortable with such risks, you may decide not to use e-mail to communicate with the Davenport Civil Rights Commission. This message is covered by the Electronic Communication Privacy Act, 18 U.S.C. Sections 2510-2515, is intended only for the use of the person to whom it is addressed and may contain information that is confidential. It should also not be forwarded to anyone else. If you received this message and are not the addressee, you have received this message in error. Please notify the person sending the message and destroy your copy.

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286
Wards: 8

Action / Date
CD2/21/2018

Subject:
Resolution approving Case No. ANX18-01, the annexation of 16.84 acres more or less, of territory located west of North Division Street and south of Slopertown Road. (Sterilite Corporation, petitioner.) [Ward 8 as expanded].

Recommendation:
Adopt the resolution.

Relationship to Goals:
Welcome Investment

Background:
This property is part of the Sterilite development. This property could not be annexed initially because doing so would have created an island of unincorporated territory between Davenport and Eldridge. Eldridge is finalizing annexation of property north of Slopertown Road so this annexation can proceed.

Annexation of this property will not cause any undue burden on City service delivery as most of the Sterilite property is already in the City.

Annexations in Iowa must be ultimately be approved by the City Development Board. That action is tentatively scheduled for April 11, 2018.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution
▢ Backup Material	Background Material

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	2/15/2018 - 10:37 AM
Community Development Committee	Berger, Bruce	Approved	2/15/2018 - 10:37 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 4:56 PM

Resolution No. _____

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. ANX18-01, the annexation of 16.84 acres more or less, of territory located west of North Division Street and south of Slopertown Road. (Sterilite Corporation, petitioner.) [Ward 8 as expanded].

WHEREAS, Sterilite Corporation is the owner of 16.84 acres more or less (adjacent right-of-way included), of territory located west of North Division Street and south of Slopertown Road, legally described as follows:

Sterilite Tracts: NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 79 North, Range 3 East of the 5th Principal Meridian, and that part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 27 located south of the centerline of Slopertown Road, Scott County Iowa and the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 79 North, Range 3 East of the 5th Principal Meridian
Current Parcels: 932733002, & 932735005

WHEREAS, the City desires to annex this territory to the City's corporate limits in order to accommodate future development; and

WHEREAS, Section 368.7 of the Code of Iowa provides for the voluntary annexation of territory adjoining the incorporated area of a municipality; and

WHEREAS, pursuant to the Code of Iowa, the City mailed notice of the application via certified mail, at least fourteen business days prior to the anticipated action of the city council on the application, to the council of each city whose boundary adjoins the territory or is within two miles of the territory (in this case the City of Eldridge), to the board of supervisors of each county which contains a portion of the territory (in this case Scott County), each affected public utility (in this case CenturyLink, Iowa-American water, REC Eastern Iowa, MediaCom, and MidAmerican Energy Company), and to the regional planning authority of the territory (in this case the Bi-State Regional Commission); and further, notice of the application was published in an official county newspaper in each county which contains a portion of the territory (in this case the Quad City Times).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa, that the petition for annexation of the area shown on the attached map and legally described above, and the same and is hereby approved, and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution as required by law.

BE IT FURTHER RESOLVED, that City staff is directed to provide appropriate documentation of this action for review and approval by the City Development Board of the State of Iowa, and that the City Clerk be and is hereby authorized and directed to file a certified copy of this resolution and attachments with the Scott County Recorder, and the Iowa Secretary of State.

Approved:

Frank Klipsch, Mayor

Attest:

Jackie E. Holecek, City Clerk



**NOTICE OF PROPOSED ANNEXATION OF TERRITORY
TO THE CITY OF DAVENPORT (STERILITE)**

Dear Interested Parties:

There is on file with the City of Davenport, Department of Community Planning and Economic Development, a petition to annex a tract to the City of Davenport, legally described as follows:

The northern 250 feet, more or less, of the southwest quarter of Section 27, Township 79 North Range 3 East. The above described real estate contains 14.86 acres more or less, and subject to the rights of the public for roadway purposes of Slopertown Road. The roadway easement for Slopertown contains approximately 1.98 acres.

You are being notified via Certified Mail of this pending action pursuant to Iowa Code Section 368.7(3). A copy of the Voluntary Annexation Petition and location map are attached to this letter. This action is being contemplated in order to allow for continued growth and development within the City of Davenport.

The Davenport Committee of the Whole will consider this petition at its Wednesday, February 21, 2018 meeting, to be held at 5:30 pm in the Council Chambers of City Hall, 226 West 4th Street. The Davenport City Council will vote on the petition at its Wednesday, February 28, 2018 meeting, same time and place. While a public hearing is not required, it is the practice of the City Council to solicit comments from the public prior to taking official action. Final approval of the proposed annexation is the decision of the City Development Board of the State of Iowa.

If you have any further questions regarding this pending annexation, feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew G. Flynn", is written over a light blue horizontal line.

Matthew G. Flynn, AICP
Senior Planning Manager, City of Davenport
563-888-2286; matt.flynn@ci.davenport.ia.us



City of Davenport, Iowa

VOLUNTARY ANNEXATION APPLICATION

To the Council of the City of Davenport, Iowa:

We, being all of the owners of the following described territory adjoining the City of Davenport, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Davenport, Iowa. Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned: Parcels 932733002 and 932735005; more or less bound by the Davenport shortline railroad to the west, Division Street to the east and Slopertown Road to the north.

Legal Description: The northern 250.00 feet, more or less of the southwest quarter of Section 27, Township 79 North, Range 3 East. The above described real estate contains 14.86 acres more or less, and subject to the rights of the public for roadway purposes of Slopertown Road. The roadway easement for Slopertown contains approximately 1.98 acres.

Property Owner(s): Sterilite Corporation, P. O. 8001, Townsend MA, 01469

Applicant / Contact: Steve Stone, Sterilite Corporation, P.O. Box 8001, Townsend MA, 01459

Signed by:  Date: 01/24/18
(Property Owner)

Signed by: _____ Date: _____
(Property Owner)

Note: no other signature may be substituted for the Property Owner's Signature.)

And: _____ Date: _____
(Applicant/Contact)

Original Signatures are Required

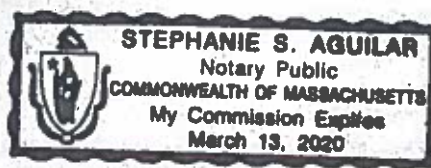
**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF MASSACHUSETTS

COUNTY OF MIDDLESEX

On this 25th day of January, 20 18, before me, a Notary Public in and for Middlesex County, Massachusetts, personally appeared Steven L. Stone, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Stephanie S. Aguilar
Notary Public in and for Middlesex County, MA



STATE OF MASSACHUSETTS

COUNTY OF MIDDLESEX

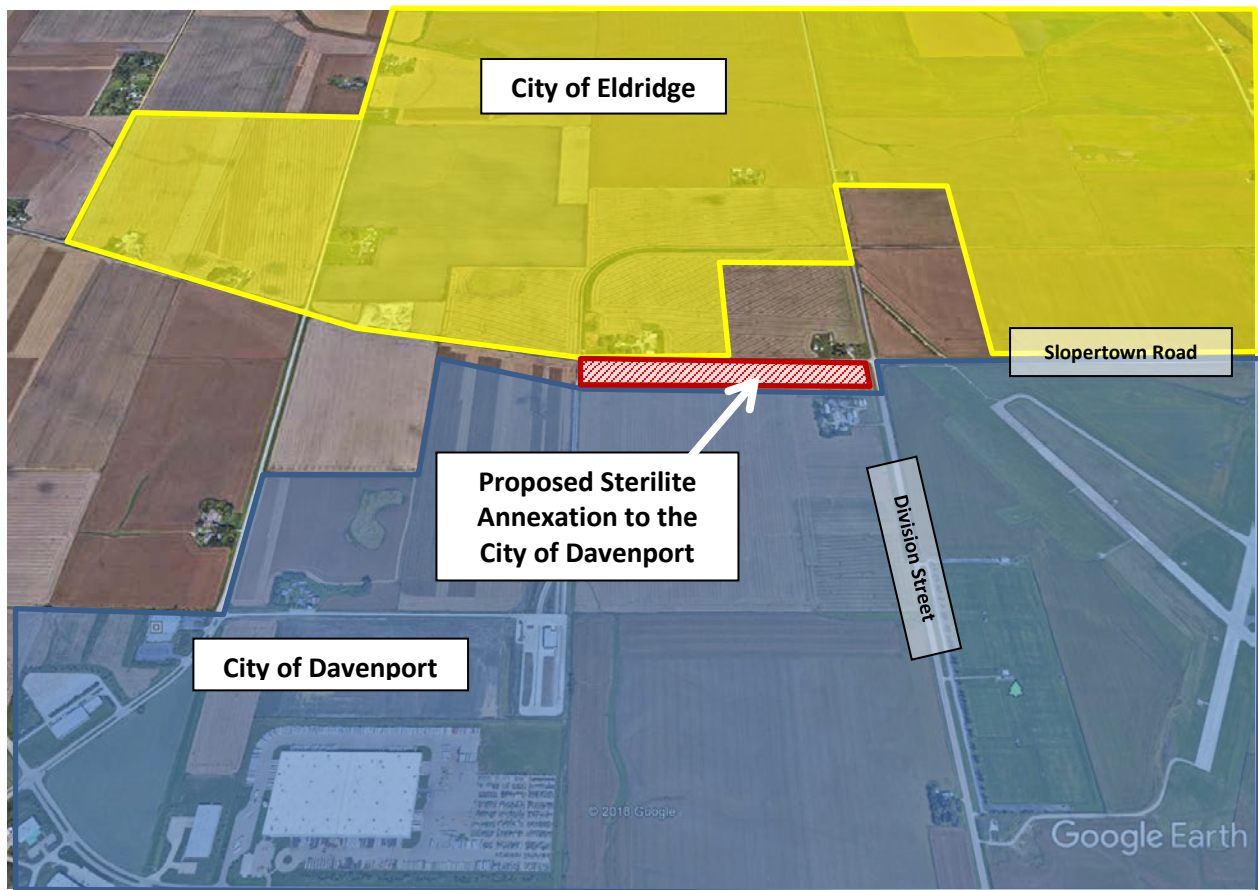
On this _____ day of _____, 20____, before me, a Notary Public in and for Middlesex County, Massachusetts, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Middlesex County, MA

Proposed Annexation to the City of Davenport

Sterilite Property

Case No. ANX18-01



City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Matt Flynn, 888-2286
Wards: 8

Action / Date
CD2/21/2018

Subject:

Resolution approving the annexation of 155 acres more or less, of territory located west of Hillandale Road south of Slopertown Road. (Meyer-Keppy, petitioner.) Case No. ANX18-02. [Ward 8 as expanded].

Recommendation:

Adopt the resolution.

Relationship to Goals:

Welcome Investment

Background:

The City has received a petition to annex this property, adjacent to the Eastern Iowa Industrial Center. No development is currently planned; although future industrial development consistent with the Comprehensive Plan is possible.

City service providers indicate no issues in incrementally extending municipal services to this property. Discussions with Scott County and the City of Eldridge concerning the coordination of services, particularly street maintenance, is ongoing.

Annexations in Iowa are ultimately approved by the City Development Board. This matter is anticipated to be considered by that body at its April 11, 2018 meeting.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	Resolution
▢ Backup Material	Background Material

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	2/12/2018 - 3:49 PM
Community Development Committee	Berger, Bruce	Approved	2/15/2018 - 10:38 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 4:57 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. ANX18-02, the annexation of 155 acres more or less, of territory located west of Hillandale Road south of Slopertown Road. (Meyer-Keppy, petitioner.) [Ward 8 as expanded].

WHEREAS, Nancy K. Meyer and Charlie C. Keppy, LLC are owners of 155 acres more or less, of territory located west of Hillandale Road and south of Slopertown Road, legally described as follows:

The NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, The SE $\frac{1}{4}$ of the SW $\frac{1}{4}$, & the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 28, Township 79 North, Range 3 East of the 5th Principal Meridian, and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 79 North, Range 3 East of the 5th Principal Meridian, Except for the West 10.0 Ac per Survey 2013-4565

Current Parcels: 932835001, 932849001, 932851001, & 932955002

WHEREAS, the City desires to annex this territory to the City's corporate limits in order to accommodate future development; and

WHEREAS, Section 368.7 of the Code of Iowa provides for the voluntary annexation of territory adjoining the incorporated area of a municipality; and

WHEREAS, pursuant to the Code of Iowa, the City mailed notice of the application via certified mail, at least fourteen business days prior to the anticipated action of the city council on the application, to the council of each city whose boundary adjoins the territory or is within two miles of the territory (in this case the City of Eldridge), to the board of supervisors of each county which contains a portion of the territory (in this case Scott County), each affected public utility (in this case CenturyLink, Iowa-American water, REC Eastern Iowa, MediaCom, and MidAmerican Energy Company), and to the regional planning authority of the territory (in this case the Bi-State Regional Commission); and further, notice of the application was published in an official county newspaper in each county which contains a portion of the territory (in this case the Quad City Times).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa, that the petition for annexation of the area shown on the attached map and legally described above, and the same and is hereby approved, and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution as required by law.

BE IT FURTHER RESOLVED, that City staff is directed to provide appropriate documentation of this action for review and approval by the City Development Board of the State of Iowa, and that the City Clerk be and is hereby authorized and directed to file a certified copy of this resolution and attachments with the Scott County Recorder, and the Iowa Secretary of State.

Approved:

Frank Klipsch, Mayor

Attest:

Jackie E. Holecek, City Clerk



**NOTICE OF PROPOSED ANNEXATION OF TERRITORY
TO THE CITY OF DAVENPORT (MEYER KEPPEY)**

Dear Interested Parties:

There is on file with the City of Davenport, Department of Community Planning and Economic Development, a petition to annex a tract to the City of Davenport, legally described as follows:

"The East Half of the Southwest Quarter of Section 28, and the Southwest Quarter of the Southwest Quarter of said Section 28, and all but the west 326.71 feet, more or less, of the Southeast Quarter of the Southeast Quarter of Section 29, all in Township 79 North, Range 3 East of the 5th PM, Scott County, Iowa"

You are being notified via Certified Mail of this pending action pursuant to Iowa Code Section 368.7(3). A copy of the Voluntary Annexation Petition and Location Map are attached to this letter. This action is being contemplated in order to allow for continued growth and development of the City of Davenport, in accordance with its Comprehensive Plan.

The Davenport Committee of the Whole will consider this petition at its Wednesday, February 21, 2018 meeting, to be held at 5:30 pm in the Council Chambers of City Hall, 226 West 4th Street. The Davenport City Council will vote on the petition at its Wednesday, February 28, 2018 meeting, same time and place. While a public hearing is not required, it is the practice of the City Council to solicit comments from the public prior to taking official action. Final approval of the proposed annexation is the decision of the City Development Board of the State of Iowa.

If you have any further questions regarding this pending annexation, feel free to contact me.

Sincerely,

Matthew G. Flynn, AICP
Senior Planning Manager, City of Davenport
563-888-2286; matt.flynn@ci.davenport.ia.us



City of Davenport, Iowa

VOLUNTARY ANNEXATION APPLICATION

To the Council of the City of Davenport, Iowa:

We, being all of the owners of the following described territory adjoining the City of Davenport, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Davenport, Iowa. Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned: _____

Legal Description: _____

Property Owner(s): _____

Address: _____

Address: _____

Phone #: _____

Applicant / Contact: _____

Address: _____

Address: _____

Phone #: _____

Signed by: Nancy R. Meyer Date: Nov 8, 2017
(Property Owner)

Signed by: Charles R. Reinhardt Date: 11/8/2017
(Property Owner)

Note: no other signature may be substituted for the Property Owner's Signature.)

And: _____ Date: _____
(Applicant/Contact)

Original Signatures are Required

**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF ~~SCOTT~~ Cedar

On this 8th day of November, 20 17, before me, a Notary Public in and for ~~Scott~~ Cedar County, Iowa, personally appeared Nancy K Meyer, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.



Julie A. Chase
Notary Public in and for ~~Scott~~ Cedar County, Iowa

STATE OF IOWA

COUNTY OF ~~SCOTT~~ Cedar

On this 8th day of November, 20 17, before me, a Notary Public in and for ~~Scott~~ Cedar County, Iowa, personally appeared Charlotte A Koenigsaecker, to me personally known, who being by me duly sworn, did say that the person is one of the partners of Charlie C Kappy LLC, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.



Julie A. Chase
Notary Public in and for ~~Scott~~ Cedar County, Iowa

STATE OF IOWA

COUNTY OF SCOTT

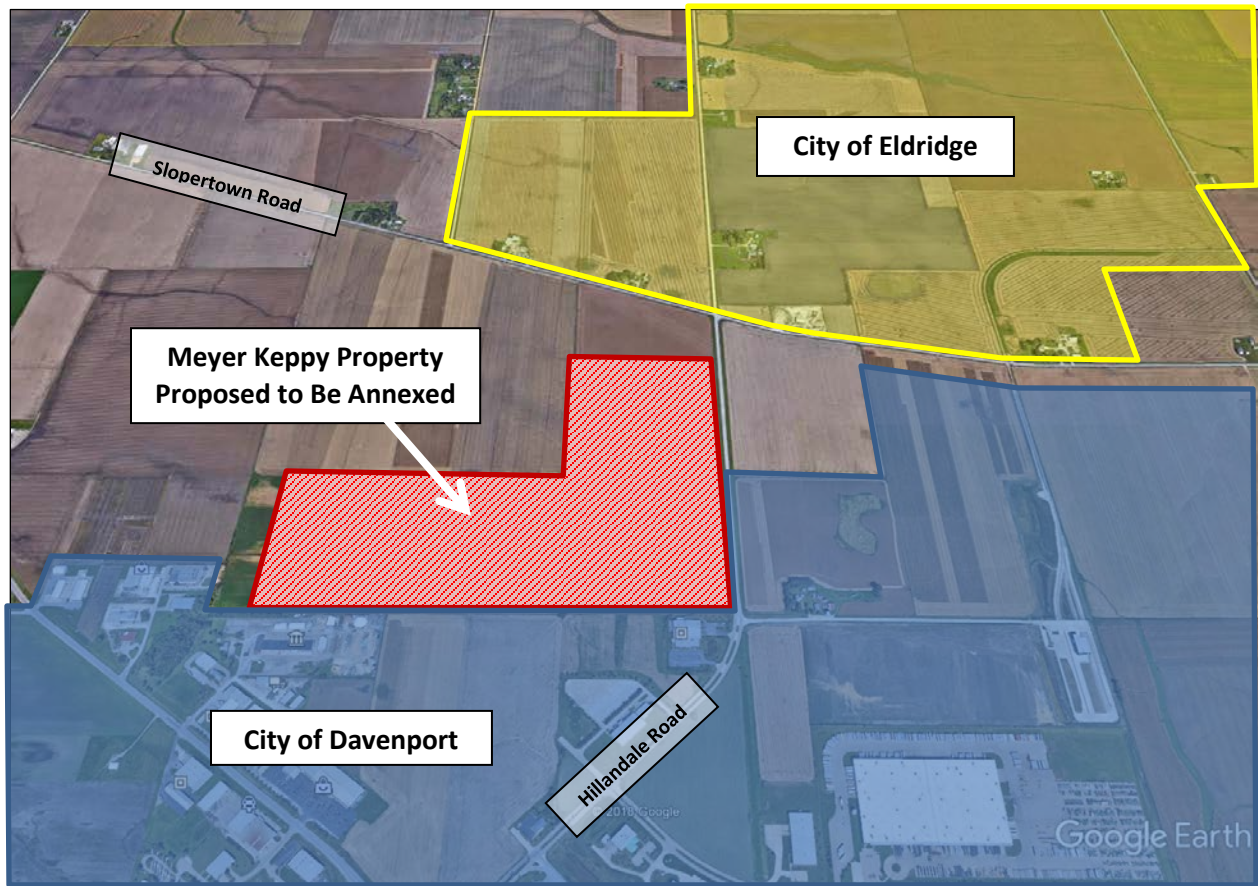
On this _____ day of _____, 20____, before me, a Notary Public in and for Scott County, Iowa, personally appeared _____, to me personally known, who being by me duly sworn, did say that that person is _____ of said corporation, that the seal affixed to said instrument is the seal of said corporation, or no seal has been procured by the said corporation, and that said statement was signed and sealed on behalf of said corporation by authority of its board of directors and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said corporation by it voluntarily executed.

Notary Public in and for Scott County, Iowa

Proposed Annexation to the City of Davenport

Meyer – Keppy Property

Case No. ANX18-02



City of Davenport

Agenda Group: Community Development

Department: Community Planning & Economic Development

Contact Info: Matt Flynn 888-2264

Wards: 8

Action / Date
COW2/21/2018

Subject:

Resolution approving the annexation of 0.24 acres more or less, of railroad property located south of Slopertown Road. (City of Davenport, petitioner.) Case No. ANX18-04. [Ward 8 as expanded].

Recommendation:

Adopt the resolution.

Relationship to Goals:

Welcome Investment

Background:

This annexation is part of an effort to bring in property south of Slopertown Road into the City. The need for additional municipal services, other than track maintenance, will be minimal.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution
▣ Backup Material	Background Information

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	2/15/2018 - 10:38 AM
Community Development Committee	Berger, Bruce	Approved	2/15/2018 - 10:38 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 4:58 PM

Resolution No. _____

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. ANX18-04, the annexation of 0.24 acres more or less, of railroad property located south of Slopertown Road. (City of Davenport, petitioner.) [Ward 8 as expanded].

WHEREAS, the City of Davenport is the owner of 0.24 acres more or less, of territory located south of Slopertown Road, legally described as follows:

Part of the Southeast and Northeast Quarters of Section 28 and Southwest and Northwest Quarters of Section 27 all in Township 79, Range 3 East of the 5th Principal Meridian being more particularly described as follows:

Beginning in the Northeast Corner of Lot 1 of Kraft First Addition to the City of Davenport; thence North 02 degrees-09 minutes-24 seconds West a distance of 33.32 feet; thence North 87 degrees-50 minutes-36 seconds East a distance of 20.00 feet; thence North 02 degrees-09 minutes-24 seconds West to the centerline of Slopertown Road; thence Easterly along the centerline of Slopertown Road to the 51.00 feet, more or less, to the intersection of the centerline of Slopertown Road and the west line as extended northerly of property deeded to Sterilite Corporation and filed for record as document 2017-3703 with the Recorder of Scott County; thence South along said west line to a point, said point being 250.00 feet South of the north line of Northwest Quarter of Section 27, Township 79 North Range 3 East of the 5th Principal Meridian; thence Westerly along the north line of said Northwest Quarter of Section 27 and the north line of the Southeast Quarter of Section 28, Township 79 North Range 3 East of the 5th Principal Meridian; thence North 02 degrees-09 minutes-24 seconds West to the Point of Beginning.

WHEREAS, the City desires to annex this territory to the City's corporate limits in order to accommodate future development; and

WHEREAS, Section 368.7 of the Code of Iowa provides for the voluntary annexation of territory adjoining the incorporated area of a municipality; and

WHEREAS, pursuant to the Code of Iowa, the City mailed notice of the application via certified mail, at least fourteen business days prior to the anticipated action of the city council on the application, to the council of each city whose boundary adjoins the territory or is within two miles of the territory (in this case the City of Eldridge), to the board of supervisors of each county which contains a portion of the territory (in this case Scott County), each affected public utility (in this case CenturyLink, Iowa-American water, REC Eastern Iowa, MediaCom, and MidAmerican Energy Company), and to the regional planning authority of the territory (in this case the Bi-State Regional Commission); and further, notice of the application was published in an official county newspaper in each county which contains a portion of the territory (in this case the Quad City Times).

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa, that the petition for annexation of the area shown on the attached map and legally described above, and the same and is hereby approved, and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution as required by law.

BE IT FURTHER RESOLVED, that City staff is directed to provide appropriate documentation of this action for review and approval by the City Development Board of the State of Iowa, and that the City Clerk be and is hereby authorized and directed to file a certified copy of this resolution and attachments with the Scott County Recorder, and the Iowa Secretary of State.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk



NOTICE OF PROPOSED ANNEXATION OF TERRITORY TO THE CITY OF DAVENPORT (Railroad Property)

Dear Interested Parties:

There is on file with the City of Davenport, Department of Community Planning and Economic Development, a petition to annex a tract to the City of Davenport, legally described as follows:

Part of the Southeast and Northeast Quarters of Section 28 and Southwest and Northwest Quarters of Section 27 all in Township 79, Range 3 East of the 5th Principal Meridian being more particularly described as follows:

Beginning in the Northeast Corner of Lot 1 of Kraft First Addition to the City of Davenport; thence North 02 degrees-09 minutes-24 seconds West a distance of 33.32 feet; thence North 87 degrees-50 minutes-36 seconds East a distance of 20.00 feet; thence North 02 degrees-09 minutes-24 seconds West to the centerline of Slopertown Road; thence Easterly along the centerline of Slopertown Road to the 51.00 feet, more or less, to the intersection of the centerline of Slopertown Road and the west line as extended northerly of property deeded to Sterilite Corporation and filed for record as document 2017-3703 with the Recorder of Scott County; thence South along said west line to a point, said point being 250.00 feet South of the north line of Northwest Quarter of Section 27, Township 79 North Range 3 East of the 5th Principal Meridian; thence Westerly along the north line of said Northwest Quarter of Section 27 and the north line of the Southeast Quarter of Section 28, Township 79 North Range 3 East of the 5th Principal Meridian; thence North 02 degrees-09 minutes-24 seconds West to the Point of Beginning.

You are being notified via Certified Mail of this pending action pursuant to Iowa Code Section 368.7(3). A copy of the Voluntary Annexation Petition and Location Map are attached to this letter. This action is being contemplated in order to allow for continued growth and development of the City of Davenport, in accordance with its Comprehensive Plan.

The Davenport Committee of the Whole will consider this petition at its Wednesday, February 21, 2018 meeting, to be held at 5:30 pm in the Council Chambers of City Hall, 226 West 4th Street. The Davenport City Council will vote on the petition at its Wednesday, February 28, 2018 meeting, same time and place. While a public hearing is not required, it is the practice of the City Council to solicit comments from the public prior to taking official action. Final approval of the proposed annexation is the decision of the City Development Board of the State of Iowa.

If you have any further questions regarding this pending annexation, feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Flynn", enclosed within a thin black rectangular border.

Matthew G. Flynn, AICP
Senior Planning Manager, City of Davenport
563-888-2286; matt.flynn@ci.davenport.ia.us



City of Davenport, Iowa

VOLUNTARY ANNEXATION APPLICATION

To the Council of the City of Davenport, Iowa:

We, being all of the owners of the following described territory adjoining the City of Davenport, Iowa hereby make application to your Honorable Body to assent by resolution to such territory becoming a part of the City of Davenport, Iowa. Attached hereto is a plat of such territory showing the situation thereof with reference to the existing limits of the City.

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned:

Legal Description:

Part of the Southeast and Northeast Quarters of Section 28 and Southwest and Northwest Quarters of Section 27 all in Township 79, Range 3 East of the 5th Principal Meridian being more particularly described as follows:

Beginning in the Northeast Corner of Lot 1 of Kraft First Addition to the City of Davenport; thence North 02 degrees-09 minutes-24 seconds West a distance of 33.32 feet; thence North 87 degrees-50 minutes-36 seconds East a distance of 20.00 feet; thence North 02 degrees-09 minutes-24 seconds West to the centerline of Slopertown Road; thence Easterly along the centerline of Slopertown Road to the 51.00 feet, more or less, to the intersection of the centerline of Slopertown Road and the west line as extended northerly of property deeded to Sterilite Corporation and filed for record as document 2017-3703 with the Recorder of Scott County; thence South along said west line to a point, said point being 250.00 feet South of the north line of Northwest Quarter of Section 27, Township 79 North Range 3 East of the 5th Principal Meridian; thence Westerly along the north line of said Northwest Quarter of Section 27 and the north line of the Southeast Quarter of Section 28, Township 79 North Range 3 East of the 5th Principal Meridian; thence North 02 degrees-09 minutes-24 seconds West to the Point of Beginning.

Property Owner(s): City of Davenport

Applicant / Contact:

Signed by: _____

(Property Owner)

Date: _____

6 FEB 2018

Signed by: _____

CORRI SPIEGEL

(Property Owner)

Date: _____

FEB 6, 2018

Note: no other signature may be substituted for the Property Owner's Signature.)

And: _____

(Applicant/Contact)

Date: _____

Original Signatures are Required

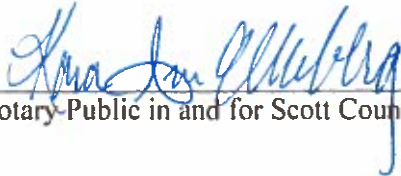
**If a limited liability corporation, association, trust, non-profit organization, or any other legal entity owns the property proposed for voluntary annexation, an agent or agents responsible for the affairs of the legal entity must sign the application as the property owner(s). It must be noted that the assignee(s) is (are) acting on behalf of the legal entity. In addition, documentation, such as incorporation documents, must be included that show the assignee's (assignees') authority to act on behalf of the legal entity. If the property owner is a religious institution, a written explanation must be provided on the institution's letterhead that the person(s) signing the application can act on behalf of the institution. One or more established leaders of the religious congregation must also attest the letter.*

STATE OF IOWA

COUNTY OF SCOTT

On this 14th day of February, 2018, before me, a Notary Public in and for Scott County, Iowa, personally appeared Corri Spiegel, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.





Notary Public in and for Scott County, Iowa

STATE OF IOWA

COUNTY OF SCOTT

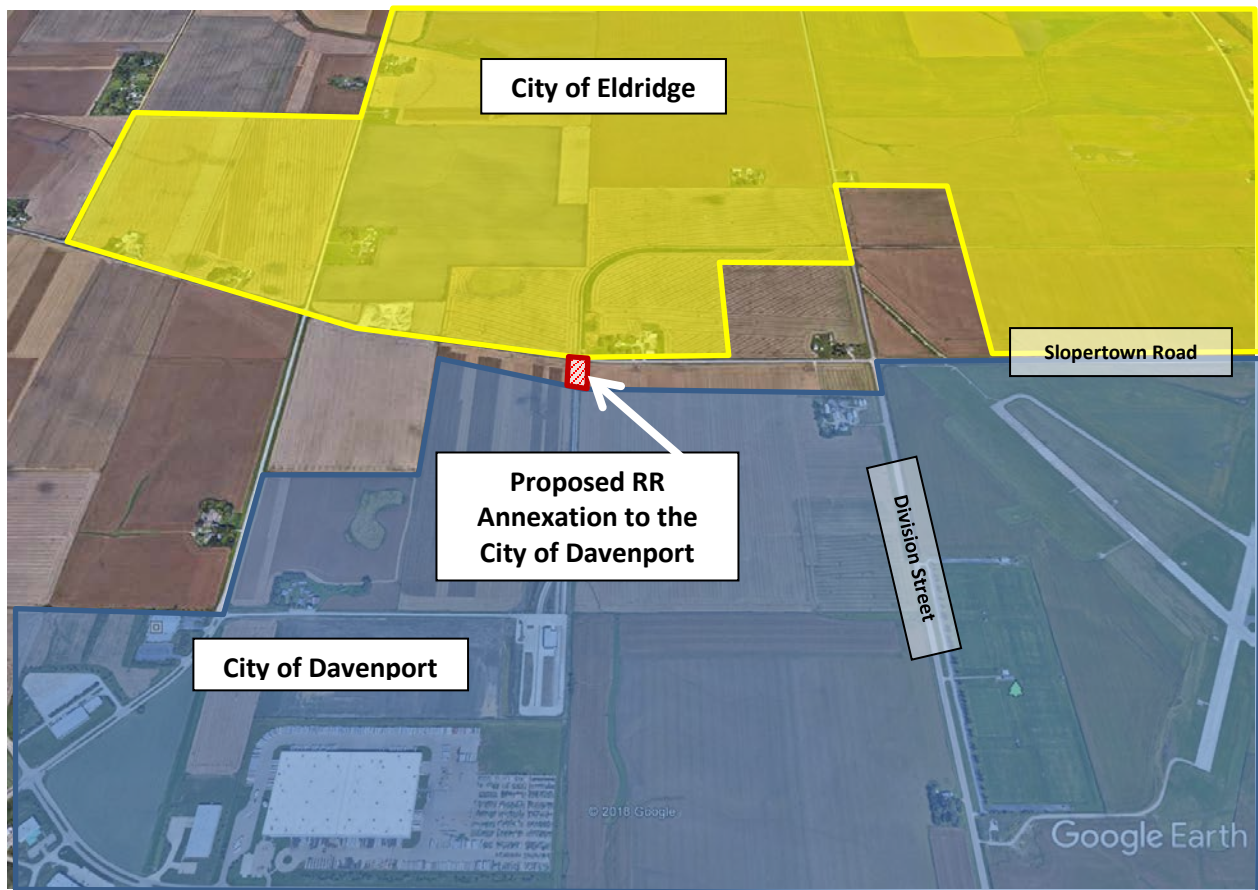
On this _____ day of _____, 20____, before me, a Notary Public in and for Scott County, Iowa, personally appeared _____, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

Notary Public in and for Scott County, Iowa

Proposed Annexation to the City of Davenport

City owned railroad property

Case No. ANX18-04



City of Davenport

Agenda Group: Committee of the Whole
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 888-2286
Wards: 7

Action / Date
2/7/2018

Subject:

Resolution approving Case No. F17-18 being the final plat of Landon Prairie, being a replat of Lot 2 Victory Acres, located at 1366 West Kimberly Road, containing three (3) residentially zoned lots on 1.37 acres, more or less. [Ward 7]

Recommendation:

Findings: The subdivision conforms to the zoning and land use portion of the comprehensive plan.

Recommendation: The City Plan and Zoning Commission accepted the findings and forwards Case No. F17-18 to the City Council with a recommendation for approval subject to the following conditions:

1. That the area shown as 40th Street within the boundary of the replat be shown and labeled as being dedicated for public right-of-way purposes.

The Commission vote for approval was 9-yes, 0-no and 0-abstentions.

Relationship to Goals:

Grow Tax Base

Background:

The plat splits the property into three lots. The developer is a resident of Sleepy Hollow (Lot 12) which abuts Lot A. The use of Lot A shall be for a buffer yard between the commercial to the east and the residences in Sleepy Hollow. Lot A will be owned by the developer and tied to their existing lot. This is similar to outlots throughout the City which serve a specific purpose, such as along floodplain areas of streams or creeks where the outlot is landlocked but owned by the abutting owner. In this case the developer is proposing the plat to add a buffer area to their lot.

Due to mortgage requirements on the developer's recent house construction/purchase it is easier for the developer to keep Lot A as a separate lot rather than combine it to the existing Lot 12 in Sleepy Hollow.

Lot 1 is owned by the current owner of the land and would contain the existing residence along Kimberly Road. Lot 2 would be available to the owners in Sleepy Hollow to the north for the same buffer purpose, though Lot 2 has frontage on public right-of-way and could be developed with a residential use.

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

ATTACHMENTS:

Type	Description
☐ Resolution Letter	Resolution only
☐ Backup Material	Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	1/31/2018 - 5:49 PM
Community Development Committee	Berger, Bruce	Approved	1/31/2018 - 5:50 PM
City Clerk	Admin, Default	Approved	2/1/2018 - 9:35 AM

Resolution No. _____

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F17-18 being the final plat of Landon Prairie, being a replat of Lot 2 Victory Acres, located at 1366 West Kimberly Road, containing three (3) residentially zoned lots on 1.37 acres, more or less [7th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Landon Prairie an addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated October 04, 2017 and as follows:

1. That the area shown as 40th Street within the boundary of the replat be shown and labeled as being dedicated for public right-of-way purposes.
and the Mayor and 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 City Clerk is hereby directed to record the attached waiver of assessment.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

October 04, 2017

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of October 03, 2017, the City Plan and Zoning Commission considered Case No. F17-18: Final plat of Landon Prairie, being a replat of part of Lot 2 of Victory Acres, located north of Kimberly Road and west of Marquette Street (1366 West Kimberly Road), containing three (3) lots.

The plat splits the property into three lots. The developer is a resident abutting to the west and is proposing the plat to add area to a buffer area to their lot. The current owner of the parcel would be located in Lot 1. Lot 2 would be landlocked and would be the buffer for the applicant/developer of the plat. Lot 3 would be available to the owners to the north for the same buffer purpose, though Lot 3 has frontage on public right-of-way and could be developed with residential uses.

Finding:

- The subdivision conforms to the zoning and land use portion of the comprehensive plan.

The Plan and Zoning Commission accepted the finding and forwards Case No. F17-08 to the City Council for approval subject to the following condition(s):

1. That the area shown as 40th Street within the boundary of the replat be shown and labeled as being dedicated for public right-of-way purposes.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission



		APPROVED	APPROVED	APPROVED	APPROVED	APPROVED			
Name:	Roll Call	REZ17-05 Hirsch 5135 Marquette St	ROW17-06 City of Davenport Dugan Court	SNC17-01 Forest Grove Dr to Ct	SNC17-01 VMP to E 67th Ct	F17-18 Landon Prairie			
Connell	P	Y	Y	Y	Y	Y			
Hepner	P	Y	Y	Y	Y	Y			
Inghram	P								
Kelling	P	N	Y	Y	Y	Y			
Lammers	P	N	Y	Y	Y	Y			
Maness	P	Y	Y	Y	Y	Y			
Martinez	P	Y	Y	Y	Y	Y			
Medd	P	Y	Y	Y	Y	Y			
Quinn	P	Y	Y	Y	Y	Y			
Reinartz	P	N	Y	Y	Y	Y			
Tallman	EX								
		6-YES 3-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN			

FINAL PLAT OF
LANDON PRAIRIE
AN ADDITION TO THE CITY OF DAVENPORT, IOWA

BEING PART OF THE NORTHEAST QUARTER OF SECTION 15
TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5th P.M.
AND BEING A REPLAT OF PART OF LOT 2 OF VICTORY ACRES,
AN ADDITION TO THE CITY OF DAVENPORT, IOWA

GENERAL NOTES

IRON MONUMENTS FOUND SHOWN THUS  (5/8"Ø IRON PIN)

IRON MONUMENTS SET SHOWN THUS  (5/8"Ø IRON PIN)

ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEREOF.

SUBDIVISION CONTAINS 1.37 ACRES, MORE OR LESS.

BLANKET UNDERGROUND AND OVERHEAD EASEMENTS GRANTED WITHIN THE MINIMUM WIDTH OF SIDE YARD PROVISIONS OF CHAPTER 17.42 OF THE ZONING ORDINANCE OF THE CITY OF DAVENPORT, IOWA, ALONG THE SIDE LOT LINES OF EACH LOT HEREIN FOR ALL PRIMARY AND SECONDARY ELECTRIC CABLES, PAD MOUNTED TRANSFORMERS, ELECTRIC TRANSFORMERS, PRIMARY CABLE, GAS SERVICE, WATER SERVICE, SEWER LATERALS, TELEPHONE SERVICE, CABLE T.V. AND STREET LIGHTS.

ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS.

SUBDIVISION IS ZONED R-3 (MODERATE DENSITY DWELLING DISTRICT).

BEARINGS SHOWN HEREON ARE BASED ON THE IOWA STATE PLANE COORDINATE SOUTH ZONE, NAD 83 (2011).

40th STREET RIGHT OF WAY IS DEDICATED TO THE CITY OF DAVENPORT FOR STREET PURPOSES.

OWNER

DANIEL W. MEREDITH
1366 WEST KIMBERLY ROAD
DAVENPORT, IOWA 52806

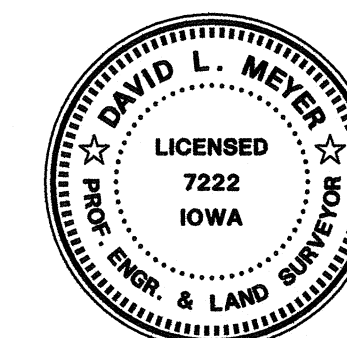
DEVELOPER

BRADFORD N. & JACKIE E. BENSON
1419 WEST 39th STREET
DAVENPORT, IOWA 52806

CURVE NUMBER	RADIUS	DELTA	ARC	CHORD	CHORD BEARING	TANGENT
1	100.58'	22°-01'-15"	38.66'	38.42'	N.76°-51'-20"E.	19.57'

LOT AREAS			
NO.	SQUARE FEET	NO.	ACRES
1	18,520	1	0.43
2	21,620	2	0.50
A	16,965	A	0.39

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed land surveyor under the laws of the State of Iowa.
Signature: 
Date: SEPTEMBER 06, 2017
My license renewal date is December 31, 2018
THIS SHEET ONLY
Pages or sheets covered by this seal:

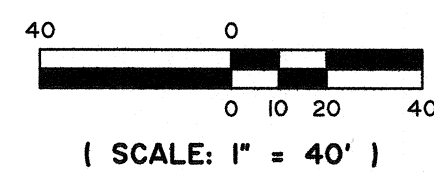
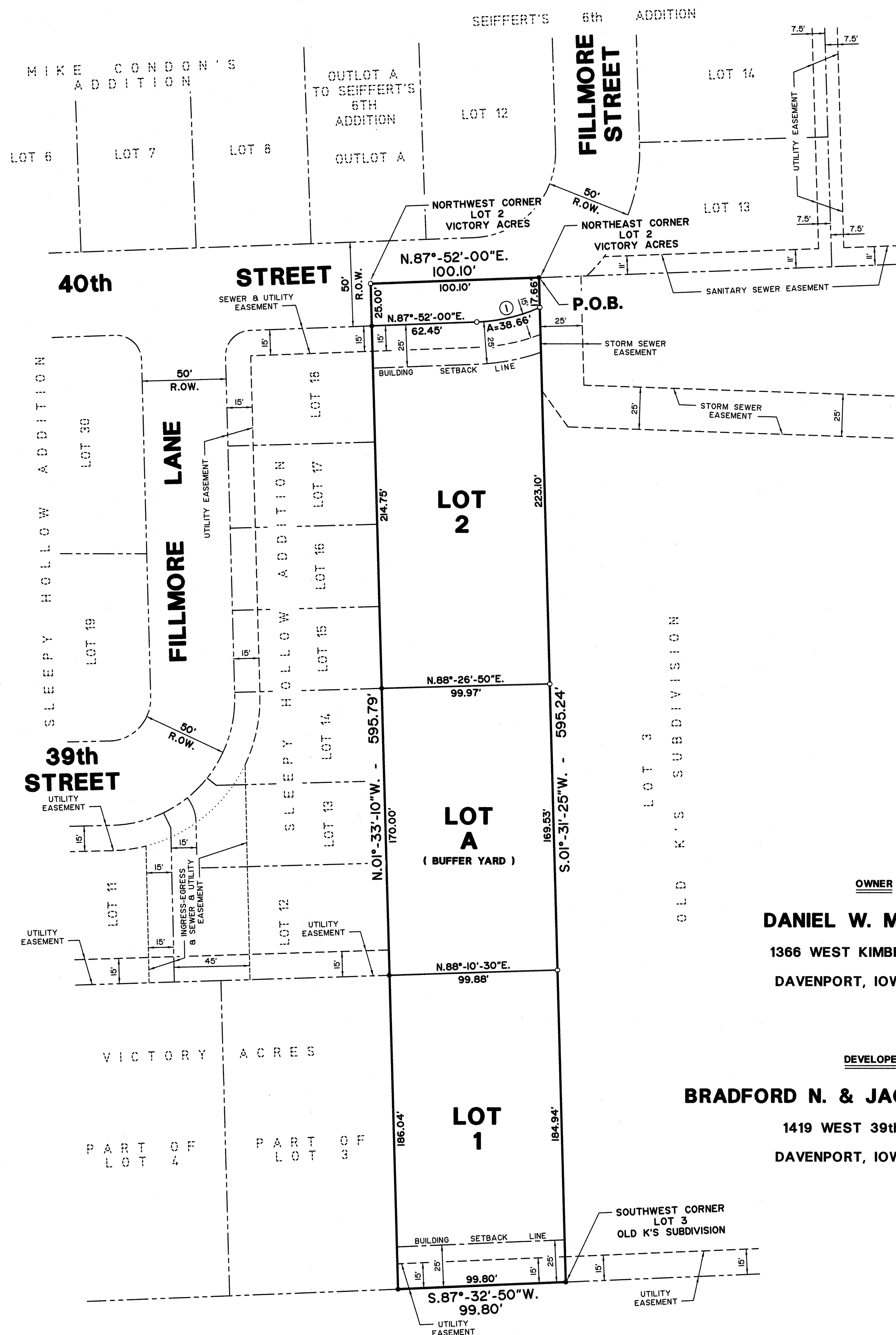


PREPARED BY

VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.

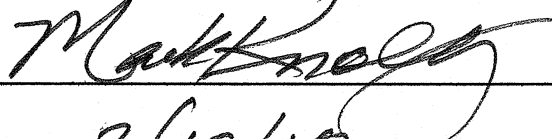
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

VMCE 17281

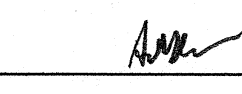


(SCALE: 1" = 40')

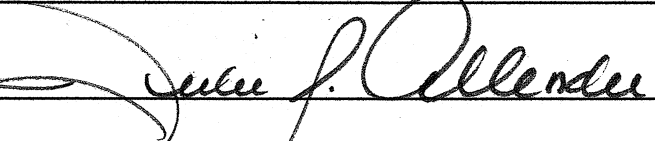
MIDAMERICAN ENERGY COMPANY

BY 
DATE 2/13/18
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY
MIDAMERICAN ENERGY COMPANY

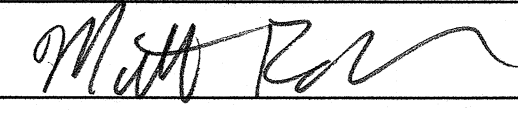
CENTURYLINK

BY 
DATE 2/13/18

IOWA-AMERICAN WATER CO.

BY 
DATE 2-13-18

MEDIACOM

BY 
DATE 2-13-17

PLAN & ZONE COMMISSION

BY _____
DATE _____

CITY OF DAVENPORT, IOWA

BY _____
ATTEST _____
DATE _____



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

PLAN AND ZONING COMMISSION

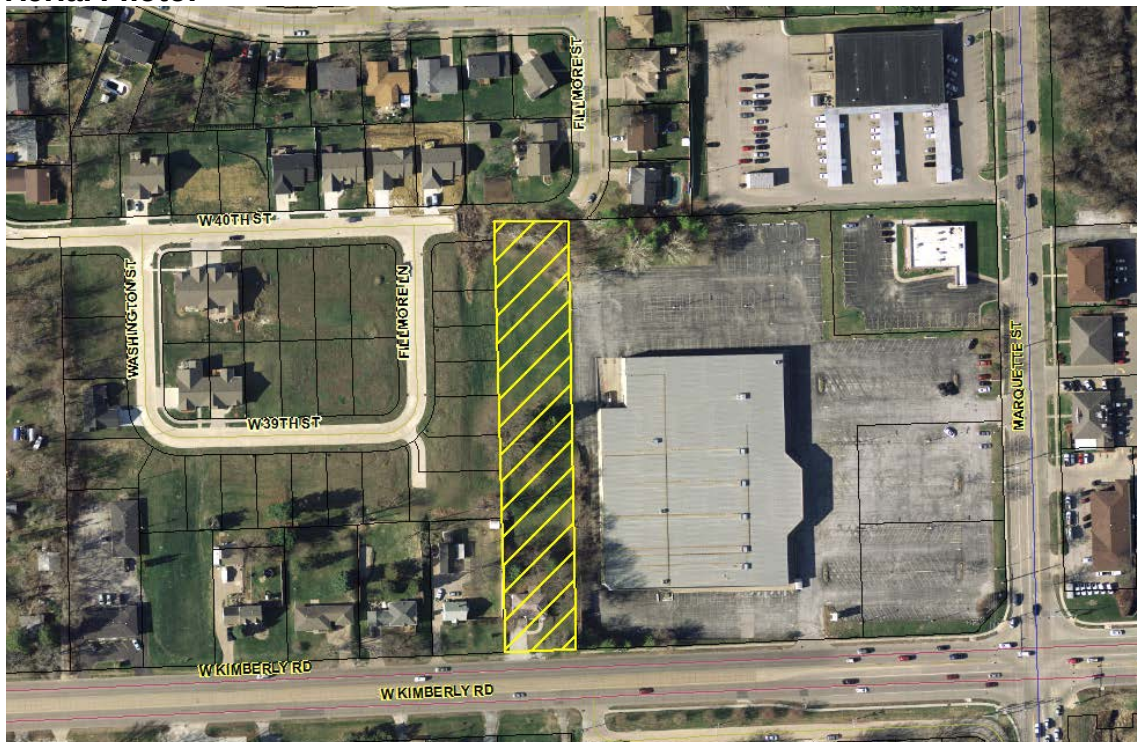
Preview Date: October 03, 2017
Request: Final Plat Landon Prarie
Address: N of Kimberly Rd & W of Marquette St (1366 W Kimberly Rd)
Case No.: F17-18
Applicant: Bradford & Jackie Benson

INTRODUCTION

Request of Bradford and Jackie Benson for a three (3) lot final plat on 1.37 acre, more or less, located north of West Kimberly Road and west of Marquette Street (1366 West Kimberly Rd). The proposed subdivision replats one lot into three lots. The property is currently zoned "R-3" Moderate Density Dwelling District.

Recommendation: Staff recommends the Plan and Zoning Commission forward Case No. F17-08 to the City Council for approval subject to the listed condition(s).

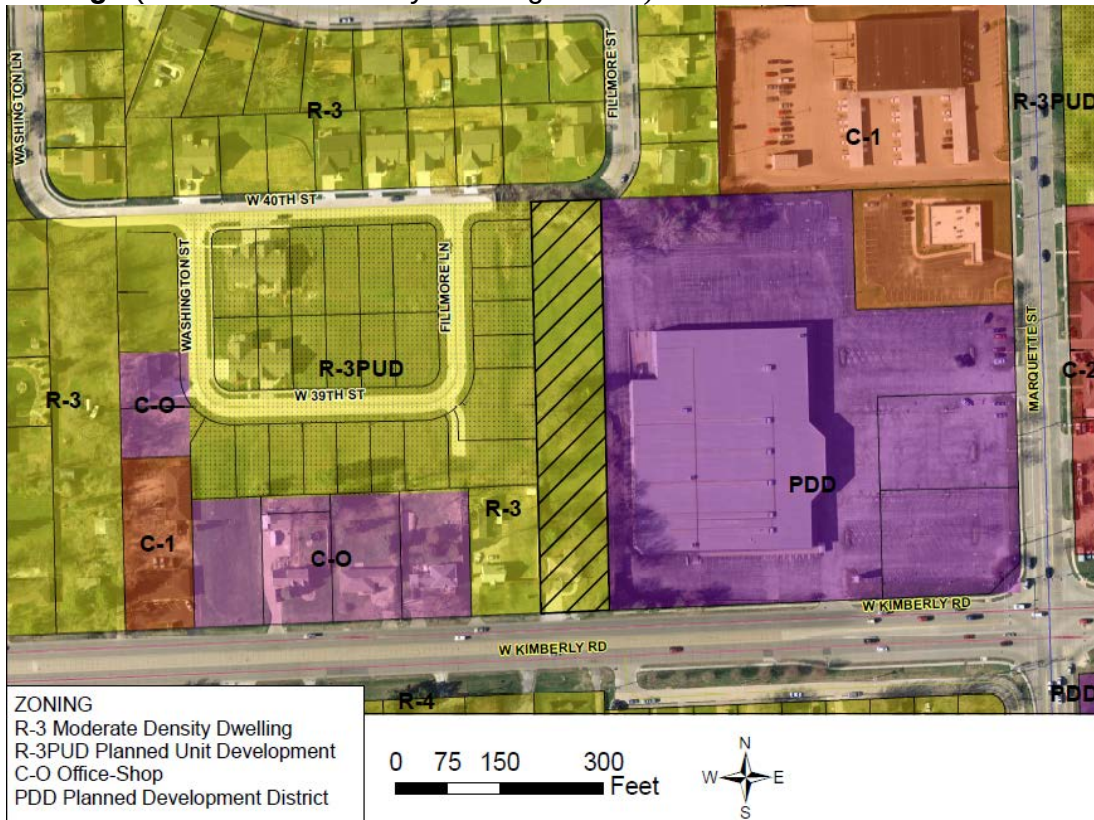
Aerial Photo:



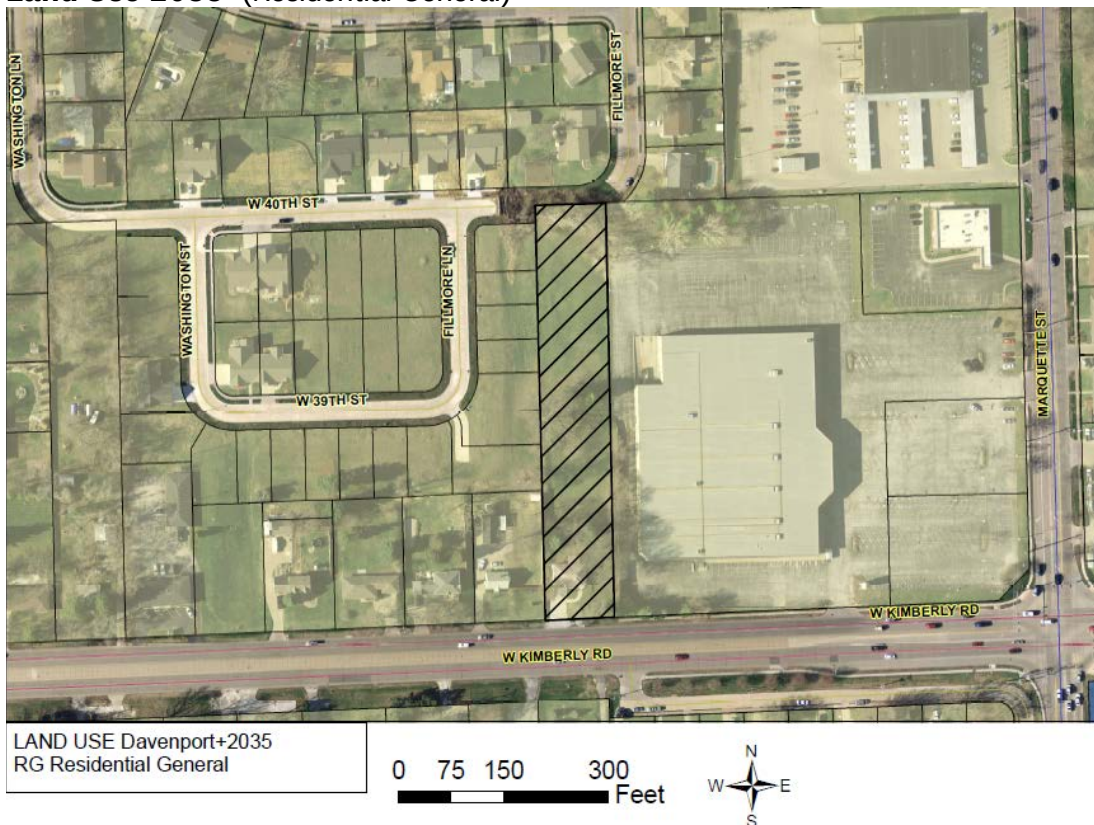
0 75 150 300
Feet



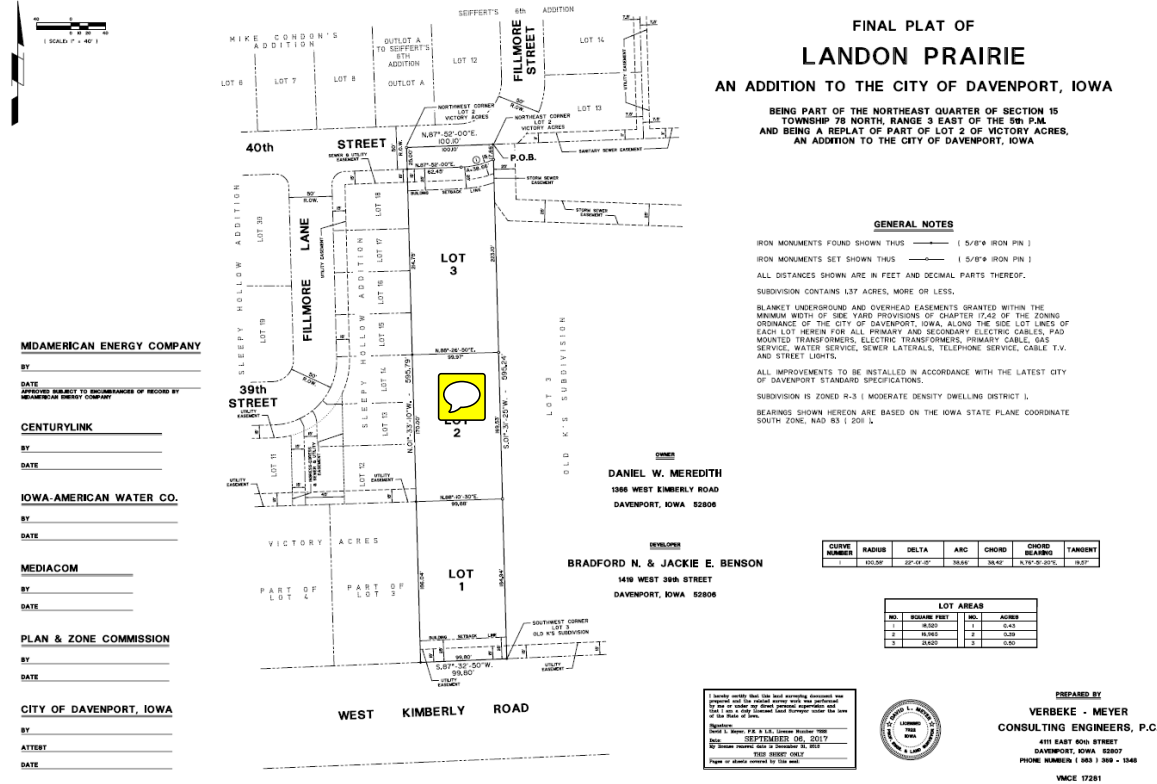
Zoning (R-3 Moderate Density Dwelling District)



Land Use 2035 (Residential General)



Plat



BACKGROUND

Comprehensive Plan:

Within Urban Service Area (+2035): Yes

Proposed Land Use Designation: Residential General - RG

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc generally oriented along Urban Corridors (UC).

Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

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.

Technical Review:

Streets. No new public streets are proposed with this request.

Storm Water. Existing stormwater infrastructure is located at the north and south of the proposed plat.

Sanitary Sewer. Existing sanitary sewer infrastructure is located to the north and across Kimberly Road to the south.

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

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

PUBLIC INPUT This is a subdivision plat. No notification is required.

DISCUSSION

The plat splits the property into three lots. The developer is a resident abutting to the west and is proposing the plat to add area to a buffer area to their lot. The current owner of the parcel would be located in Lot 1. Lot 2 would be landlocked and would be the buffer for the applicant/developer of the plat. Lot 3 would be available to the owners to the north for the same buffer purpose, though Lot 3 has frontage on public right-of-way and could be developed with residential uses.

STAFF RECOMMENDATION

Finding:

- The subdivision conforms to the zoning and land use portion of the comprehensive plan.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. F17-08 to the City Council for approval subject to the following condition(s):

1. That the area shown as 40th Street within the boundary of the replat be shown and labeled as being dedicated for public right-of-way purposes.

Prepared by:

Wayne Wille, CFM-Planner II
Community Planning Division

City of Davenport

Agenda Group: Community Development
Department: Community Development Committee
Contact Info: Bruce Berger, 326-7769
Wards: All

Action / Date
CD2/21/2018

Subject:
Resolution approving 2018 Urban Revitalization Tax Exemption Projects. [All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
Revitalized Neighborhoods & Corridors with an Emphasis on Economic Development

Background:
The objective of the Urban Revitalization Tax Exemption (URTE) program is to encourage private investment by providing an exemption on the increase in property taxes resulting from improvements. The City presently has three Urban Revitalization areas: Central City, North, and Davenport 2013.

The attached list provides the following information for each property: whether the property is residential, abandoned residential, commercial or industrial; the petitioner's name; the property address; the schedule of exemption chosen; and the cost of the improvements reported by the petitioner on the application form. (The exemption percentage is applied to the actual value of the improvements as determined by the City Assessor. The new assessed value is rarely equal to the cost of the improvements.) The term of the exemption varies according to the schedule selected by the petitioner. In all cases when the exemption period expires, the property will rise to the full taxable value. This year's applications represent a total private investment of over \$104 million spread amongst 49 projects. The attached map shows the location of the URTE projects.

The URTE program continues to be one of the City's best economic development tools. This program directly helps the city's taxpayers by lessening the burden of higher property taxes that often come with improvements.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	2018 URTE Resolution
▣ Exhibit	2018 URTE Project List
▣ Exhibit	2018 URTE Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	2/15/2018 - 10:35 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 4:54 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION for approval of 2018 Urban Revitalization Tax Exemption Projects. [All Wards]

WHEREAS, in the City of Davenport, an urban revitalization plan under the provisions of Urban Renewal has been in effect since 1980; and

WHEREAS, this plan provides incentives in the form of property tax exemption for both new construction and rehabilitation in order to encourage private investment and to help reverse the trend toward disinvestment; and

WHEREAS, the attached list of projects meet the requirements of the urban revitalization plan; and

WHEREAS the tax exemption programs, together with the other economic development programs of the City, have been used to increase assistance for projects which otherwise would not occur.

NOW, THEREFORE, with the approval of the resolution, the following properties will be approved for the Urban Revitalization Tax Exemption program for 2018.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

**Urban Revitalization Tax Exemption
Final Applications**

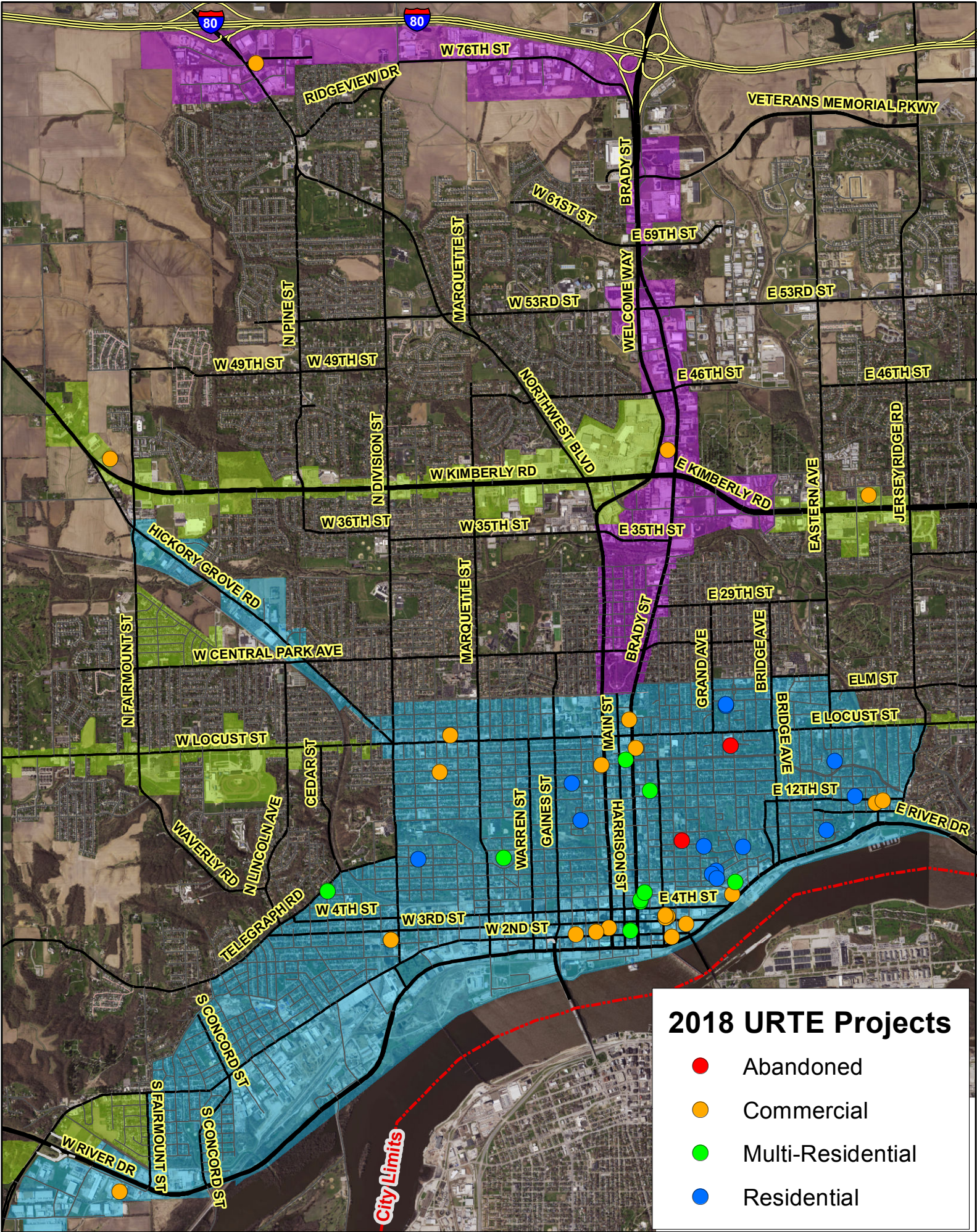
Type	Petitioner	Address	Schedule	Improvements Cost
C	Wide River Properties LLC	1128 Mound St	3	\$ 210,000
R	City of Davenport Urban Homestead	1501 Eastern	5	\$ 115,000
R	City of Davenport Urban Homestead	643 E 6th Street	5	\$ 235,000
R	City of Davenport Urban Homestead	646 E 6th Street	5	\$ 235,000
R	City of Davenport Urban Homestead	634 E 6th Street	5	\$ 235,000
C	Y&J Properties LLC	735 Federal Street	2	\$ 800,000
C	Y&J Properties LLC	429 E. 3rd Street	2	\$ 375,000
C	Michael A Garlich Trust	2004 Brady Street	2	\$ 10,000
R	Edoh Kaka and N'Labiko Koupokpa	1601 W. 16th Street	2	\$ 80,000
MR	MWF IA3 Limited Partnership	625 W. 4th Street	4	\$ 8,000,000
R	George and Denise DeAnda	36 Oak Lane	1	\$ 58,000
C	Shaw Holding Company	3801 W. River Drive	2	\$ 497,800
MR	Putnam Landlord LLC	112-130 W 2nd Street	2	\$ 24,014,710
AR	Stephanie Simmons and Scott Duncombe	422 E. 9th Street	7	\$ 75,000
C	Scott and Cris Ryder	1717 Brady Street	3	\$ 41,073
C	Wonio Development, LLC	526 W. 2nd Street	3	\$ 10,000
MR	Wonio Development, LLC	1315 Perry Street	4	\$ 10,000
C	DFE LLC, c/o Dave Feist	4004 W. Kimberly Rd Lot 001	9	\$ 45,000
C	MTJB LLC	4114 N. Brady Street	2	\$ 65,000
C	KJD Properties	2551 W. 76th Street	2	\$ 600,000
C	Marksman LLC, Dan Bush & Richard Cooksey	308 E. 3rd Street	2	\$ 88,624
C	Marksman LLC, Dan Bush & Richard Cooksey	304 E. 3rd Street	2	\$ 140,415
C	Marksman LLC, Dan Bush & Richard Cooksey	315 Pershing Avenue	2	\$ 355,461
C	Anthony Fuhs	1524 N. Harrison Street	3	\$ 220,000
MR	Gold Coast Housing LLC	1101 W. 9th Street	4	\$ 16,500,000
MR	501 Brady Associates LP	501 Brady Street	4	\$ 4,421,852
C	BBLD LLC	1529 Washington Street	3	\$ 43,000

AR=Abandoned Residential, C=Commercial, I=Industrial, MR=Multi-Residential, R=Residential

**Urban Revitalization Tax Exemption
Prior Applications**

Type	Petitioner	Address	Schedule	Improvements Cost
R	Brad and Mary Helstrom	34 Oak Lane	1	\$ 15,000
MR	GVT MT LLC	736 Federal Street, Ste 2203	4	\$ 2,400,000
R	LWR Enterprises Inc. LHIEP Investment Corp	832 Tremont Avenue	5	\$ 30,000
MR	Y&J Properties LLC	421-423 Brady Street	4	\$ 1,500,000
MR	Y&J Properties LLC	427 Brady Street	4	\$ 1,500,000
MR	GVT Lofts LLC	736 Federal Street	4	\$ 12,000,000
MR	GVT Lofts LLC	800 Isabel Bloom Way	4	\$ 12,000,000
R	Brooke C Duncombe	1205 Spring Street	5	\$ 35,000
R	Habitat for Humanity Quad Cities	504 W. 11th Street	1	\$ 80,000
R	Habitat for Humanity Quad Cities	901 Farnam Street	1	\$ 80,000
C	John K. Wisor	2109-2117 E. 12th Street	2	\$ 1,100,000
R	Joel and Diane Franken	1610 Prospect Terrace	5	\$ 35,000
R	Edwin G and Sandra J Winborn	526 W. 14th Street	5	\$ 25,000
C	321 Partners LLC	321 E. 2nd Street	2	\$ 2,800,000
C	Fierce LLC, Sara Fierce	218 N Harrison Street	3	\$ 68,000
C	Frackies Holdings	406 W. 2nd Street	2	\$ 100,000
MR	Naval Station LLC	2104 W. 6th Street	4	\$ 5,000,000
C	Midtown Church of Christ	1414 W. Locust Street	3	\$ 35,000
C	PEBB LLC	2100 E. Kimberly Rd	8	\$ 3,512,980
C	Brett Dressen	1730 W. 2nd Street	3	\$ 50,000
MR	1606 Brady Associates LP	1606 Brady Street	4	\$ 4,199,027
AR	Urban Rehab LLC	1714 Arlington Avenue	6	\$ 35,000

AR=Abandoned Residential, C=Commercial, I=Industrial, MR=Multi-Residential, R=Residential



City of Davenport

Agenda Group: Community Development
Department: Community Planning & Economic Development
Contact Info: Bruce Berger, 326-7769
Wards: 5

Action / Date
COW2/20/2018

Subject:

Resolution supporting a Workforce Housing Tax Credit application to the State of Iowa for a housing project located at 1606 Brady Street. [Ward 5]

Recommendation:

Approve the resolution.

Relationship to Goals:

Revitalized Neighborhoods and Corridors.

Background:

1606 Brady is currently occupied as the headquarters for the Davenport School District. The building was originally constructed in 1966 as a bank building, and has historic significance as an example of midcentury modern architecture. Once the Davenport School District relocates their headquarters to the JB Young Opportunity Center, Newbury Living will convert the building into 38 units, consisting of 31 one-bedroom apartments, 2 studio/loft apartments and 5 studio apartments. The central portion of the first floor, as well as the basement, to serve as amenity spaces for the apartment residents with the potential for a coffee shop, bar, or restaurant on the first floor. Total project costs are estimated to be \$7M.

Newbury Living is trying to make rents at 1606 Brady economical for students and young professionals, but with the least rent restrictions as possible. They are currently applying for HOME funding that would require 6 units to be income restricted. There is a possibility of utilizing Low Income Housing Tax Credits, restricted to seniors, if they are not able to raise the private equity needed for market rate units.

ATTACHMENTS:

Type	Description
□ Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	2/15/2018 - 10:39 AM
Community Development Committee	Berger, Bruce	Approved	2/15/2018 - 10:40 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 4:07 PM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION supporting a Workforce Housing Tax Credit application to the State for the 1606 Brady Street project. [5th Ward]

WHEREAS, 1606 Brady Street project has requested City support for its application to the Iowa Economic Development Authority (IEDA) for State tax incentives under the Workforce Housing Tax Credit (WHTC) Program for the 38 unit project located at 1606 Brady Street; and

WHEREAS, successful completion of the 1606 Brady Street project requires funding from a number of sources, including an award of WHTCs in the form of an investment tax credit and State sales and use tax refund; and

WHEREAS, the application requirements for the WHTC program include a requirement for the submission of a Resolution in support of the housing project by the community where the project will be located; and

WHEREAS, a further application requirement for the WHTC program is documentation of local matching funds pledged for the project in an amount not less than \$1,000 per dwelling unit; and

WHEREAS, the 1606 Brady Street project is located within the City's Urban Revitalization Tax Exemption (URTE) area, has been approved for benefits through this program in 2018, and is eligible for the 10 year, 100% exemption; and

WHEREAS, the URTE benefit awarded will meet the minimum City contribution of \$1,000 per dwelling unit required by the WHTC program;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the 1606 Brady Street project is fully supported in applying for the Iowa Workforce Housing Tax Credit Program.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Agenda Group: Committee of the Whole
Department: City Clerk
Contact Info: Ryan Rusnak 563-888-2022
rusnak@ci.davenport.ia.us
Wards: All

Action / Date
COW2/21/2018

Subject:
Resolution authorizing the Mayor to execute the Iowa Certified Local Government 2017 Annual Report. [All Wards]

Recommendation:
Approve the resolution.

Relationship to Goals:
High Performing Government.

Background:
The Iowa Certified Local Government 2017 Annual Report is submitted to the State Historic Preservation Office. The report is to ensure that the Historic Preservation Commission has achieved consistency with program requirements and to provide an update on historic resources, Commission members and ordinance changes.

The Certified Local Government Program makes Davenport eligible for funding, training, technical assistance and access to a supportive network of other preservation-minded communities.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution - 2017 CLG Annual Report
▣ Backup Material	2017 CLG Annual Report

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 5:07 PM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 5:07 PM

Resolution No. _____

Resolution offered by Alderman Gripp

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing the Mayor to execute the Iowa Certified Local Government 2017 Annual Report.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor is authorized to execute the Iowa Certified Local Government 2017 Annual Report;

and the Mayor and Deputy City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

[For SHPO use only]		
Received _____		
Minimum no. of meetings?	yes	no
Required training?	yes	no
Fully appointed commission?	yes	no
Has the commission been active?	yes	no
Has the commission accomplished at least one project?	yes	no
Comments:		

Approved/CLG in good standing	yes	no
More information requested _____		

Entered into database _____/_____		

**IOWA CERTIFIED LOCAL GOVERNMENT
2017 ANNUAL REPORT (January 2017-December 2017)**

NAME OF THE CITY, COUNTY, OR LAND USE DISTRICT: **Davenport**

Section I.
Locating Historic Properties
Identification, Evaluation, and Registration Activity

CLG Standards found in CLG Agreement and National Historic Preservation Act

- ◆ The CLG shall maintain a system for the survey and inventory of historic and prehistoric properties in a manner consistent with and approved by the STATE.
- ◆ The CLG will review National Register nominations on any property that lies in the jurisdiction of the local historic preservation commission.

1. Please provide complete reports and site inventory forms from historic identification/survey, evaluation, and/or registration/nomination projects that your commission completed in 2017. Do not include projects that were funded with a CLG grant or mandated by the Section 106 review and compliance process as we already have these in our files.

There are none.

2. How many National Register of Historic Places (NRHP) properties in your City, County, or LUD were altered, moved, or demolished in 2017? Please identify the property (historic name and address) and the action.

- **121 West 8th Street – St. Luke’s Hospital.**
- **1906 East 12th Street – James Hildreth House. Village of Davenport National Register District.**
- **815 West 9th Street - Rieck Rental House. Hamburg National Register District.**

3. In 2017, how many additional properties did your city place on its list **of locally designated** historic landmarks and/or historic districts?

- **225 East 2nd Street. John F. Kelly Company Wholesale Groceries Building.**

If you have questions about whether you have a locally designation program or not, please contact Paula Mohr before you complete this section.

*(As a reminder, **before** your elected officials approve or change local districts or ordinances, you must send a copy to the State Historic Preservation Office for review and comment.) Please attach a copy of the final designation nomination(s) and ordinance(s).*

Date the ordinance(s) reviewed and commented by SHPO

A letter summarizing the request was submitted to SHPO on 8/22/2017. No response was received.

4. In 2017, what were the actions to revise, amend, change, or de-list a locally designated property? Please attach documentation of the review and appeal process and decisions made by the historic preservation commission, planning and zone commission, city Council, District Court or other governmental agency or official involved with the process. (use additional pages if needed)

There were none.

Section II

Managing, Protecting, and Preserving Historic Properties

- ◆ The CLG will enforce all appropriate state and local ordinances for designating and protecting historic properties
 - ◆ The CLG shall provide for adequate public participation in the local historic preservation programs
4. Did your city, county, LUD or its historic preservation commission undertake any of the following activities in 2017? Please think broadly about this question and include any activity (small or large) that facilitated historic preservation in your community. This is your opportunity to boast about your accomplishments and get credit for the great work you do! (use additional pages if needed)
- a. Historic preservation planning. Examples include the development or revision of an preservation plan, development of a work plan for your commission, etc. (use additional pages if needed)

There are none.

Provided technical assistance on historic preservation issues or projects. Examples include working with individual property owners, business owners, institutions to identify appropriate treatments and find appropriate materials, research advice, etc. Please be specific (use additional pages if needed)

City staff member Ryan Rusnak handles is the day to day resource for historic properties in the City. He works with all homeowners, business owners and institutions on formal and informal requests for appropriate treatments and finding appropriate materials, research, advice, etc.

Commissioner Meginnis is the most active member with respect to this section. She worked with various city residents (other than clients) referred by City or SHPO staff to answer questions regarding Iowa HPCED tax credits. Commissioner Meginnis resigned from the Historic Preservation Commission when she was elected to the City Council.

- b. Sponsored public educational programming in historic preservation. Examples include training sessions offered to the public, walking tours, open houses, lectures, Preservation Month activities, etc. (use additional pages if needed)

There are none.

5. If the city or county amended its historic preservation ordinance or resolution or passed additional ordinances or resolutions that impact historic properties, please attach copies of the amendments and new ordinances or resolutions.

There are none.

(As a reminder, before your elected officials approve local districts or ordinances, you must send a copy to the State Historic Preservation Office for comment.)

7. If new or revised design standards and/or guidelines were developed and adopted during 2017, please attach a copy.

8. Are there any particular issues, challenges, and/or successes your preservation commission has encountered or accomplished this year? (use additional pages if needed)

There continues to be pressure on older historic homes in the commercial core of the Village of East Davenport. The pressure relates to adaptive reuse of the buildings and achieving compliance with Americans with Disabilities Act.

9. Does your commission have a website and if so, what is the address?

The City of Davenport recently launched a new website.

http://www.cityofdavenportiowa.com/government/boards_commissions

Section III

Historic Preservation Program Administration

- The CLG will organize and maintain a historic preservation commission, which must meet at least three (3) times per year.
- The commission will be composed of community members with a demonstrated positive interest in historic preservation, or closely related fields, to the extent available in the community.
- The commission will comply with Iowa Code Chapter 21 (open meetings) in its operations.
- Commission members will participate in state-sponsored or state-approved historic preservation training activities.

10. List dates of meetings held (please note these are meetings actually held with a quorum, not just those that were scheduled).

- **March 7, 2017. Regular meeting and work session.**
- **April 11, 2017. Regular meeting and work session.**
- **June 13, 2017. Regular meeting.**
- **July 11, 2017. Regular meeting.**
- **August 8, 2017. Regular meeting.**
- **September 12, 2017. Regular meeting.**
- **October 10, 2017. Regular meeting.**
- **November 7, 2017. Regular meeting.**
- **December 12, 2017. Regular meeting.**

11. We recommend that each commission have a budget with a minimum of \$750 to pay for training and other commission expenses. In 2017, what was the dollar amount for the historic preservation commission's annual budget?

The Historic Preservation Commission did not have an annual budget in 2016. However, City staff member Ryan Rusnak is able to utilize money budgeted for professional development within the City Community Planning and Economic Development Department.

12. Where are your official CLG files located?

**City of Davenport
Community Planning and Economic Development Department
226 West 4th Street
Davenport, Iowa 52801**

12. Please update the attached CLG Personnel Information Table (this must be completed).

Please see attached.

13. Please attach biographical sketches for commissioners who were newly appointed in 2017 or 2018. Please be sure newly appointed commissioners sign and date their statement.

Please see attached.

14. Please complete the 2017 Commission Training Table.

Please see attached.

PLEASE SIGN and DATE

Signature of person who completed this report

Date

Signature of Mayor or Chairman of the Board of Supervisors

Date

Please retain a copy for your official CLG file and send a PDF of the signed document to paula.mohr@iowa.gov. OR you can mail a hard copy with original signatures to the address below. The deadline is February 28, 2018.

Paula A. Mohr
State Historical Society of Iowa
600 East Locust St,
Des Moines IA 50319-0290
Paula.mohr@iowa.gov

If you have questions, please contact me at: (515) 281-6826.

Thank you for your timely response!

2017 Historic Preservation Training Table

An important requirement of the Certified Local Government program is annual state-sponsored or state-approved training undertaken by at least one member of the historic preservation commission and/or staff liaison. In this table, provide information about the commissioners' involvement in historic preservation training, listing the name of the conference, workshop or meeting (including on-line training opportunities); the sponsoring organization; the location and date when the training occurred. Be sure to provide the names of commissioners, staff, and elected officials who attended.

Name of Training Session: **2017 Past Forward Conference**

Sponsoring organization: **City of Davenport**

Location: **Chicago, Illinois**

Date: **November 14-21, 2017**

Names of historic preservation commissioners, staff and elected officials who attended:
Ryan Rusnak and Alderman Marion Meginnis.

CLG Personnel Table

A. Please list the names of the Historic Preservation Commissioners who served during calendar year 2017:

John Frueh, Chairperson
Marion Meginnis, Vice Chairperson
Kathleen Curoe
Steve Eppel – resigned in 2017
Tami Lord – resigned in 2017
Bob McGivern
Joe Wonio
Alyssa Kuehl
David Cordes
Diane Franken

B. CHIEF ELECTED OFFICIAL 2018 (note this is beginning January 2018)
Name of Mayor, Chairman of Board of Supervisors, or President of LUD Trustees:

First Name: **Frank**
Last Name: **Klipsch**
Mailing Address: **226 W 4th St**
Phone Number: **(563) 326-7701**
Email Address: fklipsch@ci.davenport.ia.us

C. STAFF PERSON FOR THE HISTORIC PRESERVATION COMMISSION

First Name: **Ryan**
Last Name: **Rusnak**
Mailing Address: **226 West 4th Street Davenport, Iowa 52801**
Phone Number: **(563) 888-2022**
Email Address: rrusnak@ci.davenport.ia.us

2017 HISTORIC PRESERVATION COMMISSION: Please note that this is for 2018

Please complete the following and provide information about your new 2018 commission.

If the commissioner represents a locally designated district, provide the name of the district (Representative, Name of Historic District). Specify the month, day, and year that the commissioner's term will end (Term Ends). If a commission member serves as contact with the State Historic Preservation Office for the Commission, please circle yes. **Electronic and mailed communication will be sent to the staff person for the commission and the contact.**

CHAIRPERSON/COMMISSIONER

First Name: **John**

Last Name: **Frueh**

Mailing Address (please provide full mailing address including city and zip code):

625 Warren Street Davenport, IA 52802

Home Phone Number: **(563) 271-3216**

Email Address: jlfdav02@yahoo.com

Representative, Name of Local Historic District: **Historic Hamburg District**

Term Ends: Month **June** Day **30th** Year **2019**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes No

VICE CHAIRPERSON/COMMISSIONER

First Name **Bob**

Last Name: **McGivern**

Mailing Address (please provide full mailing address including city and zip code):

2208 East 52nd Street – Suite C & D, Davenport, Iowa 52807

Home Phone Number: **(563) 340-3941**

Email Address: **bob@mcgivernappraisal.com**

Representative, Name of Local Historic District: **None**

Term Ends: Month **June** Day **30th** Year **2018**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes No

SECRETARY

First Name **Ryan**

Last Name: **Rusnak**

Mailing Address (please provide full mailing address including city and zip code):

226 West 4th Street Davenport, IA 52801

Work Phone Number: **(563) 888-2022**

Email Address: rrusnak@ci.davenport.ia.us

Representative, Name of Local Historic District: **N/A**

Term Ends: Month **N/A** Day **N/A** Year **N/A**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes No

COMMISSIONER

First Name **Kathleen**

Last Name: **Curoe**

Mailing Address (please provide full mailing address including city and zip code):

1802 W. 75TH Place Davenport, Iowa 52806

Home Phone Number: **(563) 386-5179**

Work Phone Number: **N/A**

Email Address: katcuroe@yahoo.com

Representative, Name of Local Historic District: **N/A**

Term Ends: Month **June** Day **30th** Year **2018**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes No

COMMISSIONER

First Name **Joe**

Last Name: **Wonio**

Mailing Address (please provide full mailing address including city and zip code):

4768 Belle Avenue, Davenport, Iowa 52807

Home Phone Number: **(563) 370-8097**

Email Address: woniojosephc@gmail.com

Representative, Name of Local Historic District: **N/A**

Term Ends: Month **June** Day **30th** Year **2020**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes No

COMMISSIONER

First Name **Alyssa**

Last Name: **Kuehl**

Mailing Address (please provide full mailing address including city and zip code):

712 West 8th Street, Davenport, Iowa 52803

Home Phone Number: **(563) 210-1280**

Email Address: alyssaarlene@gmail.com

Representative, Name of Local Historic District: **Historic Hamburg District**

Term Ends: Month **June** Day **30th** Year **2020**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes No

COMMISSIONER

First Name **David**

Last Name: **Cordes**

Mailing Address (please provide full mailing address including city and zip code):

816 20th Street, Rock Island, Illinois 61201

Home Phone Number: **(563) 676-4669**

Email Address: davidlcordes@gmail.com

Representative, Name of Local Historic District: **Historic Hamburg District**

Term Ends: Month **June** Day **30th** Year **2020**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes No

COMMISSIONER

First Name **Diane**

Last Name: **Franken**

Mailing Address (please provide full mailing address including city and zip code):

1610 Prospect Terrace, Davenport Iowa 52803

Home Phone Number: **(563) 271-4575**

Email Address: defranken@outlook.com

Representative, Name of Local Historic District: **N/A**

Term Ends: Month **June** Day **30th** Year **2020**

Please indicate if this person serves as the Contact with the State Historic Preservation Office for the Commission. Circle Yes No

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Jackie E Holecek
Wards: 3

Action / Date
2/21/2018

Subject:

Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

Kilkenny's Pub, St. Patrick's Day Celebration, March 17; 6:00 AM - 8:00 PM and March 18; 2:00 AM- 6:00 AM, actual event time 8:00 AM to 8:00 PM; Closure Location: Harrison Street from the alley south of Fourth Street to Third Street, the sidewalk, parking land and one travel lane and 3rd Street from Harrison west along north side from 300-312 West Third Street. [Ward 3]

The Office, St. Patrick's Day Celebration, March 17; 12:00 PM to 12:00 AM, March 18; 12:00 AM to 2:00 AM; Closure Location: north two travel lanes and parking lane on Third Street between Brady and Main Streets. [Ward 3]

Beaux Arts Fund Committee, Beaux Arts Spring Fair, May 11-13, 12:00 PM - 7:00 PM; Closure Location: Second Street from Harrison to Brady and Main from Third Street to River Drive (Main Street remains open for access during the Fair). [Ward 3]

Ganzo's, Cinco de Mayo Festival, May 5; 6:00 AM to 12:00 AM; Closure Location: Marquette Street right in front of 3923 North Marquette to north driveway of 3940 North Marquette Street [Ward 8]

Ganzo's, Cinco de Mayo 5K, May 5, 6:00 AM to 12:00 PM, Closure Location: Start/finish in front of 3923 Marquette Street, west on West 41st Street to Division Street, north on Division to West 53rd, east on West 53rd to Northwest Blvd, south on Taylor Street to West 52nd Street, west on West 52nd and Garner Drive to West 51st Street, east on 51st Street to Fillmore Lane, south on Fillmore Lane to West 46th Street, east on West 46th Street to Marquette, south on Marquette to finish line at Ganzo's Restaurant. [Ward 7]

River Action, Ride the River, June 17, 6:00 AM to 4:30 PM; Closure Location: Bike path and street crossings at Fourth & LeClaire, Third & LeClaire and Second Street and entrance to Government Bridge and Western and River Drive. [Ward 3]

Recommendation:

Approve the resolution.

Relationship to Goals:

ATTACHMENTS:

Type	Description
▣ Cover Memo	PS RES Street Closure

REVIEWERS:

Department
City Clerk

Reviewer
Admin, Default

Action
Approved

Date
2/7/2018 - 4:30 PM

Resolution No. _____

Resolution offered by Alderman Rawson

Resolution closing various street(s), lane(s) or public grounds on the listed date(s) to hold outdoor event(s).

RESOLVED by the City Council of the City of Davenport.

Whereas, the City through its Special Events Policy has accepted the following application(s) to hold an outdoor event(s) on the following date(s), and

Whereas, upon review of the application(s) it has been determined that the street(s), lane(s) or public grounds listed below will need to be closed, and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs the staff to proceed with the temporary closure of the following street(s), lane(s) or public grounds on the following date(s) and time(s):

Entity: Kilkenny's Pub

Event: St. Patrick's Day Celebration

Date: Saturday – Sunday, March 17-18, 2018

Time: Saturday, 6:00 AM – Sunday 2:00 AM, actual event time 8:00 AM to 8:00 PM on Saturday

Closure Location: Harrison Street from the alley south of Fourth Street to Third Street, the sidewalk, parking land and one travel lane and 3rd Street from Harrison west along north side from 300-312 West Third Street.

Ward: 3

Entity: The Office

Event: St. Patrick's Day Celebration

Date: Saturday – Sunday, March 17-18, 2018

Time: 12:00 PM to 12:00 AM

Closure Location: north two travel lanes and parking lane on Third Street between Brady and Main Streets.

Ward: 3

Entity: Beaux Arts Fund Committee

Event: Beaux Arts Spring Fair

Date: Friday – Sunday, May 11-13, 2018

Time: 12:00 PM - 7:00 PM

Closure Location: Second Street from Harrison to Brady and Main from Third Street to River Drive (Main Street remains open for access during the Fair).

Ward: 3

Entity: Ganzo's
Event: Cinco de Mayo Festival
Date: Saturday, May 5, 2018
Time: 6:00 AM to 12:00 AM
Closure Location: Marquette Street right in front of 3923 North Marquette to north driveway of 3940 North Marquette Street
Ward: 8

Entity: Ganzo's
Event: Cinco de Mayo 5K
Date: Saturday, May 5, 2018
Time: 6:00 AM to 12:00 PM
Closure Location: Start & finish in front of Ganzo's Restaurant (3923 Marquette Street), west on West 41st Street to Division Street, north on Division to West 53rd, east on West 53rd to Northwest Blvd, south on Taylor Street to West 52nd Street, west on West 52nd and Garner Drive to West 51st Street, east on 51st Street to Fillmore Lane, south on Fillmore Lane to West 46th Street, east on West 46th Street to Marquette, south on Marquette to finish line at Ganzo's Restaurant.
Ward: 7

Entity: River Action
Event: Ride the River
Date: Sunday, June 17, 2018
Time: 6:00 AM to 4:30 PM
Closure Location: Bike path and street crossings at Fourth & LeClaire, Third & LeClaire and Second Street and entrance to Government Bridge and Western and River Drive.
Ward: 3

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group: Public Safety
Department: City Clerk
Contact Info: Jackie Holecek x6163
Wards: 3

Action / Date
PS2/15/2017

Subject:

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

Kilkenny Pub, 300 West Third Street, St. Patrick's Day Celebration, March 17-18, 2018; 8:00 AM to 8:00 PM, Outdoor Music, Over 50 dBa [Ward 3]

The Office, 116 West Third Street, St. Patrick's Day Celebration, March 17-18, 2018; 12:00 PM to 10:00 PM, Outdoor Music, Over 50 dBa [Ward 3]

Ganzo's, 3923 North Marquette, Cinco de Mayo Festival, May 5, 2018; 6:00 AM. to Midnight, Outdoor Music, Over 50 dBa [Ward 8]

St. Ambrose University, 518 West Locust Street, Final Weekend in April, April 27; 9:00 PM to Midnight; April 28; Noon to 1:00 AM, Outdoor Music, Over 50 dBa [Ward 4]

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	2/6/2018 - 3:39 PM

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Sherry Eastman 326-7795
Wards: Various

Action / Date
PS2/21/2018

Subject:
Motion approving beer and liquor license applications.

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

Ward 1

Scott's Shovelhead Shed (S.S.S. Inc.) - 220 N Pine St. - Outdoor Area March 17-18, 2018 "St. Patrick's Day Event" - License Type: C Liquor

Sub Express & Gas (Keya Food Mart Inc.) - 4307 W Locust St. - New Owner - License Type: E Liquor / B Wine / C Beer

Ward 2

Leisure Lanes (Four Bros., LLC) - 2802 W 73rd St. - Outdoor Area March 17-18, 2018 "St. Patrick's Day Event" - License Type: C Liquor

Ward 3

CASI (Center for Active Seniors, Inc.) - 225 W 2nd St. 'Figge Outdoor Plaza Only' - Outdoor Area March 17, 2018 "St. Patrick's Day Event" - License Type: B Beer

Dam View Inn (VanDamQC LLC) - 410 E 2nd St. - Outdoor Area March 15-18, 2018 "St. Patrick's Day Event" - License Type: C Liquor

Kelly's St. Patrick's Day at Front Street (Front Street Brewery, Inc.) - 421 W River Dr. 'Parking Lot Only' - Outdoor Area March 16-17, 2018 "St. Patrick's Day Event" - License Type: B Beer

Kilkenny's Pub & Eatery (Kilkenny's Pub & Eatery) - 300 W 3rd St. - Outdoor Area March 17-18, 2018 "St. Patrick's Day Event" - License Type: C Liquor

Mac's Tavern (Failte, Inc.) - 316 W 3rd St. - Outdoor Area March 17-18, 2018 "St. Patrick's Day Event" - License Type: C Liquor

The Office (Local 563 Cocktail Lounge, LLC) - 116 W 3rd St. - Outdoor Area March 17-18, 2018 "St. Patrick's Day Event" - License Type: C Liquor

Shenanigans (Here We Go Again, Inc.) - 303 W 3rd St. - Outdoor Area March 17-18, 2018 "St. Patrick's Day Event" - License Type: C Liquor

Ward 4

The Meat Market (Weetbruch Enterprises, Inc.) - 1629 Washington St. - Ownership update - License Type: C Liquor

Ward 5

W-Mart (Kuntidharma LLC) - 1205-1207 E Locust St. - New Owner - License Type: E Liquor / B Wine / C Beer

Ward 6

Rhythm City Casino (Rhythm City Casino, LLC) - 7077 Elmore Ave. - Premise Update to exclude liquor room in basement - License Type: B Liquor

Rhythm City Casino (Rhythm City Casino, LLC) - 7077 Elmore Ave. (basement) - New License in basement liquor room - License Type: E Liquor

Wieblers Quad Cities Harley-Davidson (Wieblers Harley-Davidson Inc.) - 5320 Corporate Park Dr. - New License for storage during events - Outdoor Area Events "Bike Nights" - April 28, 2018 'Spring Season Opener' - May 26, 2018 'Bikes, Blues, & BBQ' - June 16, 2018 'Freedom Ride' - July 21, 2018 'Seals Benefit Ride' - August 11, 2018 'Rally/Bike Show' - September 22, 2018 '28th Annual Open House' - October 27, 2018 'Freedom Fest' - License Type: B Beer

Ward 7

Assumption High School (Assumption High School) - 1020 W Central Park Ave. - Outdoor Area April 20-21, 2018 "Havana Knights" - License Type: C Liquor

Pancheros Mexican Grill (FMDAV, LLC) - 902 W Kimberly Rd., Suite 21 - New License - Outdoor Area - License Type: B Beer

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

Ward 1

Herb's Tap Inc. (Herb's Tap, Inc.) – 3701 Rockingham Rd. – License Type: C Liquor

Ward 2

SNS Mart (Sleesha Mini Mart LLC) – 1715 W Kimberly Rd. – License Type: C Beer

Ward 3

Endless Brews (Endless Brews, LLC) – 310 N Main St. – License Type: B Beer

Gateway Pub (Doo-Dah Incorporated) – 702 W 3rd St. – License Type: C Liquor

Sam's Food (Sam Food LLC) – 648 N Marquette St. – License Type: E Liquor / B Wine / C Beer

Ward 4

The Meat Market (Weetbruch Enterprises, Inc.) - 1629 Washington St. - License Type: C Liquor

Ward 5

Brady Mart Food & Liquor (Midwest Stores LLC) – 3107 Brady St. – License Type: E Liquor / B Wine / C Beer

Fujisushigrill Inc. (Fujii Sushi Grill Inc.) – 1417 W Locust St. – License Type: C Liquor

Stadium Club (Si's Inc.) – 2828 Brady St. – License Type: C Liquor

Ward 7

Mart Stop #1 (Diwan LLC) – 3527 Spring St. – License Type: E Liquor / C Beer / B Wine

Ward 8

Big 10 Mart (Molo Oil Company) – 5310 N Brady St. – License Type: C Beer / B Native Wine

Recommendation:

Pass the motion.

Relationship to Goals:

Support local businesses.

Background:

The following applications have been reviewed by the Police, Fire and Zoning Departments.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	2/15/2018 - 10:41 AM
Finance Committee	Watson-Arnould, Kathe	Approved	2/15/2018 - 10:41 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 2:02 PM

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Nichole Kriz; (563) 326-7784
Wards: 7

Action / Date
PW2/7/2018

Subject:

Resolution approving the proposed plans, specifications, form of contract and estimate of cost for the Junge Park - Bike Path Reconstruction Project. The estimated cost is \$100,000 budgeted in CIP #64044. [Ward 7]

Recommendation:

Approve the resolution.

Relationship to Goals:

Sustainable Infrastructure

Background:

This project is to maintain and repair the existing Duck Creek Bike Path. Areas of the bike path are in need of resurfacing and other maintenance procedures.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	RES pg 2
▣ Backup Material	PH Publication

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	2/15/2018 - 10:59 AM
Public Works Committee	Lechvar, Gina	Approved	2/15/2018 - 11:00 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 4:49 PM

Resolution No. _____

RESOLUTION offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

Resolution approving the proposed plans, specifications, form of contract and estimate of cost for the Junge Park - Bike Path Reconstruction Project, CIP #64044.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Junge Park - Bike Path Reconstruction 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 Junge Park - Bike Path Reconstruction Project.

Passed and approved this 28th day of February, 2018.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

NOTICE of Hearing
on Proposed Plans, Specifications and
Proposed Contract for the
Junge Park - Bike Path
Reconstruction Project

Notice is hereby given that at 5:30 P.M., on Wednesday, February 21 2018, at the Council Chambers, City Hall, in the City of Davenport, Iowa, there will be conducted a hearing on the proposed plans, specifications and form of contract which the City Council has caused to be filed with the City Clerk of the City of Davenport, Iowa, and on the cost and necessity of the above project in the City of Davenport, Iowa.

At said hearing any interested person may file written objection or comments with respect to the proposed plans, specifications, form of contract or cost of and necessity for such improvements and may be heard orally with respect thereto.

Jackie E. Holecek, Deputy City Clerk
Davenport, Iowa
PO: 1811404
February 2, 2018

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Dan Miers 326-7877
Wards: All

Action / Date
PW2/21/2018

Subject:

Resolution approving a contract to replace two Motor Control Centers (MCC) and one switchgear line at Water Pollution Control Plant to Tri-City Electric Co. of Davenport, in the amount of \$359,170 budgeted in CIP #39003. [All Wards]

Recommendation:

Adopt the Resolution.

Relationship to Goals:

Fiscal Vitality

Background:

On December 19, 2017, an Invitation to Bid was issued and sent to 207 registered suppliers. On January 24, 2018, the Purchasing Division opened and read two responsive and responsible bids. Tri-City Electric Co. was the lowest responsive and responsible bidder. See attached bid tab.

This work is needed to meet state requirements for treating sewage and removing solids from waste stream. This will provide safe equipment for treatment plant employees to operate and maintain. The existing two MCCs are original to the plant. The environment has caused corrosion of the metal structures and the electrical equipment.

Funding for this contract is from the FY18 CIP account, 71604675 530350 39003 and operating account 51151975 530319 Building Improvement account. The building improvement account funds are from sewer revenues.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW_RES Motor Control Centers and Switchgear
▣ Cover Memo	Bid Tab for Greensheet - Two MCCs & Switchgear

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	2/15/2018 - 10:49 AM
Public Works Committee	Lechvar, Gina	Approved	2/15/2018 - 10:50 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 3:48 PM

Resolution No. _____

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving a contract to replace two Motor Control Centers (MCC) and one switchgear line at Water Pollution Control Plant to Tri-City Electric Co. of Davenport, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the replacement of two MCCs and one switchgear line;

WHEREAS, Tri-City Electric Co. was the lowest responsive and responsible bidder;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the awarding of the contract for the replacement of two MCCs and one switchgear line; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: MOTOR CONTROL CENTER AND SWITCHGEAR

BID NUMBER: 18-65

OPENING DATE: JANUARY 24, 2018

GL ACCOUNT: 71604675 530350 39003 WITH A BALANCE OF \$287,778
51151975 530319 WITH A BALANCE OF \$249,766

RECOMMENDATION: AWARD THE CONTRACT TO TRI-CITY ELECTRIC CO.
OF DAVENPORT

<u>VENDOR NAME</u>	<u>AMOUNT</u>
Tri-City Electric Co. of Davenport	\$359,170
J W Koehler Electric Inc. of Davenport	\$374,400

Prepared By Kristi Keller
Purchasing

Approved By Nicole Gleason 2/7/18
Department Director

Approved By Brandi Couz
Budget/CIP

Approved By BDW 2-7-2018
Finance Director

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Sandy Doran 326-7756
Wards: Ward 3

Action / Date
PW2/21/2018

Subject:

Resolution approving the contract for the Federal Street Sewer Improvement Project from Hawkeye Paving Corporation in the amount of \$638,489.00 budgeted in CIP #30001. [Ward 3]

Recommendation:

Adopt the resolution.

Relationship to Goals:

Financially Responsible City Government

Background:

A Request for Bid was issued on January 24, 2018 and was sent to 394 contractors. On February 13, 2018 the Purchasing Division received and opened seven responsive and responsible bids.

The proposed improvements consist of sanitary sewer replacement and realignment, separation of storm water intakes from sanitary sewer, new storm sewer, replacement of existing manholes and installation of new manholes, replaced/new storm intakes, connecting into existing systems, manhole abandonment, driveway and sidewalk replacement, and patching. Proposed sewer work is located at and around Federal and River Drive in along Davenport's Riverfront.

Funding for the project is from CIP #30001.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution Letter
▣ Backup Material	Recommendation Letter from Engineer

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	2/15/2018 - 1:40 PM
Public Works Committee	Lechvar, Gina	Approved	2/15/2018 - 1:40 PM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 2:04 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Federal Street Sewer Improvement Project from Hawkeye Paving Corporation at the price of \$638,489.00 and authorizing Mayor Frank Klipsch to sign and manage any related agreements.

WHEREAS, the City needs to rehabilitate the Federal Street Sewer and

WHEREAS, the applicable purchasing process was followed resulting in a recommendation to award Hawkeye Paving Corporation;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the contract for the Federal Street Sewer Improvement Project from Hawkeye Paving Corporation is hereby approved; and
2. Mayor Frank Klipsch is authorized to sign and manage any related agreements;

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor



VEENSTRA & KIMM, INC.

1800 5th Avenue • Rock Island, Illinois 61201-8119
309-786-7590 • 309-797-0996 (fax) • 877-241-8010 (WATS)

February 14, 2018

City of Davenport
Attn: Brian Schadt, City Engineer
1200 E. 46th Street
Davenport, IA 52807

DAVENPORT, IOWA FEDERAL STREET SEWER IMPROVEMENTS RECOMMENDATION TO AWARD

The City of Davenport received and opened bids for Federal Street Sewer Improvements on February 13, 2018. As part of the bidding, bidders were asked to bid on two separate alternatives (Alternate 1 and Alternate 2) in addition to the base bid items. Alternate 1 included PCC pay items that pertained to pavement restoration on Federal and Isabel Bloom Way. Alternate 2 included HMA pay items that pertained to pavement restoration on Federal and Isabel Bloom Way. Seven responsive Base Bids + Alternate 1 were received as follows:

	<u>Total Base Bid + Alt 1</u>
Hawkeye Paving Corporation	\$604,902.00
Legacy Corporation of IL	704,874.00
Valley Construction Company	759,653.00
Langman Construction, Inc.	790,200.50
Needham Excavating, Inc.	809,914.20
Miller Trucking & Excavating	961,908.00
McCarthy Improvement Company	1,239,282.20

The responsive Base Bids + Alternate 2 bids were received as follows:

	<u>Total Base Bid + Alt 2</u>
Hawkeye Paving Corporation	\$638,489.00
Legacy Corporation of IL	722,212.00
Langman Construction, Inc.	797,531.50
Valley Construction Company	821,557.00
Needham Excavating, Inc.	830,514.70
Miller Trucking & Excavating	968,574.00
McCarthy Improvement Company	1,216,998.20

The apparent low bid for the project for both Base Bid plus Alternate 1 and Base Bid plus Alternate 2 was submitted by Hawkeye Paving Corporation of Bettendorf, IA, in the amount of \$604,902.00 and \$638,489.00, respectively.

The Engineer's Estimate of cost for construction of the project was \$728,000.00. Veenstra & Kimm, Inc. believes the low bid is a result of a competitive bid market. Hawkeye Paving Corporation has completed work for Veenstra & Kimm, Inc. on a variety of pipe projects as well as road construction.

The project was bid such that the City had sole discretion to decide which apparent low Base Bid plus Alternate they wanted to choose. After discussion with the City on which Alternate they have selected for construction and based on a review of the bids received, it would be our recommendation that the apparent low bid is fair and reasonable and responsive to the bidding documents. We would recommend that the City of Davenport award the contract to the low bidder of the **Base Bid plus Alternate 2** (HMA option for Federal and Isabel Bloom Way) based on its bid received on February 13, 2018. Veenstra & Kimm, Inc. believes the HMA option would provide a final project that would include all HMA on Federal and Isabel Bloom Way and have a better aesthetic look than concrete patch.

If you have any questions regarding the project, please contact the undersigned or Eric Lee at 309-786-7590.

VEENSTRA & KIMM, INC.

A handwritten signature in blue ink, appearing to read 'LFF', with a long, sweeping horizontal line extending to the right.

Leo F. Foley, P.E.

LFF:ewl
22279/2

cc: Cindy Whitaker, City of Davenport
Eric Longlett, City of Davenport
Sandy Doran, City of Davenport

1	Federal Street Sewer Improvements				
Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Hawkeye Paving Corporation	1	PKG	\$521,073.00	\$521,073.00	
Legacy Corporation of IL	1	PKG	\$619,287.00	\$619,287.00	
Valley Construction Company	1	PKG	\$647,114.00	\$647,114.00	
Langman Construction, Inc.	1	PKG	\$694,931.50	\$694,931.50	
Needham Excavating Inc	1	PKG	\$714,554.70	\$714,554.70	
Miller Trucking & Excavating	1	PKG	\$839,338.00	\$839,338.00	
McCarthy Improvement Company	1	PKG	\$1,081,332.20	\$1,081,332.20	

1.1	Mobilization					
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
	Hawkeye Paving Corporation	1	LS	\$35,000.00	\$35,000.00	
	Miller Trucking & Excavating	1	LS	\$50,000.00	\$50,000.00	
	Legacy Corporation of IL	1	LS	\$65,000.00	\$65,000.00	
	McCarthy Improvement Company	1	LS	\$100,000.00	\$100,000.00	
	Valley Construction Company	1	LS	\$102,500.00	\$102,500.00	
	Needham Excavating Inc	1	LS	\$115,375.00	\$115,375.00	
	Langman Construction, Inc.	1	LS	\$148,000.00	\$148,000.00	

1.2	Construction Staking					
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
	Valley Construction Company	1	LS	\$3,700.00	\$3,700.00	
	Needham Excavating Inc	1	LS	\$3,925.00	\$3,925.00	
	Langman Construction, Inc.	1	LS	\$5,000.00	\$5,000.00	
	Hawkeye Paving Corporation	1	LS	\$6,000.00	\$6,000.00	
	Miller Trucking & Excavating	1	LS	\$14,500.00	\$14,500.00	
	Legacy Corporation of IL	1	LS	\$15,000.00	\$15,000.00	
	McCarthy Improvement Company	1	LS	\$20,000.00	\$20,000.00	

1.3	Traffic Control					
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
	Valley Construction Company	1	LS	\$4,600.00	\$4,600.00	
	Needham Excavating Inc	1	LS	\$6,725.00	\$6,725.00	
	Hawkeye Paving Corporation	1	LS	\$10,000.00	\$10,000.00	
	Legacy Corporation of IL	1	LS	\$10,000.00	\$10,000.00	
	Langman Construction, Inc.	1	LS	\$10,000.00	\$10,000.00	
	Miller Trucking & Excavating	1	LS	\$12,500.00	\$12,500.00	

McCarthy Improvement Company	1	LS	\$55,000.00	\$55,000.00
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1.4	Erosion Control
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Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Langman Construction, Inc.	1	LS	\$2,000.00	\$2,000.00	
Hawkeye Paving Corporation	1	LS	\$2,000.00	\$2,000.00	
Valley Construction Company	1	LS	\$2,100.00	\$2,100.00	
Needham Excavating Inc	1	LS	\$2,800.00	\$2,800.00	
Miller Trucking & Excavating	1	LS	\$4,500.00	\$4,500.00	
Legacy Corporation of IL	1	LS	\$5,000.00	\$5,000.00	
McCarthy Improvement Company	1	LS	\$5,000.00	\$5,000.00	

1.5	Hydro-Seeding
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Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Langman Construction, Inc.	381	SY	\$2.00	\$762.00	
Hawkeye Paving Corporation	381	SY	\$2.00	\$762.00	
McCarthy Improvement Company	381	SY	\$3.95	\$1,504.95	
Legacy Corporation of IL	381	SY	\$5.00	\$1,905.00	
Valley Construction Company	381	SY	\$5.00	\$1,905.00	
Needham Excavating Inc	381	SY	\$9.00	\$3,429.00	
Miller Trucking & Excavating	381	SY	\$18.00	\$6,858.00	

1.6	Pavement Markings
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Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Legacy Corporation of IL	236	LF	\$1.00	\$236.00	
McCarthy Improvement Company	236	LF	\$7.00	\$1,652.00	
Needham Excavating Inc	236	LF	\$10.25	\$2,419.00	
Hawkeye Paving Corporation	236	LF	\$12.00	\$2,832.00	
Valley Construction Company	236	LF	\$13.00	\$3,068.00	
Miller Trucking & Excavating	236	LF	\$14.50	\$3,422.00	
Langman Construction, Inc.	236	LF	\$20.00	\$4,720.00	

1.7	Manhole Removal
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Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Needham Excavating Inc	5	EA	\$360.00	\$1,800.00	
Valley Construction Company	5	EA	\$477.00	\$2,385.00	
McCarthy Improvement Company	5	EA	\$850.00	\$4,250.00	
Hawkeye Paving Corporation	5	EA	\$1,000.00	\$5,000.00	
Legacy Corporation of IL	5	EA	\$1,000.00	\$5,000.00	

Langman Construction, Inc.	5	EA	\$1,000.00	\$5,000.00
Miller Trucking & Excavating	5	EA	\$2,800.00	\$14,000.00

1.8	Manhole Abandonment
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Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Valley Construction Company	2	EA	\$700.00	\$1,400.00	
Legacy Corporation of IL	2	EA	\$750.00	\$1,500.00	
Langman Construction, Inc.	2	EA	\$1,000.00	\$2,000.00	
Hawkeye Paving Corporation	2	EA	\$1,200.00	\$2,400.00	
Needham Excavating Inc	2	EA	\$1,275.00	\$2,550.00	
Miller Trucking & Excavating	2	EA	\$2,500.00	\$5,000.00	
McCarthy Improvement Company	2	EA	\$3,300.00	\$6,600.00	

1.9	SW-301, 60" Sanitary Manhole Circular
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Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Langman Construction, Inc.	6	EA	\$5,370.00	\$32,220.00	
Legacy Corporation of IL	6	EA	\$6,000.00	\$36,000.00	
Valley Construction Company	6	EA	\$6,650.00	\$39,900.00	
Miller Trucking & Excavating	6	EA	\$7,250.00	\$43,500.00	
Needham Excavating Inc	6	EA	\$8,690.00	\$52,140.00	
Hawkeye Paving Corporation	6	EA	\$9,200.00	\$55,200.00	
McCarthy Improvement Company	6	EA	\$10,500.00	\$63,000.00	

1.10	SW-302, Rectangular Sanitary Manhole (7'x8')
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Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Legacy Corporation of IL	1	EA	\$7,500.00	\$7,500.00	
Valley Construction Company	1	EA	\$9,850.00	\$9,850.00	
Hawkeye Paving Corporation	1	EA	\$11,600.00	\$11,600.00	
Langman Construction, Inc.	1	EA	\$12,000.00	\$12,000.00	
Miller Trucking & Excavating	1	EA	\$14,230.00	\$14,230.00	
McCarthy Improvement Company	1	EA	\$17,750.00	\$17,750.00	
Needham Excavating Inc	1	EA	\$25,750.00	\$25,750.00	

1.11	Construct Concrete Plug (For Brick Arch Sewer)
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Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Langman Construction, Inc.	4	EA	\$250.00	\$1,000.00	
Miller Trucking & Excavating	4	EA	\$700.00	\$2,800.00	
McCarthy Improvement Company	4	EA	\$875.00	\$3,500.00	
Hawkeye Paving Corporation	4	EA	\$1,000.00	\$4,000.00	

Valley Construction Company	4	EA	\$1,100.00	\$4,400.00
Needham Excavating Inc	4	EA	\$1,500.00	\$6,000.00
Legacy Corporation of IL	4	EA	\$3,500.00	\$14,000.00

1.12 Sewer Pipe Removal (18" or Less)

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Langman Construction, Inc.	372	LF	\$5.00	\$1,860.00	
Hawkeye Paving Corporation	372	LF	\$15.00	\$5,580.00	
Needham Excavating Inc	372	LF	\$18.30	\$6,807.60	
Legacy Corporation of IL	372	LF	\$30.00	\$11,160.00	
Valley Construction Company	372	LF	\$36.00	\$13,392.00	
Miller Trucking & Excavating	372	LF	\$41.50	\$15,438.00	
McCarthy Improvement Company	372	LF	\$58.00	\$21,576.00	

1.13 Brick Arch Sewer Removal

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Langman Construction, Inc.	350	LF	\$5.00	\$1,750.00	
Needham Excavating Inc	350	LF	\$18.30	\$6,405.00	
Hawkeye Paving Corporation	350	LF	\$20.00	\$7,000.00	
Legacy Corporation of IL	350	LF	\$35.00	\$12,250.00	
Valley Construction Company	350	LF	\$44.00	\$15,400.00	
Miller Trucking & Excavating	350	LF	\$48.00	\$16,800.00	
McCarthy Improvement Company	350	LF	\$92.00	\$32,200.00	

1.14 Sanitary Sewer Pipe, 24" C905, DR18

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Valley Construction Company	271	LF	\$146.00	\$39,566.00	
Hawkeye Paving Corporation	271	LF	\$190.00	\$51,490.00	
Legacy Corporation of IL	271	LF	\$220.00	\$59,620.00	
Needham Excavating Inc	271	LF	\$245.00	\$66,395.00	
Langman Construction, Inc.	271	LF	\$287.00	\$77,777.00	
Miller Trucking & Excavating	271	LF	\$357.00	\$96,747.00	
McCarthy Improvement Company	271	LF	\$500.00	\$135,500.00	

1.15 Sanitary Sewer Pipe, 24" Ductile Iron, Protecto 401

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Valley Construction Company	381	LF	\$165.00	\$62,865.00	
Hawkeye Paving Corporation	381	LF	\$230.00	\$87,630.00	
Needham Excavating Inc	381	LF	\$283.00	\$107,823.00	

Langman Construction, Inc.	381	LF	\$344.00	\$131,064.00
Legacy Corporation of IL	381	LF	\$350.00	\$133,350.00
Miller Trucking & Excavating	381	LF	\$447.00	\$170,307.00
McCarthy Improvement Company	381	LF	\$500.00	\$190,500.00

1.16 Identification of Services

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Langman Construction, Inc.	10	EA	\$300.00	\$3,000.00	
Valley Construction Company	10	EA	\$438.00	\$4,380.00	
Hawkeye Paving Corporation	10	EA	\$500.00	\$5,000.00	
Legacy Corporation of IL	10	EA	\$1,000.00	\$10,000.00	
McCarthy Improvement Company	10	EA	\$1,200.00	\$12,000.00	
Needham Excavating Inc	10	EA	\$1,780.00	\$17,800.00	
Miller Trucking & Excavating	10	EA	\$2,000.00	\$20,000.00	

1.17 Sanitary Sewer Service (Remove and Replace)

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Langman Construction, Inc.	100	LF	\$25.00	\$2,500.00	
Hawkeye Paving Corporation	100	LF	\$50.00	\$5,000.00	
Legacy Corporation of IL	100	LF	\$100.00	\$10,000.00	
Valley Construction Company	100	LF	\$130.00	\$13,000.00	
Needham Excavating Inc	100	LF	\$154.00	\$15,400.00	
Miller Trucking & Excavating	100	LF	\$174.00	\$17,400.00	
McCarthy Improvement Company	100	LF	\$270.00	\$27,000.00	

1.18 Intake Removal

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Needham Excavating Inc	4	EA	\$250.00	\$1,000.00	
Legacy Corporation of IL	4	EA	\$500.00	\$2,000.00	
Langman Construction, Inc.	4	EA	\$500.00	\$2,000.00	
McCarthy Improvement Company	4	EA	\$600.00	\$2,400.00	
Hawkeye Paving Corporation	4	EA	\$700.00	\$2,800.00	
Valley Construction Company	4	EA	\$815.00	\$3,260.00	
Miller Trucking & Excavating	4	EA	\$1,500.00	\$6,000.00	

1.19 SW-401, 60" Storm Manhole Circular

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Langman Construction, Inc.	3	EA	\$3,380.00	\$10,140.00	
McCarthy Improvement Company	3	EA	\$3,750.00	\$11,250.00	

Legacy Corporation of IL	3	EA	\$4,500.00	\$13,500.00
Valley Construction Company	3	EA	\$4,500.00	\$13,500.00
Hawkeye Paving Corporation	3	EA	\$5,000.00	\$15,000.00
Needham Excavating Inc	3	EA	\$5,970.00	\$17,910.00
Miller Trucking & Excavating	3	EA	\$6,825.00	\$20,475.00

1.20 SW-501, Single Intake

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Hawkeye Paving Corporation	4	EA	\$3,000.00	\$12,000.00	
Legacy Corporation of IL	4	EA	\$3,000.00	\$12,000.00	
McCarthy Improvement Company	4	EA	\$3,100.00	\$12,400.00	
Miller Trucking & Excavating	4	EA	\$3,260.00	\$13,040.00	
Langman Construction, Inc.	4	EA	\$3,330.00	\$13,320.00	
Valley Construction Company	4	EA	\$3,600.00	\$14,400.00	
Needham Excavating Inc	4	EA	\$4,825.00	\$19,300.00	

1.21 Special Intake 1

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Valley Construction Company	1	EA	\$2,700.00	\$2,700.00	
Legacy Corporation of IL	1	EA	\$3,500.00	\$3,500.00	
Hawkeye Paving Corporation	1	EA	\$4,500.00	\$4,500.00	
Langman Construction, Inc.	1	EA	\$6,000.00	\$6,000.00	
Needham Excavating Inc	1	EA	\$7,085.00	\$7,085.00	
Miller Trucking & Excavating	1	EA	\$7,650.00	\$7,650.00	
McCarthy Improvement Company	1	EA	\$10,000.00	\$10,000.00	

1.22 Special Intake 2

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Legacy Corporation of IL	1	EA	\$3,500.00	\$3,500.00	
Valley Construction Company	1	EA	\$5,000.00	\$5,000.00	
Hawkeye Paving Corporation	1	EA	\$5,500.00	\$5,500.00	
Needham Excavating Inc	1	EA	\$6,630.00	\$6,630.00	
Miller Trucking & Excavating	1	EA	\$7,650.00	\$7,650.00	
Langman Construction, Inc.	1	EA	\$8,500.00	\$8,500.00	
McCarthy Improvement Company	1	EA	\$13,500.00	\$13,500.00	

1.23 Re-route of Private Storm Connections

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Hawkeye Paving Corporation	125	LF	\$25.00	\$3,125.00	

Langman Construction, Inc.	125	LF	\$30.00	\$3,750.00
Legacy Corporation of IL	125	LF	\$40.00	\$5,000.00
Valley Construction Company	125	LF	\$56.00	\$7,000.00
Miller Trucking & Excavating	125	LF	\$115.00	\$14,375.00
Needham Excavating Inc	125	LF	\$128.00	\$16,000.00
McCarthy Improvement Company	125	LF	\$200.00	\$25,000.00

1.24 Storm Sewer, 15" Class III RCP

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Legacy Corporation of IL	68	LF	\$65.00	\$4,420.00	
Valley Construction Company	68	LF	\$69.00	\$4,692.00	
Hawkeye Paving Corporation	68	LF	\$73.00	\$4,964.00	
Needham Excavating Inc	68	LF	\$93.20	\$6,337.60	
Langman Construction, Inc.	68	LF	\$100.00	\$6,800.00	
McCarthy Improvement Company	68	LF	\$107.00	\$7,276.00	
Miller Trucking & Excavating	68	LF	\$150.00	\$10,200.00	

1.25 Storm Sewer, 24" Class III RCP

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Legacy Corporation of IL	502	LF	\$75.00	\$37,650.00	
Needham Excavating Inc	502	LF	\$87.50	\$43,925.00	
Hawkeye Paving Corporation	502	LF	\$94.00	\$47,188.00	
Valley Construction Company	502	LF	\$98.00	\$49,196.00	
McCarthy Improvement Company	502	LF	\$103.00	\$51,706.00	
Langman Construction, Inc.	502	LF	\$110.00	\$55,220.00	
Miller Trucking & Excavating	502	LF	\$144.00	\$72,288.00	

1.26 Storm Sewer, 19"x30" Class HE-III RCP

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Valley Construction Company	99	LF	\$106.00	\$10,494.00	
Legacy Corporation of IL	99	LF	\$110.00	\$10,890.00	
Needham Excavating Inc	99	LF	\$113.00	\$11,187.00	
McCarthy Improvement Company	99	LF	\$117.00	\$11,583.00	
Hawkeye Paving Corporation	99	LF	\$135.00	\$13,365.00	
Langman Construction, Inc.	99	LF	\$147.00	\$14,553.00	
Miller Trucking & Excavating	99	LF	\$200.00	\$19,800.00	

1.27 Checkmate Check Valve, 19"x30" Elliptical

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
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Valley Construction Company	1	EA	\$7,600.00	\$7,600.00
Miller Trucking & Excavating	1	EA	\$8,100.00	\$8,100.00
Langman Construction, Inc.	1	EA	\$8,500.00	\$8,500.00
McCarthy Improvement Company	1	EA	\$9,000.00	\$9,000.00
Legacy Corporation of IL	1	EA	\$9,500.00	\$9,500.00
Needham Excavating Inc	1	EA	\$9,550.00	\$9,550.00
Hawkeye Paving Corporation	1	EA	\$10,000.00	\$10,000.00

1.28 Sidewalk Removal

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Hawkeye Paving Corporation	1864	SF	\$1.00	\$1,864.00	
Needham Excavating Inc	1864	SF	\$1.00	\$1,864.00	
Legacy Corporation of IL	1864	SF	\$1.00	\$1,864.00	
Valley Construction Company	1864	SF	\$1.00	\$1,864.00	
Langman Construction, Inc.	1864	SF	\$1.00	\$1,864.00	
McCarthy Improvement Company	1864	SF	\$2.50	\$4,660.00	
Miller Trucking & Excavating	1864	SF	\$4.50	\$8,388.00	

1.29 Pavement Removal

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Hawkeye Paving Corporation	1904	SY	\$3.00	\$5,712.00	
Needham Excavating Inc	1904	SY	\$5.00	\$9,520.00	
Legacy Corporation of IL	1904	SY	\$7.00	\$13,328.00	
Langman Construction, Inc.	1904	SY	\$10.00	\$19,040.00	
Valley Construction Company	1904	SY	\$10.00	\$19,040.00	
Miller Trucking & Excavating	1904	SY	\$12.00	\$22,848.00	
McCarthy Improvement Company	1904	SY	\$27.00	\$51,408.00	

1.30 PCC Pavement, 12" Thick (Integral Curb and Gutter)

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Legacy Corporation of IL	495	SY	\$92.00	\$45,540.00	
Hawkeye Paving Corporation	495	SY	\$95.00	\$47,025.00	
Needham Excavating Inc	495	SY	\$103.00	\$50,985.00	
Miller Trucking & Excavating	495	SY	\$105.00	\$51,975.00	
Langman Construction, Inc.	495	SY	\$111.50	\$55,192.50	
Valley Construction Company	495	SY	\$134.00	\$66,330.00	
McCarthy Improvement Company	495	SY	\$150.00	\$74,250.00	

1.31 PCC Drive, 7" Thick (Remove & Replace)

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Hawkeye Paving Corporation	119	SY	\$60.00	\$7,140.00	
Legacy Corporation of IL	119	SY	\$75.00	\$8,925.00	
Valley Construction Company	119	SY	\$79.00	\$9,401.00	
Langman Construction, Inc.	119	SY	\$85.00	\$10,115.00	
Needham Excavating Inc	119	SY	\$89.00	\$10,591.00	
Miller Trucking & Excavating	119	SY	\$100.00	\$11,900.00	
McCarthy Improvement Company	119	SY	\$125.00	\$14,875.00	

1.32 Granular Subbase, 6" Thick

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Langman Construction, Inc.	2089	SY	\$5.00	\$10,445.00	
Legacy Corporation of IL	2089	SY	\$9.00	\$18,801.00	
McCarthy Improvement Company	2089	SY	\$9.25	\$19,323.25	
Miller Trucking & Excavating	2089	SY	\$10.00	\$20,890.00	
Needham Excavating Inc	2089	SY	\$10.00	\$20,890.00	
Hawkeye Paving Corporation	2089	SY	\$10.00	\$20,890.00	
Valley Construction Company	2089	SY	\$31.00	\$64,759.00	

1.33 PCC Sidewalk, 4" Thick

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Hawkeye Paving Corporation	1623	SF	\$6.00	\$9,738.00	
Legacy Corporation of IL	1623	SF	\$6.00	\$9,738.00	
Needham Excavating Inc	1623	SF	\$6.70	\$10,874.10	
Langman Construction, Inc.	1623	SF	\$7.00	\$11,361.00	
Miller Trucking & Excavating	1623	SF	\$8.00	\$12,984.00	
McCarthy Improvement Company	1623	SF	\$10.00	\$16,230.00	
Valley Construction Company	1623	SF	\$11.00	\$17,853.00	

1.34 PCC Sidewalk, ADA Compliant

Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Hawkeye Paving Corporation	241	SF	\$8.00	\$1,928.00	
Langman Construction, Inc.	241	SF	\$18.00	\$4,338.00	
Legacy Corporation of IL	241	SF	\$20.00	\$4,820.00	
Needham Excavating Inc	241	SF	\$22.50	\$5,422.50	
Miller Trucking & Excavating	241	SF	\$23.00	\$5,543.00	
McCarthy Improvement Company	241	SF	\$27.00	\$6,507.00	
Valley Construction Company	241	SF	\$48.00	\$11,568.00	

1.35	Sewer Televising					
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
	Langman Construction, Inc.	250	LF	\$5.00	\$1,250.00	
	Hawkeye Paving Corporation	250	LF	\$5.00	\$1,250.00	
	Valley Construction Company	250	LF	\$10.00	\$2,500.00	
	Legacy Corporation of IL	250	LF	\$10.00	\$2,500.00	
	Needham Excavating Inc	250	LF	\$11.20	\$2,800.00	
	Miller Trucking & Excavating	250	LF	\$15.00	\$3,750.00	
	McCarthy Improvement Company	250	LF	\$21.00	\$5,250.00	

1.36	Reconstruct Modified Open-Throat Intake Top					
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
	Miller Trucking & Excavating	1	EA	\$2,200.00	\$2,200.00	
	Legacy Corporation of IL	1	EA	\$2,500.00	\$2,500.00	
	Hawkeye Paving Corporation	1	EA	\$2,700.00	\$2,700.00	
	Valley Construction Company	1	EA	\$3,500.00	\$3,500.00	
	Langman Construction, Inc.	1	EA	\$7,000.00	\$7,000.00	
	Needham Excavating Inc	1	EA	\$7,550.00	\$7,550.00	
	McCarthy Improvement Company	1	EA	\$25,000.00	\$25,000.00	

1.37	Allowance - Stabilizing Material for Trench Foundation					
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
	Langman Construction, Inc.	126	TON	\$15.00	\$1,890.00	
	Hawkeye Paving Corporation	126	TON	\$15.00	\$1,890.00	
	Miller Trucking & Excavating	126	TON	\$30.00	\$3,780.00	
	Valley Construction Company	126	TON	\$31.00	\$3,906.00	
	Needham Excavating Inc	126	TON	\$33.65	\$4,239.90	
	Legacy Corporation of IL	126	TON	\$40.00	\$5,040.00	
	McCarthy Improvement Company	126	TON	\$68.50	\$8,631.00	

1.38	Flowable Mortar Fill					
	Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
	Langman Construction, Inc.	30	CY	\$100.00	\$3,000.00	
	McCarthy Improvement Company	30	CY	\$135.00	\$4,050.00	
	Valley Construction Company	30	CY	\$138.00	\$4,140.00	
	Hawkeye Paving Corporation	30	CY	\$200.00	\$6,000.00	
	Legacy Corporation of IL	30	CY	\$225.00	\$6,750.00	
	Needham Excavating Inc	30	CY	\$245.00	\$7,350.00	
	Miller Trucking & Excavating	30	CY	\$250.00	\$7,500.00	

2	Alternate Bid 1				
Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Hawkeye Paving Corporation	1	PKG	\$83,829.00	\$83,829.00	
Legacy Corporation of IL	1	PKG	\$85,587.00	\$85,587.00	
Langman Construction, Inc.	1	PKG	\$95,269.00	\$95,269.00	
Needham Excavating Inc	1	PKG	\$95,359.50	\$95,359.50	
Valley Construction Company	1	PKG	\$112,539.00	\$112,539.00	
Miller Trucking & Excavating	1	PKG	\$122,570.00	\$122,570.00	
McCarthy Improvement Company	1	PKG	\$157,950.00	\$157,950.00	

2.1	PCC Pavement, 6" Thick (Integral Curb and Gutter)				
Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Hawkeye Paving Corporation	530	SY	\$57.00	\$30,210.00	
Legacy Corporation of IL	530	SY	\$57.00	\$30,210.00	
Langman Construction, Inc.	530	SY	\$62.00	\$32,860.00	
Needham Excavating Inc	530	SY	\$63.00	\$33,390.00	
Valley Construction Company	530	SY	\$78.00	\$41,340.00	
Miller Trucking & Excavating	530	SY	\$82.00	\$43,460.00	
McCarthy Improvement Company	530	SY	\$99.00	\$52,470.00	

2.2	PCC Pavement, 8" Thick (Integral Curb and Gutter)				
Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Hawkeye Paving Corporation	879	SY	\$61.00	\$53,619.00	
Legacy Corporation of IL	879	SY	\$63.00	\$55,377.00	
Needham Excavating Inc	879	SY	\$70.50	\$61,969.50	
Langman Construction, Inc.	879	SY	\$71.00	\$62,409.00	
Valley Construction Company	879	SY	\$81.00	\$71,199.00	
Miller Trucking & Excavating	879	SY	\$90.00	\$79,110.00	
McCarthy Improvement Company	879	SY	\$120.00	\$105,480.00	

3	Alternate Bid 2				
Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Langman Construction, Inc.	1	PKG	\$102,600.00	\$102,600.00	
Legacy Corporation of IL	1	PKG	\$102,925.00	\$102,925.00	
Needham Excavating Inc	1	PKG	\$115,960.00	\$115,960.00	
Hawkeye Paving Corporation	1	PKG	\$117,416.00	\$117,416.00	
Miller Trucking & Excavating	1	PKG	\$129,236.00	\$129,236.00	
McCarthy Improvement Company	1	PKG	\$135,666.00	\$135,666.00	

Valley Construction Company	1	PKG	\$174,443.00	\$174,443.00
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3.1	HMA Pavement, 9" Thick
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Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Legacy Corporation of IL	482	SY	\$52.00	\$25,064.00	
Langman Construction, Inc.	482	SY	\$55.00	\$26,510.00	
Hawkeye Paving Corporation	482	SY	\$57.00	\$27,474.00	
Needham Excavating Inc	482	SY	\$58.25	\$28,076.50	
Miller Trucking & Excavating	482	SY	\$65.00	\$31,330.00	
McCarthy Improvement Company	482	SY	\$72.00	\$34,704.00	
Valley Construction Company	482	SY	\$101.00	\$48,682.00	

3.2	HMA Pavement, 11.5" Thick
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Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Legacy Corporation of IL	791	SY	\$55.00	\$43,505.00	
Langman Construction, Inc.	791	SY	\$60.00	\$47,460.00	
Hawkeye Paving Corporation	791	SY	\$62.00	\$49,042.00	
Needham Excavating Inc	791	SY	\$62.50	\$49,437.50	
Miller Trucking & Excavating	791	SY	\$70.00	\$55,370.00	
McCarthy Improvement Company	791	SY	\$78.00	\$61,698.00	
Valley Construction Company	791	SY	\$129.00	\$102,039.00	

3.3	PCC Curb and Gutter
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Supplier	QTY	UOM	Unit Price	Extended	Supplier Notes
Valley Construction Company	818	LF	\$29.00	\$23,722.00	
Langman Construction, Inc.	818	LF	\$35.00	\$28,630.00	
Legacy Corporation of IL	818	LF	\$42.00	\$34,356.00	
Needham Excavating Inc	818	LF	\$47.00	\$38,446.00	
McCarthy Improvement Company	818	LF	\$48.00	\$39,264.00	
Hawkeye Paving Corporation	818	LF	\$50.00	\$40,900.00	
Miller Trucking & Excavating	818	LF	\$52.00	\$42,536.00	

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Steve Math; (563) 327-5164
Wards: 6

Action / Date
PW2/21/2018

Subject:

Resolution approving the plans, specifications, form of contract and estimated cost for the East Locust Street Pavement Improvements Project. The estimated cost is \$1,290,000 budgeted in CIP #35032. [Ward 6]

Recommendation:

Adopt the Resolution.

Relationship to Goals:

Sustainable Infrastructure

Background:

Improvements on East Locust St from Kenwood Ave to just west of Broadlawn Ave will extend life of the existing pavement structure with the milling and placement of an asphalt overlay.

As part of the project, storm sewer improvements will be constructed to improve drainage along East Locust Street. Miscellaneous sanitary sewer repairs and the elimination of a cross connection will also be included. Intersection returns will be reconstructed in order to improve drainage and meet A.D.A. accessibility guidelines.

The current project estimate is \$1,290,000.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	2/14/2018 - 11:14 AM
Public Works Committee	Lechvar, Gina	Approved	2/15/2018 - 10:58 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 5:00 PM

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 East Locust Street Pavement Improvements Project. The estimated cost is \$1,290,000 budgeted in CIP #35032.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the East Locust Street Pavement Improvements 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 East Locust Street Pavement Improvements project.

Passed and approved this 28th day of February, 2018.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Eric Gravert (563) 327-5125
Wards: 6

Action / Date
PW1/3/2018

Subject:

Resolution accepting the Kimberly Road bridge over Duck Creek Replacement Project completed by Helm Group, Inc (dba Civil Constructors, Inc) of Freeport, IL. This project was completed with a final contract amount of \$1,265,886 budgeted in CIP #01589. [Ward 6]

Recommendation:

Approve the resolution.

Relationship to Goals:

Sustainable Infrastructure

Background:

The project was completed in accordance with Federal requirements as audited by the State of Iowa with a final contract amount of \$1,265,886 budgeted in CIP #01589.

The project was partially funded by a Federal Surface Transportation Grant and the city will be reimbursed up to 80% of the eligible costs.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	2/15/2018 - 11:43 AM
Public Works Committee	Lechvar, Gina	Approved	2/15/2018 - 11:44 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 4:10 PM

Resolution No. _____

Resolution offered by Alderman Ambrose

Resolution accepting the Kimberly Road Bridge over Duck Creek Replacement Project completed by Helm Group, Inc (dba Civil Constructors, Inc) of Freeport, IL. This project was completed with a final contract amount of \$1,265,886 budgeted in CIP #01589.

Whereas, the City of Davenport entered into a contract with Helm Group, Inc of Freeport, Illinois for construction work; and

Whereas, work on the project has been satisfactorily completed

Now, therefore, be it resolved, by the City Council of the City of Davenport, Iowa: that the Kimberly Road Bridge over Duck Creek is hereby accepted.

Passed and approved this 28th day of February, 2018.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW2/21/2018

Subject:

Resolution assessing the cost of brush and debris removal at various lots and tracts of real estate.
[All Wards]

Recommendation:

Adopt the resolution.

Relationship to Goals:

Welcoming Neighborhoods

Background:

The brush and debris was removed at the following locations and were billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW - BRUSH & DEBRIS

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	2/14/2018 - 10:25 AM
Public Works Committee	Lechvar, Gina	Approved	2/14/2018 - 10:26 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 4:51 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of brush and debris removal at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of brush and debris removal on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Brush and Debris Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000076728	LOIS COFFMAN	C0022-39	80017632	66.50
300214691	GERSTNER, JOHN J	F0023-36	80017638	74.75
000002889	PORTER, RANDY L	E0003-13	80017802	199.00
810004137	VOSS, PETER FRANKLIN	F0016-23	80017806	172.25
000010869	JUDIE, CRYSTAL	F0019-51	80017808	178.00
300253124	BIERMAN, MARK	F0020-35	80017810	58.25
400001184	KEPPY, VELMA	H0010-31	80017820	55.00
810003660	SAINI II LLC	J0061-13	80017834	158.25
300248684	WRIGHT, DONALD E	O2107A13	80017845	171.00
000064161	HEATHERTON COOPERATIVE	O2107A30	80017847	169.50
300141604	SALAS, JAVIER G	X1103C13	80017874	186.25
000076200	JENNIFER PETERS	B0025-33	80017878	58.25
120217330	CLASSIC PROPERTIES INC	C0050-46	80017891	58.25
000073947	DEVELOPMENT LLC, CJ	E0032-12	80017899	186.00
000151057	HICKMAN, ALBERTA	F0037-07	80017906	153.25
000070386	JONES, PATRICK E	G0051-01	80017916	58.00
300131875	FREDERICK, BRENDA L	G0051-16	80017920	161.50
300263369	WEBSTER PROPERTIES LLC	G0053-10	80017924	201.75
300123022	BINGHAM, JAMES	H0045-07	80017930	217.75
000060474	REBARSTATE LLC	H0052-01	80017932	161.50
000077097	JUSTIN ADAMS	H0064-24	80017934	58.25
000077098	JOHANNES PHELPS	S2905D15	80017965	253.25
000064919	DON RABENOLD	W0421-11	80017967	150.00
300199220	FIELD, MARY E	B0028-21	80017974	58.00
300263239	IMBOREK, JOSHUA	B0050-12	80017976	161.50
000064797	JAMES HUISKAMP REV TRUST	E0038-14	80017983	153.00
120226578	LIVING QUARTERS FOR DOLLARS LL	G0019-30	80017991	161.50
000150832	JOHNSON JR, SAMUEL	G0022-25	80017994	178.00
000077105	MATTHEW WEST	G0029-05	80017996	178.00
300021999	MORINING, GUNNIE JR	G0043-15	80017998	179.25
000051250	REID MCMAHON	K0015-38	80018004	66.50
300263530	MCDONNELL & ASSOCIATES INC	F0020-31A	80018039	66.50
300002172	POWERS, JULIE S	A0036-27	80018041	74.75
000059747	WAGNER, ANDREW CHRISTOPHER	W1019C18	80018043	147.50
000077115	EVERETT GLEASON	N2901B25	80018045	66.00

Number of Accounts to Levy	35	Total Balance Outstanding:	\$4,697.00
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City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW2/21/2018

Subject:
Resolution assessing the cost of boarding up building at various lots and tracts of real estate. [All Wards]

Recommendation:
Adopt the resolution.

Relationship to Goals:
Enhance Quality of Life

Background:
The buildings were boarded up at the following locations and billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
□ Cover Memo	PW - BOARD UP BUILDING

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	2/14/2018 - 10:20 AM
Public Works Committee	Lechvar, Gina	Approved	2/14/2018 - 10:21 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 4:59 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of boarding up building at various lots and tracts of real estate.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of boarding up building on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Board Up Building Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
000075605	CALVIN CLEVINGER	F0033-25	80017813	268.85
300101640	GOVAN, GLADYS L	F0029-03	80017902	231.09
000075117	PFM III LC	H0042-14	80017928	208.53
Number of Accounts to Levy		3	Total Balance Outstanding:	\$708.47

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW2/21/2018

Subject:
Resolution assessing the cost of sewer inspection at various lots and tracts of real estate. [All Wards]

Recommendation:
Enhance Quality of Life

Relationship to Goals:
Adopt the resolution.

Background:
Inspection of the storm and sanitary sewer are performed on new development and per city code, is billed to the developer. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW - SEWER INSPECTION

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	2/15/2018 - 11:01 AM
Public Works Committee	Lechvar, Gina	Approved	2/15/2018 - 11:01 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 4:49 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of performing sewer inspection at various locations.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of repairing sewer lateral on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Sewer Inspection Invoices for Levy

<u>CUST ACCT</u>	NAME	PARCELID	INVOICE	BALANCE
76703	REAL ESTATE EQUITIES HOMES	N0855A03	1313330	\$1,160.04

Number of Accounts to Levy	1	Total Balance Outstanding:	\$1,160.04
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City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Brian Krup; (563) 326-7703
Wards: All

Action / Date
PW2/21/2018

Subject:
Resolution assessing the cost of repairing water service at various lots and tracts of real estate.
[All Wards]

Recommendation:
Adopt the resolution.

Relationship to Goals:
Enhance Quality of Life

Background:
The water service was repaired at the following locations and billed to the property owners. The bills have not been paid and now are to be levied against the properties.

ATTACHMENTS:

Type	Description
□ Cover Memo	PW RES - REAPIR WATER SERVICE

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	2/14/2018 - 10:28 AM
Public Works Committee	Lechvar, Gina	Approved	2/14/2018 - 10:28 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 4:50 PM

Resolution No. _____

Resolution offered by Alderman Ray Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION assessing the cost of repairing water service at various locations.

WHEREAS, that the following lots or tracts of real estate situated in the City of Davenport, and the owners, thereof, be hereby assessed the amounts set forth, and the same being the cost of repairing water service on said lots or tracts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City treasurer be and is hereby ordered to collect the same as ordinary taxes to-wit.

BE IT FURTHER RESOLVED: If any amount assessed against property herein does not exceed \$500.00, such assessment must be made in 1 annual payment; if amount assessed exceeds \$500.00, such assessment may be in 10 annual installments; in the manner and with the same interest rate provided for assessment against benefited property under the State Code of Iowa as amended with the current interest rate of 9%. All assessments bear interest at the current rate of 9%.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, MMC, Deputy City Clerk

Repair Water Service Invoices for Levy

<u>CUST ACCT</u>	<u>NAME</u>	<u>PARCELID</u>	<u>INVOICE</u>	<u>BALANCE</u>
300228265	MFR-XIV COLONIAL LLC	P1312B04	01313402	11,322.60
Number of Accounts to Levy		1	Total Balance Outstanding:	\$11,322.60

City of Davenport

Agenda Group: Public Works
Department: Public Works - Engineering
Contact Info: Jen Walker; (563) 326-6168
Wards: 6

Action / Date
PW2/7/2018

Subject:

Motion accepting an agreement to reimburse MidAmerican Energy Company to raise overhead electrical wires to construct traffic signals at Veterans Memorial Parkway (VMP) and Elmore Avenue, as part of the VMP paving project from Jersey Ridge to I-74 in the amount of \$55,000, budgeted in CIP #02418. [Ward 6]

Recommendation:

Pass the Motion

Relationship to Goals:

Sustainable Infrastructure

Background:

Traffic signals are to be installed at the intersection of Elmore Avenue and Veterans Memorial Parkway. To meet safety standards the overhead electrical wires on the southeast corner need to be raised by MidAmerican Energy prior to the signal installation.

Upon completion of the work, the attached contract authorizes the city to reimburse MidAmerican Energy in the amount of \$55,000 budgeted in CIP #02418. Half of the cost incurred is eligible for reimbursement through the RISE grant.

ATTACHMENTS:

Type	Description
▣ Exhibit	photo of intersection
▣ Exhibit	Vets & Elmore traffic signal plan, revised
▣ Backup Material	Agreement

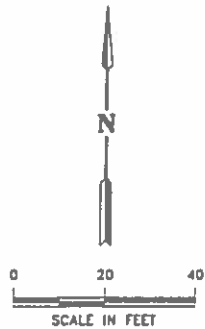
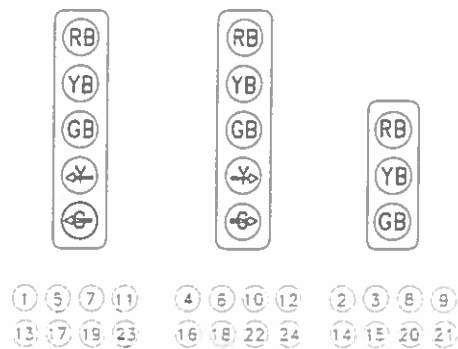
REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	2/1/2018 - 10:30 AM
Public Works Committee	Admin, Default	Approved	2/1/2018 - 10:21 AM
Public Works - Engineering	Lechvar, Gina	Approved	1/31/2018 - 3:50 PM

View looking east of transmission wires in conflict with a proposed traffic signal post on the southeast corner of Veterans Memorial Parkway & Elmore Avenue. The transmission pole pictured will be raised so that a signal can be placed beneath the wires.



SIGNAL HEAD DETAIL



STREET NAME SIGN DETAIL



STREET NAME IS 12" UPPER AND LOWER CASE, SERIES "C" FONT

SIGN DETAIL



(B)

VETERANS MEMORIAL PKWY.

ELMORE AVE.

LEGEND

- MAST ARM POLE
- ⬇ SIGNAL HEAD WITH BACKPLATE
- 24" HANDHOLE
- ⊠ CONTROLLER CABINET
- PREEMPTION DETECTOR
- (A) 18" STREET NAME SIGN
- (B) LEFT TURN (SEE DETAIL)
- (C) PEDESTRIAN SIGN (R10-3d)
- ⊠ PEDESTRIAN SIGNAL
- ▶ VIDEO DETECTOR
- ⬇ LUMINAIRE 250W EQUIVALENT LED
- [6'x20'] VEHICLE DETECTION AREA
- [6'x6'] VEHICLE DETECTION EXTENSION AREA
- ⊙ PEDESTRIAN POST/POLE WITH PUSH BUTTONS

NOTES:

- ALL SIGNS SUPPLIED AND INSTALLED BY THE CONTRACTOR
- CABLING REQUIREMENTS:
 - 2C #14STR (IMSA 50-2) FROM CONTROLLER TO EACH PUSHBUTTON
 - 5C #14STR (IMSA 19-1) FROM POLE BASE TO EACH 3 SECTION SIGNAL HEAD
 - 7C #14STR (IMSA 19-1) FROM POLE BASE TO EACH 5 SECTION SIGNAL HEAD
 - 5C #14STR (IMSA 19-1) FROM CONTROLLER TO EACH PEDESTRIAN SIGNAL HEAD
 - 16C #14STR (IMSA 19-1) FROM CONTROLLER TO EACH POLE BASE
 - 2-1C #8STR THHN FROM CONTROLLER TO EACH LUMINAIRE
 - 2-1C #6STR THHN FROM SERVICE POINT TO CONTROLLER
 - TRACER CABLE WIRE #8STR THHN ORANGE, INSTALLED IN ALL CONDUITS/SPliced IN HANDHOLES
 - PREEMPTION DETECTOR (3M-138) FROM CONTROLLER TO EACH DETECTOR UNSPLICED
 - ALL CONDUIT 4" HDPE/PVC

TRAFFIC SIGNAL DESIGN



I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa.

Signature: GARY J. STATZ, P.E. - TRAFFIC ENGINEER
Date: _____
My License Renewal Date is December 31, 2014
Pages or Sheets covered by this Seal: N.1-N.6
Iowa Registration No. 15688



City of Davenport, Iowa
Engineering Division

TRAFFIC SIGNAL PLAN
ELMORE AVE. & VETERANS MEMORIAL PKWY.

DESIGNED BY: G.J.S.	DATE: 01-24-17
DRAWN BY: J.B.	REVISED:
CHECKED BY: G.J.S.	
FIELD BOOK: PAGE:	DWG. FOLDER:
SCALE: AS SHOWN	SHEET NO. N.1 OF
STATE: IOWA	THIRD REGION: 7
PROJECT NUMBER: STP-U-1827(672)--70-82	PROJECT YEAR: N.1
	SHEET NO. N.1 OF TOTAL SHEETS

SCOTT COUNTY

REIMBURSEMENT AGREEMENT

IT IS AGREED this ____ day of _____, 2018, by and between the City of Davenport, Iowa ("City") and MidAmerican Energy Company, an Iowa corporation, ("MidAmerican") as follows:

Recitals

- A. WHEREAS, as part of City's planned extension of Veterans Memorial Parkway, City desires that MidAmerican relocate a structure and related facilities of a MidAmerican-owned and operated 161 kV electric line (known collectively as "electric facilities"), which is presently located on private easement and as generally shown on the attached Exhibit A, which electric facilities are an integral part of MidAmerican's electric system providing electric service to Davenport, Iowa and elsewhere;
- B. WHEREAS, MidAmerican is willing to relocate the electric facilities as generally shown on Exhibit A attached hereto and made a part hereof by reference and for the compensation set forth in this Reimbursement Agreement;
- C. THEREFORE, the parties agree as follows:
 - 1. Services. The Services to be provided by MidAmerican under this Reimbursement Agreement consist of relocation of the electric facilities as generally shown on attached Exhibit A. MidAmerican shall commence the Services after execution of this Reimbursement Agreement and notice to proceed from the City, subject to the availability of a line outage needed to perform the Services. Construction is expected to be completed approximately one week after commencement of the Services; however, weather and unanticipated other work as necessary at the site to achieve the objectives of this Reimbursement Agreement may affect the schedule.
 - 2. Site Conditions. MidAmerican assumes that any information furnished by City is accurate and complete and is relying on such information. If MidAmerican encounters toxic substances, hazardous substances, or hazardous wastes (as such terms are defined in any Federal, state or local statute, regulation or ordinance), which require special handling and/or disposal, and are not a part of the services contracted for herein, MidAmerican shall immediately suspend further work in the area of such substances or wastes and notify City of the condition. City shall immediately take whatever precautions are legally required to eliminate such hazardous conditions and properly handle and dispose of such substances or wastes so that the Services hereunder may safely proceed. If site conditions cause an increase in MidAmerican's cost of, or the time required for, performance of any part of the Services under a Scope of Work, an equitable adjustment shall be made to the compensation paid MidAmerican and the schedule. If during the course of these Services, MidAmerican observes the existence of asbestos or asbestos-containing substances or wastes, MidAmerican will immediately suspend further work

in the area of the substances or wastes and notify City of the condition, and City will determine the further course of action.

3. Reimbursement. All compensation for the Services under this Agreement shall be based on MidAmerican's actual costs with no additional markups. The estimated cost for this work is \$55,000.00 (Fifty-five Thousand and no/100 dollars).

When the relocation is complete, MidAmerican shall provide City with an invoice detailing the actual cost of such relocation of the electric facilities located on private easement, which invoice shall be the amount of total compensation due MidAmerican. Payment shall be due and payable upon presentment of such invoice.

4. Prerequisite work by City. City shall provide any updated engineering data required by MidAmerican for the design and installation of such modification of the electric facilities. City shall obtain all permits and all other authorizations required by them for their work.
5. **TO THE FULLEST EXTENT PERMITTED BY LAW, EACH OF THE PARTIES HERETO WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF LITIGATION DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS CONTRACT. EACH PARTY FURTHER WAIVES ANY RIGHT TO CONSOLIDATE ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.**

IN WITNESS WHEREOF, the City of Davenport, Iowa and MidAmerican Energy Company have caused this Agreement to be executed by their duly authorized representatives to be effective on the date and year first above written.

CITY OF DAVENPORT, IOWA

MIDAMERICAN ENERGY COMPANY

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

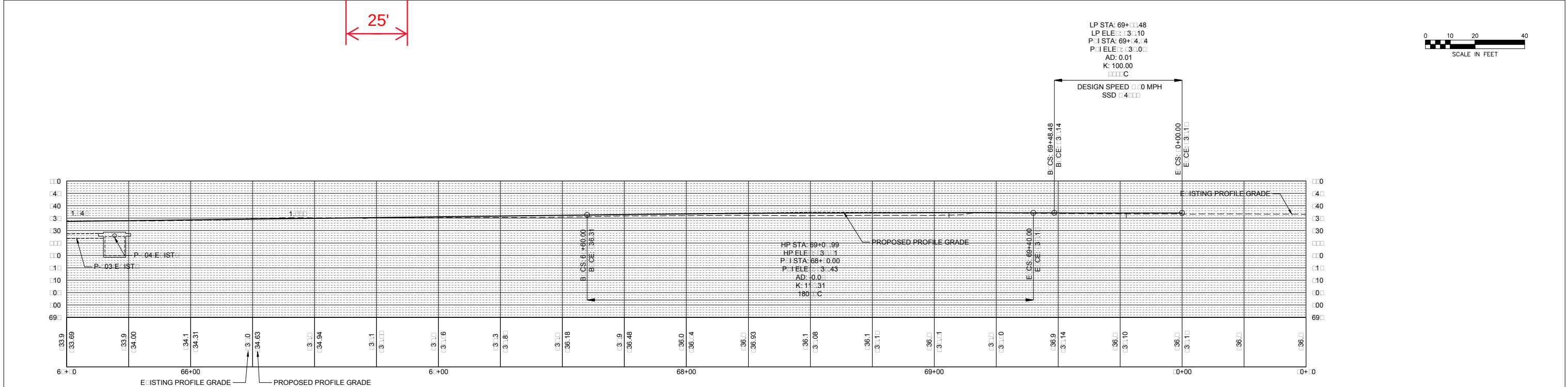
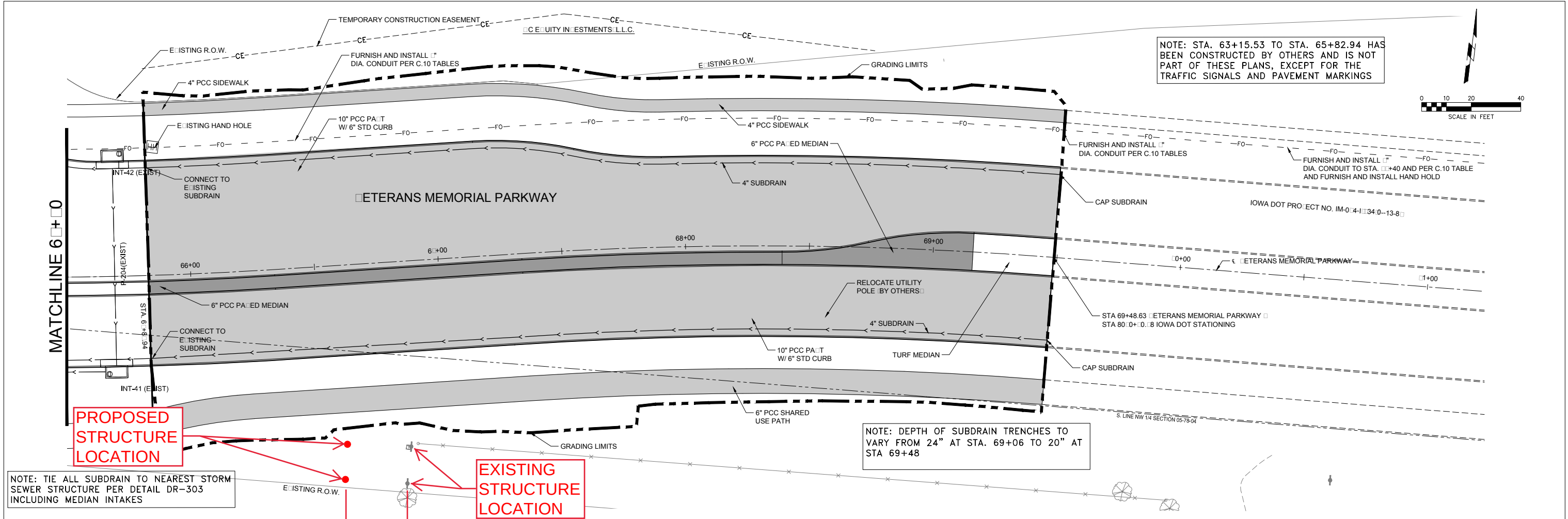


EXHIBIT A

SHIVE-HATTERY ARCHITECTURE + ENGINEERING Iowa Illinois Indiana Missouri http://www.shive-hattery.com		City of Davenport, Iowa Engineering Division	MAINLINE PLAN AND PROFILE SHEETS STA 65+50 TO 70+50 VETERANS MEMORIAL PARKWAY, 300 FT W JERSEY RIDGE RD TO 500 FT EAST OF ELMORE AVE, INCLUDING WORK ON JERSEY RIDGE RD FROM 1100 FT S TO 700 FT N OF VETERANS MEMORIAL PARKWAY	DESIGNED BY: PRL	DATE: 01-24-17
				DRAWN BY: PRL	REVISED:
				CHECKED BY: PRL	CITY PN: 13-00010-02418
				FIELD BOOK: NONE PAGE: SCALE: AS SHOWN	DWG. FOLDER: 314310-0

\\a:\happ\p\Projects\MO 3143100 Deliverables\Drawings\1-DWG\111701.346 PM

City of Davenport

Agenda Group: Public Works
Department: Public Works - Admin
Contact Info: Amy Kay
Wards: All

Action / Date
PW2/21/2018

Subject:

Motion approving submittal of two applications to the State Revolving Fund Sponsored Project Program, each requesting up to \$800,000 for watershed improvement projects. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Sustainable Infrastructure

Background:

The City of Davenport is applying for two separate State Revolving Fund (SRF) loans for a sewer separation project and UV disinfection at the Water Pollution Control Plant. As part of each SRF loan, the City is eligible to apply for grant money to implement water quality improvement projects. This motion approves the submittal of two applications, each requesting up to \$800,000 of sponsored project grant money, for watershed improvement projects. These non-point source water quality improvement projects would be located within the City of Davenport and could include wetlands, bioretention cells and soil quality.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	2/15/2018 - 2:54 PM
Public Works Committee	Lechvar, Gina	Approved	2/15/2018 - 2:54 PM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 4:52 PM

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Lauren Gonner (563) 326-7772
Wards: All

Action / Date
FIN2/21/2018

Subject:

Resolution adopting the FY 2019 Operating Budget, FY 2019 Capital Improvement Budget, and the FY 2019 - FY 2024 Capital Improvement Plan. [All Wards]

Recommendation:

Approve the resolution.

Relationship to Goals:

Financially Responsible City Government

Background:

The city has held three budget work sessions on the operating and capital budgets. The recommended FY 2019 Budget presented to the council is balanced and maintains the current tax levy rate at \$16.78 per \$1,000 of taxable valuation. The overall budget for FY 2019 is \$209,956,750 and is up 0.70% from FY 2018.

This budget continues the city's practice of developing two-year budget plans. Two-year budget plans have proven successful in increasing fund balances and providing for long-term budget planning. The six-year Capital Improvement Plan includes more than \$208 million of capital projects.

Under the laws of the State of Iowa, the city is required to adopt an annual budget and certify it to the county auditor no later than March 15 of each year. The City Administrator's Recommended Budget will be presented at the Committee of the Whole Meeting on February 21, 2018.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Budget Resolution
▣ Backup Material	FY 2019 Budget Details

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	2/15/2018 - 10:39 AM
Finance Committee	Watson-Arnould, Kathe	Approved	2/15/2018 - 10:40 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 1:58 PM

Resolution No. _____

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION adopting the FY 2019 Operating Budget, FY 2019 Capital Improvement Budget, and FY 2019-2024 Capital Improvement Program.

WHEREAS, it is necessary for the City of Davenport, Iowa to have an annual budget; and

WHEREAS, the City Administrator has prepared such a budget, reflecting any apparent Council majority support; and

WHEREAS, the FY 2019 Budget incorporates negotiated general wage increases for represented employees and a 2.0% general wage increase for non-represented employees; and

WHEREAS, the City Council is required to adopt the budget after public hearing;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the recommendations contained in the proposed budgets are hereby adopted for the City of Davenport for Fiscal Year 2019; and

BE IT FURTHER RESOLVED, that the adopted budget is authorized to be published and distributed.

Approved:

Attest:

Frank Klipsch, Mayor

Jackie E. Holecek, City Clerk

FY 2019 Proposed Budget Overview

	Adopted FY 2018	Proposed FY 2019
Operating	\$136,533,060	\$137,461,714
Capital	\$40,934,213	\$40,649,062
Debt	\$31,073,606	\$31,845,974
Total	\$208,540,879	\$209,956,750

The FY 2019 Proposed Budget of \$209,956,750 is presented as a balanced and core-competency driven budget and is up 0.68% compared to the FY 2018 Budget. The proposed FY 2019 Budget remains consistent with the following goals and policies established by the City Council:

- The FY 2019 Budget is balanced and maintains the current tax levy rate of \$16.78.
- Maintains General Fund unassigned reserve levels at 17-25% range of expenditure costs. The unassigned reserve range was increased and adopted by the City Council in FY 2018.
- The following user fees will be increased in order to maintain cost-recovery and service-delivery:
 - Sewer Fee = 7%
 - Solid Waste Fee = 3%
 - Clean Water Fee = 3%
- The Proposed Budget is core-competency driven and preserves the current level of service to Davenport residents and the community, including all public safety response.

Taxable value in the City of Davenport will increase by 5.0% in the FY 2019 Budget allowing the City to cover rising costs primarily due to general wage increases and health insurance costs without reductions as in

the last few fiscal years. Commercial property is growing at a more sustainable rate in Davenport with a 13.61% taxable valuation increase over FY 2018. The residential rollback will decrease 1.32% in FY 2019. The decrease in the rollback will decrease the tax payment for a median Davenport home by 2.30%, or \$24 over FY 2018.

Pension costs increased with the required employer rates for IPERS and MFPSI in FY 2019 at 9.44% and 26.02%, respectively. Health insurance costs have risen during the past year and are estimated to be 8% higher in FY 2019.

The FY 2019 Capital Improvement Budget decreased 0.70% compared to the FY 2018 Budget due to one-time projects in FY 2018 related to the Sterilite project. The Proposed Capital Improvement Budget accomplishes many of the goals established by the Mayor and City Council, including \$18.7M in sewer system and street network projects in FY 2019. Some FY 2019 project highlights from the six-year plan are presented below:

- \$1.0M for Main Street Landing improvements
- \$3.75M for the High Volume Street Repair Program
- \$1.0M for Concrete Neighborhood Street Replacement
- \$1.3M for Asphalt Neighborhood Street Repair
- \$4.225M for the RiverCenter/Adler Renovation
- \$1.75M for the Harrison to Division Resurfacing
- \$350K for the Main Library Facility Upgrades Project and Mobile Library

Adoption of Budget and Certification of City Taxes

FISCAL YEAR BEGINNING JULY 1, 2018 - ENDING JUNE 30, 2019

82-773

Resolution No.: _____

The City of: DAVENPORT County Name: SCOTT Date Budget Adopted: _____

(Date) xx/xx/xx

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages. Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

County Auditor Date Stamp		Telephone Number		Signature		
		January 1, 2017 Property Valuations				
		With Gas & Electric		Without Gas & Electric		
		Regular	2a	4,326,896,040	2b	4,129,260,130
		DEBT SERVICE	3a	4,535,793,815	3b	4,338,157,905
		Ag Land	4a	18,374,024		
				Last Official Census		
				99,687		

TAXES LEVIED									
Code Sec.	Dollar Limit	Purpose	(A)		(B)		(C)		
			Request with Utility Replacement		Property Taxes Levied	Rate			
384.1	8.10000	Regular General levy	5	35,047,858	33,447,007	43	8.10000		
(384)		Non-Voted Other Permissible Levies							
12(8)	0.67500	Contract for use of Bridge	6		0	44	0		
12(10)	0.95000	Opr & Maint publicly owned Transit	7	3,937,475	3,757,627	45	0.91000		
12(11)	Amt Nec	Rent, Ins. Maint of Civic Center	8		0	46	0		
12(12)	0.13500	Opr & Maint of City owned Civic Center	9		0	47	0		
12(13)	0.06750	Planning a Sanitary Disposal Project	10		0	48	0		
12(14)	0.27000	Aviation Authority (under sec.330A.15)	11		0	49	0		
12(15)	0.06750	Levee Impr. fund in special charter city	13		0	51	0		
12(17)	Amt Nec	Liability, property & self insurance costs	14	1,081,724	1,032,315	52	0.25000		
12(21)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.	462		0	465	0		
(384)		Voted Other Permissible Levies							
12(1)	0.13500	Instrumental/Vocal Music Groups	15		0	53	0		
12(2)	0.81000	Memorial Building	16		0	54	0		
12(3)	0.13500	Symphony Orchestra	17		0	55	0		
12(4)	0.27000	Cultural & Scientific Facilities	18		0	56	0		
12(5)	As Voted	County Bridge	19		0	57	0		
12(6)	1.35000	Missi or Missouri River Bridge Const.	20		0	58	0		
12(9)	0.03375	Aid to a Transit Company	21		0	59	0		
12(16)	0.20500	Maintain Institution received by gift/devise	22		0	60	0		
12(18)	1.00000	City Emergency Medical District	463		0	466	0		
12(20)	0.27000	Support Public Library	23	1,168,262	1,114,900	61	0.27000		
28E.22	1.50000	Unified Law Enforcement	24		0	62	0		
Total General Fund Regular Levies (5 thru 24)			25	41,235,319	39,351,849				
384.1	3.00375	Ag Land	26	55,191	55,191	63	3.00375		
Total General Fund Tax Levies (25 + 26)			27	41,290,510	39,407,040		Do Not Add		
Special Revenue Levies									
384.8	0.27000	Emergency (if general fund at levy limit)	28	1,168,262	1,114,900	64	0.27000		
384.6	Amt Nec	Police & Fire Retirement	29	5,952,281	5,680,417		1.37565		
	Amt Nec	FICA & IPERS (if general fund at levy limit)	30	5,971,423	5,698,668		1.38007		
Rules	Amt Nec	Other Employee Benefits	31	9,407,884	8,978,168		2.17428		
Total Employee Benefit Levies (29,30,31)			32	21,331,588	20,357,253	65	4.93000		
Sub Total Special Revenue Levies (28+32)			33	22,499,850	21,472,153				
Valuation									
386	As Req	With Gas & Elec	Without Gas & Elec						
SSMID 1	(A)	55,168,282 (B)	27,762,745	34	303,426	152,695	66	5.50001	
SSMID 2	(A)	9,048,990 (B)	9,048,990	35	31,671	31,671	67	3.49995	
SSMID 3	(A)	31,839,150 (B)	29,071,064	36	111,437	101,749	68	3.50000	
SSMID 4	(A)	25,722,834 (B)	25,722,834	37	77,169	77,169	69	3.00002	
SSMID 5	(A)	30,885,369 (B)	30,885,369	555	140,528	140,528	565	4.54999	
SSMID 6	(A)	21,984,078 (B)	21,984,078	556	100,028	100,028	566	4.55002	
SSMID 7	(A)	20,363,629 (B)	20,363,629	1177	92,655	92,655	1179	4.55002	
SSMID 8	(A)			1185		0	1187	0	
Total Special Revenue Levies			39	23,356,764	22,168,648				
384.4	Amt Nec	Debt Service Levy	76.10(6)	40	9,298,377	8,893,224	70	2.05000	
384.7	0.67500	Capital Projects (Capital Improv. Reserve)		41		0	71	0	
Total Property Taxes (27+39+40+41)			42	73,945,651	70,468,912	72	16.78000		

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:

Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

- 1) The prescribed Notice of Public Hearing Budget Estimate (Form 631.1) was lawfully published, or posted if applicable, and notarized, filed proof was evidenced.
- 2) Budget hearing notices were published or posted not less than 10 days, nor more than 20 days, prior to the budget hearing.
- 3) Adopted property taxes do not exceed published or posted amounts.
- 4) Adopted expenditures do not exceed published or posted amounts in each of the nine program areas, or in total.
- 5) Number of the resolution adopting the budget has been included at the top of this form.
- 6) The budget file uploaded to the SUBMIT Area matched the paper copy certified by the city to this office.
- 7) The long term debt schedule (Form 703) shows sufficient payment amounts to pay the G.O. debt certified by the city to this office.

(County Auditor)

EXPENDITURES SCHEDULE PAGE 1

Fiscal Year Ending 2019

Fiscal Years

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL	TIF	DEBT	CAPITAL	PERMANENT	PROPRIETARY	BUDGET	RE-ESTIMATED	ACTUAL
(A)	(B)	(C)	REVENUES	SPECIAL	SERVICE	PROJECTS	(H)	(I)	2019	2018	2017
			(D)	REVENUES	(F)	(G)			(J)	(K)	(L)
				(E)							
PUBLIC SAFETY											
Police Department/Crime Prevention	1	26,147,508	317,819						26,465,327	26,372,287	25,099,832
Jail	2								0	0	0
Emergency Management	3								0	0	0
Flood Control	4								0	0	0
Fire Department	5	18,697,973	211,000						18,908,973	18,589,554	18,360,307
Ambulance	6								0	0	0
Building Inspections	7								0	0	0
Miscellaneous Protective Services	8								0	0	0
Animal Control	9								0	0	0
Other Public Safety	10								0	0	0
TOTAL (lines 1 - 10)	11	44,845,481	528,819				0		45,374,300	44,961,841	43,460,139
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12	4,599,804	12,939,481						17,539,285	17,195,361	15,109,862
Parking - Meter and Off-Street	13								0	0	0
Street Lighting	14	185,000	1,612,794						1,797,794	1,660,333	1,848,112
Traffic Control and Safety	15								0	0	0
Snow Removal	16								0	0	0
Highway Engineering	17	12,137	394,611						406,748	395,032	398,396
Street Cleaning	18								0	0	0
Airport (if not Enterprise)	19								0	0	0
Garbage (if not Enterprise)	20								0	0	0
Other Public Works	21								0	0	22,163
TOTAL (lines 12 - 21)	22	4,796,941	14,946,886				0		19,743,827	19,250,726	17,378,533
HEALTH & SOCIAL SERVICES											
Welfare Assistance	23								0	0	0
City Hospital	24								0	0	0
Payments to Private Hospitals	25								0	0	0
Health Regulation and Inspection	26								0	0	0
Water, Air, and Mosquito Control	27								0	0	0
Community Mental Health	28								0	0	0
Other Health and Social Services	29								0	0	0
TOTAL (lines 23 - 29)	30	0	0				0		0	0	0
CULTURE & RECREATION											
Library Services	31	5,190,310							5,190,310	5,379,326	4,778,520
Museum, Band and Theater	32	753,000							753,000	753,000	753,000
Parks	33	3,434,691	199,000						3,633,691	4,151,588	3,650,281
Recreation	34	1,882,841	192,363						2,075,204	1,963,548	1,915,682
Cemetery	35								0	0	0
Community Center, Zoo, & Marina	36								0	0	0
Other Culture and Recreation	37	1,118,000							1,118,000	1,020,500	1,048,998
TOTAL (lines 31 - 37)	38	12,378,842	391,363				0		12,770,205	13,267,962	12,146,481

EXPENDITURES SCHEDULE PAGE 2

Fiscal Year Ending 2019

Fiscal Years

GOVERNMENT ACTIVITIES CONT.		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2019	RE-ESTIMATED 2018	ACTUAL 2017
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
COMMUNITY & ECONOMIC DEVELOPMENT											
Community Beautification	39								0	0	0
Economic Development	40	665,190	2,136,200	2,586,734					5,388,124	6,343,686	2,268,767
Housing and Urban Renewal	41	76,696	7,023,853						7,100,549	10,857,153	6,310,481
Planning & Zoning	42	321,986	475,777						797,763	774,346	800,983
Other Com & Econ Development	43								0	0	1,468,881
	44										
TOTAL (lines 39 - 44)	45	1,063,872	9,635,830	2,586,734			0		13,286,436	17,975,185	10,849,112
GENERAL GOVERNMENT											
Mayor, Council, & City Manager	46	1,862,671							1,862,671	1,852,157	1,644,364
Clerk, Treasurer, & Finance Adm.	47	1,932,077	25,000						1,957,077	1,743,711	1,894,892
Elections	48								0	0	0
Legal Services & City Attorney	49								0	0	50
City Hall & General Buildings	50	1,075,907	173,297						1,249,204	1,193,585	944,052
Tort Liability	51	707,865							707,865	667,797	686,330
Other General Government	52	5,154,118	135,479						5,289,597	5,184,872	4,756,794
TOTAL (lines 46 - 52)	53	10,732,638	333,776	0			0		11,066,414	10,642,122	9,926,482
DEBT SERVICE	54		75,618		18,256,419				18,332,037	18,814,817	43,085,301
Gov Capital Projects	55					39,051,062			39,051,062	36,502,919	34,150,381
TIF Capital Projects	56								0	2,851,294	0
TOTAL CAPITAL PROJECTS	57	0	0	0		39,051,062	0		39,051,062	39,354,213	34,150,381
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58	73,817,774	25,912,292	2,586,734	18,256,419	39,051,062	0		159,624,281	164,266,866	170,996,429
BUSINESS TYPE ACTIVITIES											
Proprietary: Enterprise & Budgeted ISF											
Water Utility	59								0	0	0
Sewer Utility	60						13,152,040		13,152,040	13,519,970	13,773,371
Electric Utility	61								0	0	0
Gas Utility	62								0	0	0
Airport	63						319,412		319,412	314,141	272,269
Landfill/Garbage	64						5,141,484		5,141,484	5,218,448	5,058,799
Transit	65						6,370,735		6,370,735	6,642,310	6,318,705
Cable TV, Internet & Telephone	66								0	0	0
Housing Authority	67						1,007,884		1,007,884	1,038,205	1,022,833
Storm Water Utility	68						2,121,003		2,121,003	2,104,207	1,814,587
Other Business Type (city hosp., ISF, parking, etc.)	69						34,059,237		34,059,237	33,743,297	32,654,397
Enterprise DEBT SERVICE	70						8,948,706		8,948,706	8,476,232	1,478,659
Enterprise CAPITAL PROJECTS	71								0	0	0
Enterprise TIF CAPITAL PROJECTS	72								0	0	0
TOTAL Business Type Expenditures (lines 59 - 73)	73						71,120,501		71,120,501	71,056,810	62,393,620
TOTAL ALL EXPENDITURES (lines 58+74)	74	73,817,774	25,912,292	2,586,734	18,256,419	39,051,062	0	71,120,501	230,744,782	235,323,676	233,390,049
Regular Transfers Out	75	5,097,475	37,889,350		712,168	1,598,000		2,316,643	47,613,636	44,937,581	40,046,648
Internal TIF Loan / Repayment Transfers Out	76			375,000					375,000	425,000	9,401,815
Total ALL Transfers Out	77	5,097,475	37,889,350	375,000	712,168	1,598,000	0	2,316,643	47,988,636	45,362,581	49,448,463
Total Expenditures & Fund Transfers Out (lines 75+78)	78	78,915,249	63,801,642	2,961,734	18,968,587	40,649,062	0	73,437,144	278,733,418	280,686,257	282,838,512
Ending Fund Balance June 30	79	19,113,849	12,406,450	14,648,905	18,760,044	17,142,273	0	56,475,592	138,547,113	133,155,833	131,752,634

* A continuing appropriation is the unexpended budgeted amount from a prior year's capital project. The entry is made on the Con Approps page that must accompany the budget forms if used. SEE INSTRUCTIONS FOR USE.

CITY OF

DAVENPORT

Department of Management

The last two columns will fill in once
the Re-Est forms are completed

REVENUES DETAIL														
Fiscal Year Ending						2019		Fiscal Years						
(A)	(B)	GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	BUDGET 2019 (J)	RE-ESTIMATED 2018 (K)	ACTUAL 2017 (L)			
REVENUES & OTHER FINANCING SOURCES														
Taxes Levied on Property	1	39,407,040	22,168,648		8,893,224	0			70,468,912	67,053,721	69,112,925			
Less: Uncollected Property Taxes - Levy Year	2									0	0	1,655,336		
Net Current Property Taxes (line 1 minus line 2)	3	39,407,040	22,168,648		8,893,224	0			70,468,912	67,053,721	67,457,589			
Delinquent Property Taxes	4									0	0	18,910		
TIF Revenues	5			7,265,196					7,265,196	7,030,465	5,634,254			
Other City Taxes:														
Utility Tax Replacement Excise Taxes	6	1,883,470	1,188,116		405,153	0	3,476,739	3,255,441	0					
Utility franchise tax (Iowa Code Chapter 364.2)	7	810,000					810,000	860,000	810,804					
Parimutuel wager tax	8						0	0	0					
Gaming wager tax	9	830,000					830,000	950,000	839,021					
Mobile Home Taxes	10	56,000			5,000		61,000	60,000	75,234					
Hotel/Motel Taxes	11	2,750,000					2,750,000	2,550,000	2,882,153					
Other Local Option Taxes	12		16,600,000				16,600,000	16,631,100	19,030,425					
Subtotal - Other City Taxes (lines 6 thru 12)	13	6,329,470	17,788,116		410,153	0		24,527,739	24,306,541	23,637,637				
Licenses & Permits	14	1,845,700	70,000					43,700	1,959,400	1,775,900	2,460,734			
Use of Money & Property	15	406,760	230,000		15,000			560,635	1,212,395	1,186,470	1,831,281			
Intergovernmental:														
Federal Grants & Reimbursements	16	125,000	6,904,450	0		8,560,062		1,968,000	17,557,512	21,005,158	17,846,575			
Road Use Taxes	17		12,110,000							12,110,000	11,800,000	12,739,031		
Other State Grants & Reimbursements	18	2,165,606	1,113,711		60,968	0		400,000	3,740,285	3,729,240	8,835,470			
Local Grants & Reimbursements	19	466,680	700,000						1,166,680	1,104,705	657,287			
Subtotal - Intergovernmental (lines 16 thru 19)	20	2,757,286	20,828,161	0	60,968	8,560,062		2,368,000	34,574,477	37,639,103	40,078,363			
Charges for Fees & Service:														
Water Utility	21								0	0	9,541			
Sewer Utility	22								20,492,663	20,492,663	20,347,887	20,629,974		
Electric Utility	23									0	0	0		
Gas Utility	24									0	0	0		
Parking	25									1,062,500	1,062,500	1,043,500	1,076,377	
Airport	26									202,900	202,900	197,400	208,418	
Landfill/Garbage	27									6,140,840	6,140,840	5,948,000	5,964,275	
Hospital	28										0	0	0	
Transit	29									466,500	466,500	444,000	399,774	
Cable TV, Internet & Telephone	30										0	0	0	
Housing Authority	31									475,000	475,000	435,000	475,951	
Storm Water Utility	32									2,782,210	2,782,210	2,701,175	2,771,610	
Other Fees & Charges for Service	33	3,811,779	253,000							31,311,017	35,375,796	34,703,896	32,840,149	
Subtotal - Charges for Service (lines 21 thru 33)	34	3,811,779	253,000			0			0	0	62,933,630	66,998,409	65,820,858	64,376,069
Special Assessments	35		7,500			20,000						27,500	32,500	27,565
Miscellaneous	36	2,827,485	1,526,179			797,000					234,370	5,385,034	6,607,249	25,761,680
Other Financing Sources:														
Regular Operating Transfers In	37	22,552,350	1,580,643	0	9,660,000	8,372,000		5,448,643	47,613,636	44,937,581	40,046,648			
Internal TIF Loan Transfers In	38	275,000							100,000	375,000	425,000	9,401,815		
Subtotal ALL Operating Transfers In	39	22,827,350	1,580,643		9,660,000	8,372,000		0	5,548,643	47,988,636	45,362,581	49,448,463		
Proceeds of Debt (Excluding TIF Internal Borrowing)	40							23,717,000		23,717,000	25,274,068	14,635,000		
Proceeds of Capital Asset Sales	41								0	0	362,148			
Subtotal-Other Financing Sources (lines 38 thru 40)	42	22,827,350	1,580,643	0	9,660,000	32,089,000	0	5,548,643	71,705,636	70,636,649	64,445,611			
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	80,212,870	64,452,247		19,856,345	40,649,062	0	71,688,978	284,124,698	282,089,456	295,729,693			
Beginning Fund Balance July 1	44	17,816,228	11,755,845		10,345,443	17,872,286	0	58,223,758	133,155,833	131,752,634	118,861,453			
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45	98,029,098	76,208,092	17,610,639	37,728,631	57,791,335	0	129,912,736	417,280,531	413,842,090	414,591,146			

NOTICE OF PUBLIC HEARING BUDGET ESTIMATE

FISCAL YEAR BEGINNING JULY 1, 2018 - ENDING JUNE 30, 2019

City of **DAVENPORT**, Iowa

The City Council will conduct a public hearing on the proposed Budget at 226 West Fourth Street (City Hall)

on 2/21/2018 at 5:30 p.m.
(Date) xx/xx/xx (hour)

The Budget Estimate Summary of proposed receipts and expenditures is shown below.

Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property \$ 16.78000

The estimated tax levy rate per \$1000 valuation on Agricultural land is \$ 3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

(563) 326-7789
phone number

Brandon Wright, CFO/Asst. City Administrator
City Clerk/Finance Officer's NAME

		Budget FY 2019	Re-estimated FY 2018	Actual FY 2017
		(a)	(b)	(c)
Revenues & Other Financing Sources				
Taxes Levied on Property	1	70,468,912	67,053,721	69,112,925
Less: Uncollected Property Taxes-Levy Year	2	0	0	1,655,336
Net Current Property Taxes	3	70,468,912	67,053,721	67,457,589
Delinquent Property Taxes	4	0	0	18,910
TIF Revenues	5	7,265,196	7,030,465	5,634,254
Other City Taxes	6	24,527,739	24,306,541	23,637,637
Licenses & Permits	7	1,959,400	1,775,900	2,460,734
Use of Money and Property	8	1,212,395	1,186,470	1,831,281
Intergovernmental	9	34,574,477	37,639,103	40,078,363
Charges for Fees & Service	10	66,998,409	65,820,858	64,376,069
Special Assessments	11	27,500	32,500	27,565
Miscellaneous	12	5,385,034	6,607,249	25,761,680
Other Financing Sources	13	23,717,000	25,274,068	14,997,148
Transfers In	14	47,988,636	45,362,581	49,448,463
Total Revenues and Other Sources	15	284,124,698	282,089,456	295,729,693
Expenditures & Other Financing Uses				
Public Safety	16	45,374,300	44,961,841	43,460,139
Public Works	17	19,743,827	19,250,726	17,378,533
Health and Social Services	18	0	0	0
Culture and Recreation	19	12,770,205	13,267,962	12,146,481
Community and Economic Development	20	13,286,436	17,975,185	10,849,112
General Government	21	11,066,414	10,642,122	9,926,482
Debt Service	22	18,332,037	18,814,817	43,085,301
Capital Projects	23	39,051,062	39,354,213	34,150,381
Total Government Activities Expenditures	24	159,624,281	164,266,866	170,996,429
Business Type / Enterprises	25	71,120,501	71,056,810	62,393,620
Total ALL Expenditures	26	230,744,782	235,323,676	233,390,049
Transfers Out	27	47,988,636	45,362,581	49,448,463
Total ALL Expenditures/Transfers Out	28	278,733,418	280,686,257	282,838,512
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	5,391,280	1,403,199	12,891,181
Beginning Fund Balance July 1	30	133,155,833	131,752,634	118,861,453
Ending Fund Balance June 30	31	138,547,113	133,155,833	131,752,634

City of Davenport
FY 2019 Budget Summary Overview

Fund	Revenues			Expenditures							Budgeted Excess/ (Deficiency)
	Projected Revenues	Transfers In	Total Resources	Salaries & Benefits	Supplies & Services	Equipment/ Capital	Allocated Costs	Debt Service	Transfers Out	Total Expenditures	
General Funds											
General Fund	47,718,587	1,607,796	49,326,383	38,943,898	4,785,250	77,500	5,222,700	-	41,562	49,070,910	255,473
Special Public Safety	209,685	-	209,685	427,797	-	-	-	-	-	427,797	(218,112)
Library Special Levy	1,221,039	-	1,221,039	964,502	172,230	-	70,467	-	55,000	1,262,199	(41,160)
Hotel/Motel Tax Fund	2,750,000	-	2,750,000	111,183	1,324,160	-	46,500	-	1,205,000	2,686,843	63,157
Trust and Agency	21,630,025	41,562	21,671,587	19,082,309	-	-	2,589,278	-	-	21,671,587	-
Emergency Tax Levy	1,180,296	-	1,180,296	-	-	-	-	-	1,180,296	1,180,296	-
Total General Funds	74,709,632	1,649,358	76,358,990	59,529,689	6,281,640	77,500	7,928,945	-	2,481,858	76,299,632	59,358
Special Revenue Funds											
Self-Supporting Improvement Districts	1,124,207	-	1,124,207	-	1,048,589	-	-	75,618	-	1,124,207	-
Fair Housing Fund	109,450	-	109,450	123,754	11,400	-	325	-	-	135,479	(26,029)
HUD Section 8	3,765,000	76,643	3,841,643	420,651	3,309,711	10,000	101,281	-	-	3,841,643	-
Community Development Block Grant	2,075,000	500,000	2,575,000	619,122	1,860,937	-	94,941	-	-	2,575,000	-
Community Development Loan Pool/Sp. Revenue	2,200,000	-	2,200,000	55,295	1,644,329	-	376	-	500,000	2,200,000	-
Road Use Tax	12,905,000	1,297,000	14,202,000	7,531,601	2,790,079	575,300	1,804,625	-	1,600,000	14,301,605	(99,605)
Riverfront Improvement Fund	245,000	75,000	320,000	100,561	155,300	-	15,100	-	52,500	323,461	(3,461)
Youth Sports	175,000	-	175,000	131,663	60,700	-	-	-	-	192,363	(17,363)
Local Option Sales Tax	16,700,500	207,000	16,907,500	2,357,115	-	951,319	62,600	-	13,812,000	17,183,034	(275,534)
Total Special Revenue Funds	39,299,157	2,155,643	41,454,800	11,339,762	10,881,045	1,536,619	2,079,248	75,618	15,964,500	41,876,792	(421,992)
Proprietary Funds											
Sewer Maintenance	18,812,000	36,000	18,848,000	2,140,433	573,197	209,000	1,573,926	6,772,082	7,200,502	18,469,140	378,860
Water Pollution Control Plant	2,568,443	6,087,040	8,655,483	4,340,057	2,795,601	362,500	1,157,325	-	-	8,655,483	-
WPCP Equipment Replacement	256,490	1,043,462	1,299,952	-	-	-	-	-	1,370,000	1,370,000	(70,048)
Solid Waste Collection	5,863,840	-	5,863,840	2,846,591	1,067,810	67,650	1,159,433	790,188	-	5,931,672	(67,832)
Clean Water Utility	2,828,210	23,000	2,851,210	1,436,264	388,985	72,000	223,754	229,600	870,000	3,220,603	(369,393)
Parking	1,182,500	812,168	1,994,668	336,340	341,750	10,000	303,922	1,002,656	-	1,994,668	-
Transit	6,260,864	-	6,260,864	3,406,867	1,653,829	-	1,310,039	-	-	6,370,735	(109,871)
Airport	311,035	35,000	346,035	106,661	136,699	-	76,052	43,436	-	362,848	(16,813)
Heritage Housing	810,000	-	810,000	129,495	249,849	-	285,255	9,194	139,928	813,721	(3,721)
Scattered Site Housing	280,000	63,285	343,285	111,975	74,590	-	156,720	-	-	343,285	-
RiverCenter Operating	4,585,200	655,000	5,240,200	-	4,968,507	-	176,015	101,550	-	5,246,072	(5,872)
Golf Course Operating	1,725,400	-	1,725,400	884,407	580,250	-	378,258	-	-	1,842,915	(117,515)
River's Edge Sports Center	621,300	50,000	671,300	360,594	263,570	-	102,362	-	-	726,526	(55,226)
Total Enterprise Funds	46,105,282	8,804,955	54,910,237	16,099,684	13,094,637	721,150	6,903,061	8,948,706	9,580,430	55,347,668	(437,431)
Internal Service Funds											
Information Management Systems	2,775,960	-	2,775,960	1,171,067	1,529,255	-	75,638	-	-	2,775,960	-
Employee Insurance	15,675,000	-	15,675,000	106,898	17,008,038	-	23,797	-	-	17,138,733	(1,463,733)
Risk Management	5,558,757	70,000	5,628,757	1,152,785	4,067,411	-	218,373	-	-	5,438,569	190,188
Total Internal Service Funds	24,009,717	70,000	24,079,717	2,430,750	22,604,704	-	317,808	-	-	25,353,262	(1,273,545)
Total Proprietary Funds	70,114,999	8,874,955	78,989,954	18,530,434	35,699,341	721,150	7,220,869	8,948,706	9,580,430	80,700,930	(1,710,976)
Debt Service Funds											
General Debt Service	10,223,945	9,660,000	19,883,945	-	-	-	-	18,256,419	712,168	18,968,587	915,358
Tax Increment Debt Service	7,265,196	-	7,265,196	-	2,586,734	-	-	4,565,231	375,000	7,526,965	(261,769)
Total Debt Service Funds	17,489,141	9,660,000	27,149,141	-	2,586,734	-	-	22,821,650	1,087,168	26,495,552	653,589
Total Capital Project Funds	32,277,062	8,372,000	40,649,062	-	-	39,051,062	-	-	1,598,000	40,649,062	-
TOTAL FY 2019 BUDGET	233,889,991	30,711,956	264,601,947	89,399,885	55,448,760	41,386,331	17,229,062	31,845,974	30,711,956	266,021,968	(1,420,021)

City of Davenport

FY 2019 Budget - Changes in Fund Balance by Fund

Fund	Fund Balance 6/30/2017	FY 2018 Revenues	FY 2018 Expenditures	Est. Beginning Fund Balance 6/30/2018	FY 2019 Revenues	FY 2019 Expenditures	Budgeted Excess/ (Deficiency)	Est. Ending Fund Balance 6/30/2019
General Funds								
General Fund	12,726,442	48,001,699	48,085,000	12,643,141	49,326,383	49,070,910	255,473	12,898,614
Special Public Safety	600,000	-	-	600,000	209,685	427,797	(218,112)	381,888
Parks Special Needs	26,145	-	-	26,145	-	-	-	26,145
Special Library Levy	871,889	1,165,493	1,208,429	828,953	1,221,039	1,262,199	(41,160)	787,793
Hotel/Motel Tax Fund	1,134,670	2,550,000	2,565,442	1,119,228	2,750,000	2,686,843	63,157	1,182,385
Flood Fund	600,000	-	-	600,000	-	-	-	600,000
Trust and Agency	3,046,064	21,277,563	21,229,849	3,093,778	21,671,587	21,671,587	-	3,093,778
Emergency Tax Levy	-	1,146,933	1,146,933	-	1,180,296	1,180,296	-	-
Total General Funds	19,005,210	74,141,688	74,235,653	18,911,245	76,358,990	76,299,632	59,358	18,970,603
Special Revenue Funds								
Self-Supporting Improvement Districts	687,124	1,025,848	1,025,848	687,124	1,124,207	1,124,207	-	687,124
Fair Housing Fund	(15,996)	109,450	128,257	(34,803)	109,450	135,479	(26,029)	(60,832)
HUD Section 8	164,964	3,865,000	3,811,084	218,880	3,841,643	3,841,643	-	218,880
Community Development Block Grant	27,273	2,575,000	2,575,000	27,273	2,575,000	2,575,000	-	27,273
Community Development Loan Pool/Sp. Revenue	1,265,482	2,197,666	2,197,666	1,265,482	2,200,000	2,200,000	-	1,265,482
Riverfront Improvement Fund	(20,784)	-	-	(20,784)	-	-	-	(20,784)
Road Use Tax	1,257,348	13,880,000	14,139,297	998,051	14,202,000	14,301,605	(99,605)	898,446
Levee Improvement Commission	18,148	313,000	307,315	23,833	320,000	323,461	(3,461)	20,372
Youth Sports	137,662	169,750	175,605	131,807	175,000	192,363	(17,363)	114,444
Local Option Sales Tax	7,360,977	16,865,500	17,119,311	7,107,166	16,907,500	17,183,034	(275,534)	6,831,632
Total Special Revenue Funds	10,882,198	41,001,214	41,479,383	10,404,029	41,454,800	41,876,792	(421,992)	9,982,037
Proprietary Funds								
Sewer Maintenance	916,045	18,547,000	18,607,350	855,695	18,848,000	18,469,140	378,860	1,234,555
Water Pollution Control Plant	348,102	8,741,317	8,741,317	348,102	8,655,483	8,655,483	-	348,102
WPCP Equipment Replacement	2,458,425	1,306,255	320,000	3,444,680	1,299,952	1,370,000	(70,048)	3,374,632
District Main	1,438,781	-	-	1,438,781	-	-	-	1,438,781
Solid Waste Collection	954,077	5,685,000	5,904,709	734,368	5,863,840	5,931,672	(67,832)	666,536
Clean Water Utility	2,426,484	2,744,175	2,830,154	2,340,505	2,851,210	3,220,603	(369,393)	1,971,112
Parking	2,947	2,051,121	2,051,121	2,947	1,994,668	1,994,668	-	2,947
Transit	2,213	6,174,918	6,249,310	(72,179)	6,260,864	6,370,735	(109,871)	(182,050)
Airport	-	358,610	373,902	(15,292)	346,035	362,848	(16,813)	(32,105)
Heritage Housing	152,363	805,000	736,024	221,339	810,000	813,721	(3,721)	217,618
Scattered Site Housing	27,887	334,984	334,984	27,887	343,285	343,285	-	27,887
RiverCenter Operating	798,386	5,684,043	5,631,747	850,682	5,240,200	5,246,072	(5,872)	844,810
Golf Course Operating	13,500	1,783,300	1,779,129	17,671	1,725,400	1,842,915	(117,515)	(99,844)
River's Edge Sports Center	3,365	683,300	713,942	(27,277)	671,300	726,526	(55,226)	(82,503)
Total Enterprise Funds	9,542,575	54,899,023	54,273,689	10,167,909	54,910,237	55,347,668	(437,431)	9,730,478
Total Internal Service Funds								
Information Management Systems	180,219	2,317,343	2,332,543	165,019	2,775,960	2,775,960	-	165,019
Employee Insurance	3,382,034	15,180,000	16,156,816	2,405,218	15,675,000	17,138,733	(1,463,733)	941,485
Risk Management	7,145,290	5,444,789	5,638,362	6,951,717	5,628,757	5,438,569	190,188	7,141,905
Total Internal Service Funds	10,707,543	22,942,132	24,127,721	9,521,954	24,079,717	25,353,262	(1,273,545)	8,248,409
Total Proprietary Funds	20,250,118	77,841,155	78,401,410	19,689,863	78,989,954	80,700,930	(1,710,976)	17,978,887
Debt Service Funds								
General Debt Service	17,089,950	20,139,349	30,156,543	7,072,756	19,883,945	18,968,587	915,358	7,988,114
Tax Increment Debt Service	7,319,984	7,030,465	7,787,563	6,562,886	7,265,196	7,526,965	(261,769)	6,301,117
Total Debt Service Funds	24,409,934	27,169,814	37,944,106	13,635,642	27,149,141	26,495,552	653,589	14,289,231
Total Capital Project Funds	17,142,273	40,934,213	40,934,213	17,142,273	40,649,062	40,649,062	-	17,142,273
TOTALS	91,689,733	261,088,084	272,994,765	79,783,052	264,601,947	266,021,968	(1,420,021)	78,363,031

City of Davenport, Iowa Staffing Summary Report

	FY 2017				FY 2018				FY 2019			
	Full Time	Part Time	Seasonal	Total	Full Time	Part Time	Seasonal	Total	Full Time	Part Time	Seasonal	Total
Mayor's Office	1.00	1.00	-	2.00	1.00	1.00	-	2.00	1.00	1.00	-	2.00
City Council	0.50	10.00	-	10.50	0.75	10.00	-	10.75	0.75	10.00	-	10.75
Finance												
Administration	5.00	-	-	5.00	5.00	-	-	5.00	6.00	-	-	6.00
Revenue	6.00	-	1.25	7.25	6.50	0.50	-	7.00	6.50	0.50	-	7.00
Accounting	6.00	-	-	6.00	6.00	-	-	6.00	6.00	-	-	6.00
Purchasing	2.00	-	-	2.00	2.00	-	-	2.00	2.00	-	-	2.00
Risk Management	4.00	-	-	4.00	4.00	-	-	4.00	4.00	-	-	4.00
Total Finance	23.00	-	1.25	24.25	23.50	0.50	-	24.00	24.50	0.50	-	25.00
City Administration												
Administration	4.50	0.50	0.60	5.60	4.25	-	0.60	4.85	7.25	0.75	0.60	8.60
Communications	2.00	0.75	0.60	3.35	2.00	0.75	0.60	3.35	-	-	-	-
Total City Administration	6.50	1.25	1.20	8.95	6.25	0.75	1.20	8.20	7.25	0.75	0.60	8.60
Information Technology	8.00	1.50	-	9.50	9.50	-	-	9.50	8.50	-	-	8.50
Legal	5.00	0.25	-	5.25	5.00	0.25	-	5.25	5.00	0.25	-	5.25
Human Resources	5.00	1.13	-	6.13	5.00	1.13	-	6.13	5.00	1.13	-	6.13
CPED												
Administration	3.75	-	-	3.75	3.75	-	-	3.75	3.30	-	-	3.30
Planning	4.00	-	-	4.00	4.00	-	-	4.00	4.00	-	-	4.00
Project Management	1.00	-	-	1.00	1.00	-	-	1.00	1.00	-	-	1.00
Assisted Housing	6.50	-	-	6.50	6.50	-	-	6.50	7.00	-	-	7.00
Housing Rehabilitation	5.75	-	-	5.75	5.75	-	-	5.75	5.70	-	-	5.70
Economic Development	2.00	-	-	2.00	2.00	-	-	2.00	3.00	-	-	3.00
Total CPED	23.00	-	-	23.00	23.00	-	-	23.00	24.00	-	-	24.00
Civil Rights	4.00	0.44	-	4.44	4.00	0.44	-	4.44	4.00	0.44	-	4.44
Neighborhood Services	12.00	8.25	-	20.25	11.00	4.50	-	15.50	10.00	4.50	-	14.50
Public Works												
Administration	2.00	-	-	2.00	3.00	-	-	3.00	7.00	-	-	7.00
Facilities	14.00	4.55	0.70	19.25	13.30	5.50	-	18.80	13.75	4.15	-	17.90
Engineering	35.00	0.25	-	35.25	30.00	3.25	-	33.25	27.00	1.75	-	28.75
Building Inspections	9.00	-	-	9.00	9.00	-	-	9.00	9.00	-	-	9.00
Water Pollution Control Plan	33.00	-	-	33.00	33.00	-	-	33.00	32.00	-	-	32.00
Compost	11.00	2.25	0.66	13.91	11.20	2.25	0.66	14.11	11.20	2.25	0.66	14.11
Clean Water	11.00	-	1.05	12.05	4.00	-	0.59	4.59	4.00	-	0.59	4.59
Streets	52.00	0.75	-	52.75	51.00	0.75	-	51.75	52.53	0.75	-	53.28
Forestry	-	-	-	-	7.00	-	0.46	7.46	7.00	-	0.46	7.46
Solid Waste	31.00	-	2.48	33.48	31.50	-	-	31.50	31.30	-	-	31.30
Sanitary Sewer Maintenance	13.50	0.38	-	13.88	12.50	0.38	-	12.88	12.34	0.38	-	12.72
Storm Sewer Maintenance	10.50	0.38	-	10.88	10.50	0.38	-	10.88	10.33	0.38	-	10.71
Fleet Management	36.00	3.75	-	39.75	36.00	3.75	-	39.75	35.55	3.75	-	39.30
Citibus	28.00	9.12	-	37.12	24.00	6.78	-	30.78	24.00	12.75	-	36.75

City of Davenport, Iowa Staffing Summary Report

	FY 2017				FY 2018				FY 2019			
	Full Time	Part Time	Seasonal	Total	Full Time	Part Time	Seasonal	Total	Full Time	Part Time	Seasonal	Total
Traffic Engineering	1.00	-	0.46	1.46	1.00	-	-	1.00	1.00	-	-	1.00
Signals and Street Lights	4.00	-	-	4.00	4.00	-	-	4.00	5.00	-	-	5.00
Airport	1.00	-	-	1.00	1.00	-	-	1.00	1.00	-	-	1.00
Operations & Customer Service	7.00	-	-	7.00	6.00	-	-	6.00	7.00	0.65	-	7.65
Total Public Works	299.00	21.43	5.35	325.78	288.00	23.04	1.71	312.75	291.00	26.81	1.71	319.52
Police												
Administration	5.00	-	-	5.00	5.00	-	-	5.00	5.00	-	-	5.00
Crossing Guards	-	7.00	-	7.00	-	7.00	-	7.00	-	7.00	-	7.00
Patrol	100.00	-	-	100.00	102.00	-	-	102.00	107.00	-	-	107.00
Investigations	39.00	-	-	39.00	38.00	-	-	38.00	37.00	-	-	37.00
Services	44.00	-	-	44.00	42.00	-	-	42.00	42.00	-	-	42.00
Forfeiture and Seizure	-	-	-	-	-	-	-	-	-	-	-	-
Total Police	188.00	7.00	-	195.00	187.00	7.00	-	194.00	191.00	7.00	-	198.00
Fire												
Administration	2.00	-	0.20	2.20	2.00	-	-	2.00	2.00	-	-	2.00
Prevention	2.00	-	-	2.00	3.00	-	-	3.00	3.00	-	-	3.00
Hazmat	1.00	-	-	1.00	1.00	-	-	1.00	1.00	-	-	1.00
Suppression	132.00	-	-	132.00	128.00	-	-	128.00	128.00	-	-	128.00
Training	2.00	-	-	2.00	2.00	-	-	2.00	2.00	-	-	2.00
Total Fire	139.00	-	0.20	139.20	136.00	-	-	136.00	136.00	-	-	136.00
Parks & Recreation												
Administration	2.00	4.27	1.00	7.27	2.00	4.27	1.00	7.27	2.00	4.27	1.00	7.27
Golf	5.00	11.74	5.46	22.20	5.00	11.74	5.46	22.20	5.00	11.74	5.46	22.20
Parks Operations	7.00	36.22	-	43.22	7.00	36.22	-	43.22	7.00	38.22	-	45.22
Recreation Programs	5.00	7.65	12.20	24.85	6.00	9.25	7.51	22.76	6.00	13.91	6.75	26.66
Self Sustaining Programs	-	23.20	-	23.20	-	23.20	-	23.20	-	23.20	-	23.20
River's Edge	1.00	9.49	-	10.49	1.00	9.49	-	10.49	1.00	9.49	-	10.49
Total Parks & Recreation	20.00	92.57	18.66	131.23	21.00	94.17	13.97	129.14	21.00	100.83	13.21	135.04
Library												
Administration	6.00	4.17	-	10.17	6.00	4.17	-	10.17	4.00	1.21	-	5.21
Library Services	-	-	-	-	-	-	-	-	35.00	18.44	-	53.44
Information	19.00	3.50	-	22.50	19.00	5.50	-	24.50	-	-	-	-
Adult Services	15.00	9.48	-	24.48	13.00	9.48	-	22.48	-	-	-	-
Total Library	40.00	17.15	-	57.15	38.00	19.15	-	57.15	39.00	19.65	-	58.65
Grand Total	755.50	152.47	25.46	933.43	741.75	156.68	15.68	914.11	750.75	167.61	14.92	933.28

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Brandon Wright 563-326-7750
Wards: All

Action / Date
FIN2/21/2018

Subject:

Resolution setting March 14, 2018 as the date for the sale of General Obligation Corporate and Refunding Bonds, Series 2018A; and Taxable General Obligation Corporate and Refunding Bonds, Series 2018B; and approving the Preliminary Official Statement. [All Wards]

Recommendation:

Adopt the resolution and set the sale date for bonds for Wednesday, March 14, 2018.

Relationship to Goals:

Financially Responsible City Government

Background:

This resolution as three components:

1. Setting March 14, 2018 as the date of sale for General Obligation Corporate Bonds, Series 2018. On April 19, 2017, a public hearing was held on the issuance of not-to-exceed \$25,320,000 General Obligation Corporate Bonds. Proceeds of these bonds are to finance the FY2018 Capital Improvement Program. On January 17, 2018, a second public hearing was held to increase the not-to-exceed amount by \$9,500,000 in order to issue bonds related to the City's economic development agreement with Sterilite. The total of General Obligation Corporate Bonds to be sold is \$34,365,000.
2. Setting March 14, 2018 as the date of sale of General Obligation Refunding Bonds, Series 2018. The required public hearing was held on January 17, 2018. This action will refund the Series 2010A, Series 2010B, and Series 2010C bonds for total savings of \$204,751 and present value savings of \$187,019. The total of General Obligation Refunding Bonds to be sold is \$8,330,000.
3. Approving the Preliminary Official Statement. In order to satisfy Securities and Exchange Commission (SEC) Rule 15(c)(2)-12, the City's bond counsel, Robert Josten of Dorsey & Whitney LLP, has recommended this resolution be adopted prior to the sale and issuance of the bonds. This action approves the use of the Preliminary Official Statement by the City's municipal advisor in offering the bonds for sale.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution 2018 G O Bonds
▣ Backup Material	Preliminary Official Statement

REVIEWERS:

Department	Reviewer	Action	Date
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Finance	Watson-Arnould, Kathe	Approved	2/15/2018 - 9:33 AM
Finance Committee	Watson-Arnould, Kathe	Approved	2/15/2018 - 9:34 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 1:59 PM

RESOLUTION NO. _____

Resolution setting March 14, 2018, as date for sale of General Obligation Corporate and Refunding Bonds, Series 2018A and Taxable General Obligation Corporate and Refunding Bonds, Series 2018B, and approving preliminary official statement

WHEREAS, the City Council of the City of Davenport, in Scott County, Iowa (the “City”), in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, has previously held a hearing and determined to issue not to exceed \$34,820,000 General Obligation Corporate Bonds, Series 2018, for the purpose of paying costs in connection with various improvements and projects in the City; and

WHEREAS, the City Council of the City has also previously held a hearing and determined to issue not to exceed \$12,000,000 General Obligation Refunding Bonds, Series 2018, for the purpose of refunding the outstanding balances of the City’s Taxable General Obligation Corporate Bonds, Series 2010A; General Obligation Refunding Bonds, Series 2010B and Taxable General Obligation Refunding Bonds, Series 2010C; and

WHEREAS, the City now proposes to issue General Obligation Corporate and Refunding Bonds, Series 2018A (the “Series 2018A Bonds”) in the amount of \$34,365,000 and Taxable General Obligation Corporate and Refunding Bonds, Series 2018B (the “Series 2018B Bonds”) in the amount of \$8,330,000 (together, the “Series 2018 Bonds”); and

WHEREAS, it is deemed advisable and in the best interest of the City that the Series 2018 Bonds be offered for public sale at this time, and it is necessary to fix a date of meeting of the City Council to consider bids and take action for the sale and issuance of the Series 2018 Bonds and to give proper notice of such sale, as required by Chapter 75 of the Code of Iowa; and

WHEREAS, a preliminary official statement (the “Preliminary Official Statement”) has been prepared in connection with the sale of the Series 2018 Bonds, and it is necessary to make provision for the approval of the Preliminary Official Statement and to authorize its use by PFM Financial Advisors LLC;

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

Section 1. The Series 2018 Bonds shall be offered and advertised for sale and shall be in the principal amounts, be dated, bear interest and mature as set forth in the two Notices of Sale hereinafter set out.

Section 2. Sealed bids for the Series 2018 Bonds shall be received until 10:00 o’clock a.m., Central Time, on March 14, 2018, at the office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa, and the City Council shall meet to consider the bids

received and take action thereon at 5:30 o'clock p.m. on March 14, 2018, at the Council Chambers, City Hall, Davenport, Iowa.

Section 3. The Deputy City Clerk is hereby authorized and directed to publish notice of the sale of the Series 2018A Bonds, as provided by Chapter 75 of the Code of Iowa, not less than 4 nor more than 20 days prior to the date set for the sale, in substantially the following form:

NOTICE OF SALE
City of Davenport, Iowa
\$34,365,000* General Obligation Corporate and Refunding Bonds,
Series 2018A

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 o'clock a.m., Central Time, on March 14, 2018, for the purchase of \$34,365,000* General Obligation Corporate and Refunding Bonds, Series 2018A (the "Series 2018A Bonds").

Either of the methods set forth below may be used, but no open bids will be accepted:

Sealed Bidding: Sealed bids will be received at the office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa.

Electronic Internet Bidding: Electronic Internet bids will be received through PARITY.

After the deadline for receipt of bids has passed, sealed bids will be opened and announced, and electronic internet bids will be accessed and announced. All bids will be presented to the City Council for consideration at its meeting to be held at 5:30 o'clock p.m. on March 14, 2018, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2018A Bonds will be sold to the best bidder for cash.

The Series 2018A Bonds will be issued as fully registered bonds in denominations of \$5,000 or any integral multiple thereof, will be dated April 3, 2018, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2018, and will mature on June 1 in the following years and amounts:

Year	Principal Amount	Year	Principal Amount
2019	\$3,385,000	2027	\$1,545,000
2020	\$3,510,000	2028	\$1,590,000
2021	\$3,610,000	2029	\$1,645,000
2022	\$2,985,000	2030	\$1,690,000
2023	\$3,070,000	2031	\$1,745,000
2024	\$2,940,000	2032	\$1,805,000
2025	\$1,465,000	2033	\$1,870,000
2026	\$1,510,000		

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2018A Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder.

The right is reserved to the City to call and redeem all of the Series 2018A Bonds maturing in the years 2027 to 2033, inclusive, in whole or from time to time in part, in one or

more units of \$5,000, on June 1, 2026, or on any date thereafter prior to and in any order of maturity (and within a maturity by lot), upon terms of par and accrued interest.

Bidders must specify a price of not less than \$34,077,255, plus accrued interest. The legal opinion of Dorsey & Whitney LLP, Attorneys, Des Moines, Iowa, will be furnished by the City.

A good faith deposit of \$343,650 is required from the successful bidder and may be forfeited to the City in the event the successful bidder fails or refuses to take and pay for the Series 2018A Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2018A Bonds are being issued pursuant to the provisions of Division III of Chapter 384 of the Code of Iowa and the Charter of the City and will constitute general obligations of the City, payable from taxes levied upon all the taxable property in the City without limitation as to rate or amount.

Bidders should be aware that the official terms of offering to be published in the Official Statement for the Series 2018A Bonds contain additional bidding terms and information relative to the Series 2018A Bonds, including, without limitation, requirements regarding the establishment of issue price for the Series 2018A Bonds. Bidders should prepare their bids on the assumption that the Series 2018A Bonds will be subject to the “hold-the-offering-price” rule, if the requirements for a competitive sale have not been met. Any bid submitted pursuant to this Notice of Sale will be considered a firm offer for the purchase of the Series 2018A Bonds, and bids submitted will not be subject to cancellation or withdrawal. In the event of a variance between statements in this Notice of Sale (except with respect to the time and place of the sale of the Series 2018A Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

By order of the City Council of Davenport, Iowa.

Jackie E. Holecek
Deputy City Clerk

Section 4. The Deputy City Clerk is hereby authorized and directed to publish notice of the sale of the Series 2018B Bonds, as provided by Chapter 75 of the Code of Iowa, not less than 4 nor more than 20 days prior to the date set for the sale, in substantially the following form:

NOTICE OF SALE
City of Davenport, Iowa
\$8,330,000* Taxable General Obligation Corporate and Refunding Bonds,
Series 2018B

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 o'clock a.m., Central Time, on March 14, 2018, for the purchase of \$8,330,000* Taxable General Obligation Corporate and Refunding Bonds, Series 2018B (the "Series 2018B Bonds").

Either of the methods set forth below may be used, but no open bids will be accepted:

Sealed Bidding: Sealed bids will be received at the office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa.

Electronic Internet Bidding: Electronic Internet bids will be received through PARITY.

After the deadline for receipt of bids has passed, sealed bids will be opened and announced, and electronic internet bids will be accessed and announced. All bids will be presented to the City Council for consideration at its meeting to be held at 5:30 o'clock p.m. on March 14, 2018, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2018B Bonds will be sold to the best bidder for cash.

The Series 2018B Bonds will be issued as fully registered bonds in denominations of \$5,000 or any integral multiple thereof, will be dated April 3, 2018, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2018, and will mature on June 1 in the following years and amounts:

Year	Principal Amount	Year	Principal Amount
2019	\$740,000	2027	\$480,000
2020	\$805,000	2028	\$500,000
2021	\$835,000	2029	\$515,000
2022	\$410,000	2030	\$535,000
2023	\$420,000	2031	\$555,000
2024	\$435,000	2032	\$580,000
2025	\$450,000	2033	\$605,000
2026	\$465,000		

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2018B Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder.

The right is reserved to the City to call and redeem all of the Series 2018B Bonds maturing in the years 2027 to 2033, inclusive, in whole or from time to time in part, in one or

more units of \$5,000, on June 1, 2026, or on any date thereafter prior to and in any order of maturity (and within a maturity by lot), upon terms of par and accrued interest.

Bidders must specify a price of not less than \$8,254,260, plus accrued interest. The legal opinion of Dorsey & Whitney LLP, Attorneys, Des Moines, Iowa, will be furnished by the City.

A good faith deposit of \$83,300 is required from the successful bidder and may be forfeited to the City in the event the successful bidder fails or refuses to take and pay for the Series 2018B Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2018B Bonds are being issued pursuant to the provisions of Division III of Chapter 384 of the Code of Iowa and the Charter of the City and will constitute general obligations of the City, payable from taxes levied upon all the taxable property in the City without limitation as to rate or amount.

Bidders should be aware that the official terms of offering to be published in the Official Statement for the Series 2018B Bonds contain additional bidding terms and information relative to the Series 2018B Bonds, including, without limitation, requirements regarding the establishment of issue price for the Series 2018B Bonds. Bidders should prepare their bids on the assumption that the Series 2018B Bonds will be subject to the “hold-the-offering-price” rule, if the requirements for a competitive sale have not been met. Any bid submitted pursuant to this Notice of Sale will be considered a firm offer for the purchase of the Series 2018B Bonds, and bids submitted will not be subject to cancellation or withdrawal. In the event of a variance between statements in this Notice of Sale (except with respect to the time and place of the sale of the Series 2018B Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

By order of the City Council of Davenport, Iowa.

Jackie E. Holecek
Deputy City Clerk

Section 5. The use by PFM Financial Advisors LLC of the Preliminary Official Statement related to the Series 2018 Bonds, in substantially the form as has been presented to and considered by the City Council, is hereby approved, and PFM Financial Advisors LLC is hereby authorized to prepare and use the final Official Statement for the Series 2018 Bonds, substantially in the form of the Preliminary Official Statement, but with such changes as are required to conform the same to the terms of the Series 2018 Bonds and the ordinances that will be adopted to authorize the issuance of the Series 2018 Bonds, and the appropriate City officials are hereby authorized to execute the final Official Statement for the Series 2018 Bonds, if requested. The Preliminary Official Statement is deemed final by the City, as of its date, within the meaning of Rule 15c2-12 of the Securities and Exchange Commission.

Section 6. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Series 2018 Bonds through PARITY[®], and hereby finds and determines that the PARITY[®] competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 7. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved February 28, 2018.

Mayor

Attest:

Deputy Clerk

STATE OF IOWA
COUNTY OF SCOTT
CITY OF DAVENPORT

SS:

I, the undersigned, Deputy Clerk of the City of Davenport, Iowa, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council of the City relating to setting a date for the sales of General Obligation Corporate and Refunding Bonds, Series 2018.

WITNESS MY HAND this _____ day of _____, 2018.

Deputy Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy Clerk of the City of Davenport, Iowa, do hereby certify that pursuant to the resolution of its Council setting the date for the sales of General Obligation Corporate and Refunding Bonds, Series 2018, the notices, of which the printed slips attached to the publisher's affidavit hereto attached are true and complete copies, were published in the *Quad City Times* on the date specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2018.

Deputy Clerk

(Attach here publisher's original affidavit with clippings of the notices, as published.

This Preliminary Official Statement and the information contained herein are subject to completion, amendment or other change without notice. The Bonds may not be sold nor may offers to buy be accepted prior to the time the Preliminary Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the applicable securities laws of any such jurisdiction.

(Electronic and Sealed Bids accepted)

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming compliance with certain covenants, the interest on the Series 2018A Bonds will be excluded from gross income for federal income tax purposes. Interest on the Series 2018A Bonds is not an item of tax preference for purposes of the federal alternative minimum tax under the Internal Revenue Code of 1986 (the "Code"); provided however such interest is taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on corporations for taxable years beginning before January 1, 2018. The Series 2018A Bonds are NOT "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code. See "TAX EXEMPTION AND RELATED CONSIDERATIONS" herein for more information.

CITY OF DAVENPORT, IOWA

\$34,365,000* General Obligation Corporate and Refunding Bonds, Series 2018A **\$8,330,000* Taxable General Obligation Corporate and Refunding Bonds, Series 2018B**

Bonds Dated: Date of Delivery (April 3, 2018)

Principal Due: June 1 as shown inside front cover

The \$34,365,000* General Obligation Corporate and Refunding Bonds, Series 2018A (the "Series 2018A Bonds") and the \$8,330,000* Taxable General Obligation Corporate and Refunding Bonds, Series 2018B (the "Series 2018B Bonds"), (collectively the "Bonds") are issued by the City of Davenport, Iowa (the "City" or "Issuer") pursuant to the authority of the Davenport City Charter and Division III of Chapter 384 of the Code of Iowa. The Series 2018A Bonds are being issued to current refund, on June 1, 2018, \$8,170,000 of the City's outstanding General Obligation Corporate Bonds, Taxable Series 2010A, originally dated January 5, 2010, maturing June 1, 2019 through 2024 (the "Series 2010A Bonds") and \$2,100,000 of the City's outstanding General Obligation Refunding Bonds, Series 2010B, originally dated March 22, 2010, maturing June 1, 2019 through 2021 (the "Series 2010B Bonds"), collectively (the "Series 2018A Refunded Bonds") and to pay costs in connection with improvements to sanitary sewers, storm sewers, streets, streetscapes, bridges, airport, municipal housing projects, police department facilities, parks, riverfront, sidewalks, bike paths, recreation trails, RiverCenter and other municipal buildings and facilities; acquisition of equipment for parks, library, vehicle maintenance and information technology; rail improvements related to economic development and other economic development projects. The Series 2018B Bonds are being issued to current refund, on June 1, 2018, \$1,250,000 of the City's outstanding General Obligation Refunding Bonds, Taxable Series 2010C, originally dated March 22, 2010, maturing June 1, 2019 through 2021 (the "Series 2010C Bonds" or the "Series 2018B Refunded Bonds") and to pay costs in connection with economic development projects and related infrastructure. For additional information regarding the refunded bonds please see the "Authorization and Purpose" section within. The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

The Bonds will be issued as fully registered bonds without coupons and, when issued will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository of the Bonds. Individual purchases may be made in book-entry form only, in the principal amount of \$5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Bonds purchased. The City CFO/Assistant City Administrator, as designated paying agent/registrant (the "Registrar"), will pay principal of the Bonds, payable annually on each June 1 beginning June 1, 2019 for the Bonds. Interest on the Bonds, payable initially on December 1, 2018, and thereafter on each June 1 and December 1, to DTC, which will in turn remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the registrar at the close of business on the 15th day of the month next preceding the interest payment date (the "Record Date").

THE BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER

	<u>SERIES 2018A BONDS</u>	<u>SERIES 2018B BONDS</u>
MINIMUM BID:	\$34,077,255	\$8,254,260
GOOD FAITH DEPOSIT:	1% of Par Required of Purchaser Only	1% of Par Required of Purchaser Only
TAX MATTERS:	Federal: Tax-Exempt State: Taxable See "TAX EXEMPTION AND RELATED CONSIDERATIONS" for more information.	Federal: Taxable State: Taxable See "TAX EXEMPTION AND RELATED CONSIDERATIONS" for more information.

BANK QUALIFICATION:	The Bonds will NOT be designated as "qualified tax-exempt obligations".
LEGAL OPINION:	Dorsey & Whitney LLP, Des Moines, Iowa
REGISTRAR:	CFO/Assistant City Administrator
BIDS RECEIVED UNTIL:	10:00 A.M. Central Time on Wednesday, March 14, 2018 Office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa
BIDS CONSIDERED:	5:30 P.M. Central Time on Wednesday, March 14, 2018 City Council Chambers, City Hall, Davenport, Iowa
DELIVERY:	Delivery is anticipated to occur on April 3, 2018

The date of this Preliminary Official Statement is February 28, 2018.

*Preliminary; subject to change.

(THIS PAGE CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY. IT IS NOT A SUMMARY OF THIS ISSUE. INVESTORS MUST READ THE ENTIRE PRELIMINARY OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION.)

CITY OF DAVENPORT, IOWA

\$34,365,000* General Obligation Corporate and Refunding Bonds, Series 2018A

MATURITY: June 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Interest Rate⁽¹⁾</u>	<u>Yield⁽¹⁾</u>	<u>CUSIP Base 238388⁽¹⁾</u>	<u>Year</u>	<u>Amount*</u>	<u>Interest Rate⁽¹⁾</u>	<u>Yield⁽¹⁾</u>	<u>CUSIP Base 238388⁽¹⁾</u>
2019	\$ 3,385,000	—%	—%	—	2027	\$ 1,545,000	—%	—%	—
2020	3,510,000	—%	—%	—	2028	1,590,000	—%	—%	—
2021	3,610,000	—%	—%	—	2029	1,645,000	—%	—%	—
2022	2,985,000	—%	—%	—	2030	1,690,000	—%	—%	—
2023	3,070,000	—%	—%	—	2031	1,745,000	—%	—%	—
2024	2,940,000	—%	—%	—	2032	1,805,000	—%	—%	—
2025	1,465,000	—%	—%	—	2033	1,870,000	—%	—%	—
2026	1,510,000	—%	—%	—					

*** PRINCIPAL**

ADJUSTMENT: The City reserves the right to increase or decrease the aggregate principal amount of the Series 2018A Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$35,820,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

INTEREST: Interest on the Series 2018A Bonds will be payable on December 1, 2018 and semiannually thereafter.

REDEMPTION: Series 2018A Bonds due after June 1, 2026 will be subject to call for prior redemption on said date or on any date thereafter upon terms of par plus accrued interest to date of call.

\$8,330,000* Taxable General Obligation Corporate and Refunding Bonds, Series 2018B

MATURITY: June 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Interest Rate⁽¹⁾</u>	<u>Yield⁽¹⁾</u>	<u>CUSIP Base 238388⁽¹⁾</u>	<u>Year</u>	<u>Amount*</u>	<u>Interest Rate⁽¹⁾</u>	<u>Yield⁽¹⁾</u>	<u>CUSIP Base 238388⁽¹⁾</u>
2019	\$ 740,000	—%	—%	—	2027	\$ 480,000	—%	—%	—
2020	805,000	—%	—%	—	2028	500,000	—%	—%	—
2021	835,000	—%	—%	—	2029	515,000	—%	—%	—
2022	410,000	—%	—%	—	2030	535,000	—%	—%	—
2023	420,000	—%	—%	—	2031	555,000	—%	—%	—
2024	435,000	—%	—%	—	2032	580,000	—%	—%	—
2025	450,000	—%	—%	—	2033	605,000	—%	—%	—
2026	465,000	—%	—%	—					

*** PRINCIPAL**

ADJUSTMENT: The City reserves the right to increase or decrease the aggregate principal amount of the Series 2018B Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$9,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

INTEREST: Interest on the Series 2018B Bonds will be payable on December 1, 2018 and semiannually thereafter.

REDEMPTION: Series 2018B Bonds due after June 1, 2026 will be subject to call for prior redemption on said date or on any date thereafter upon terms of par plus accrued interest to date of call.

⁽¹⁾ Interest rates, prices or reoffering yields, and cusip numbers will be set forth in the final Official Statement described herein.

No dealer, broker, salesman or other person has been authorized by the City, PFM Financial Advisors LLC (the “Municipal Advisor”) or the underwriters to give any information or to make any representations other than those contained in this Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriters. This Preliminary Official Statement or the final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the City and other sources, which are believed to be reliable, but it is not to be construed as a representation by the Municipal Advisor or underwriters. The information and expressions of opinions herein are subject to change without notice, and neither the delivery of this Preliminary Official Statement or the final Official Statement nor any sale made thereafter shall, under any circumstances, create any implication that there has been no change in the affairs of the City or in any other information contained herein, since the date hereof.

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INTRODUCTION TO THE OFFICIAL STATEMENT

The Bonds

The following information is furnished solely to provide limited introductory information regarding the issuance of \$34,365,000 General Obligation Corporate and Refunding Bonds, Series 2018A (the “Series 2018A Bonds”) and \$8,330,000* Taxable General Obligation Corporate and Refunding Bonds, Series 2018B (the “Series 2018B Bonds”) (collectively the “Bonds”) by the City of Davenport, Iowa (the “City”) and does not purport to be comprehensive. All such information is qualified in its entirety by reference to the more detailed descriptions appearing in this Preliminary Official Statement, including the appendices hereto.*

Issuer:	The City of Davenport, Iowa. The City is located on the Iowa bank of the Mississippi River approximately midway between the cities of Des Moines, Iowa and Chicago, Illinois.	
Purpose:	The Series 2018A Bonds are being issued to current refund, on June 1, 2018, \$8,170,000 of the City’s outstanding General Obligation Corporate Bonds, Taxable Series 2010A, originally dated January 5, 2010, maturing June 1, 2019 through 2024 (the “Series 2010A Bonds”) and \$2,100,000 of the City’s outstanding General Obligation Refunding Bonds, Series 2010B, originally dated March 22, 2010, maturing June 1, 2019 through 2021 (the “Series 2010B Bonds”) collectively (the “Series 2018A Refunded Bonds”) and to pay costs in connection with improvements to sanitary sewers, storm sewers, streets, streetscapes, bridges, airport, municipal housing projects, police department facilities, parks, riverfront, sidewalks, bike paths, recreation trails, RiverCenter and other municipal buildings and facilities; acquisition of equipment for parks, library, vehicle maintenance and information technology; rail improvements related to economic development and other economic development projects. The Series 2018B Bonds are being issued to current refund, on June 1, 2018, \$1,250,000 of the City’s outstanding General Obligation Refunding Bonds, Taxable Series 2010C, originally dated March 22, 2010, maturing June 1, 2019 through 2021 (the “Series 2010C Bonds” or the “Series 2018B Refunded Bonds”) and to pay costs in connection with economic development projects and related infrastructure.	
Security:	The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.	
Optional Redemption:	The Bonds due after June 1, 2026 will be subject to call for prior redemption on said date or on any date thereafter upon terms of par plus accrued interest to the date of call.	
Principal Payments:	Principal is payable on June 1 in the years 2019 through 2033 for the Series 2018A Bonds. Principal is payable on June 1 in the years 2019 through 2033 for the Series 2018B Bonds.	
Interest Payments:	Interest on the Bonds is payable on June 1 and December 1 of each year commencing December 1, 2018.	
Bank Qualification:	The Bonds will NOT be designated as “ <u>qualified tax-exempt obligations</u> ”.	
Tax Status:	See “ <i>TAX EXEMPTION AND RELATED CONSIDERATIONS</i> ” herein.	
Professional Consultants:	<i>Municipal Advisor:</i>	PFM Financial Advisors LLC Des Moines, Iowa
	<i>Bond Counsel:</i>	Dorsey & Whitney LLP Des Moines, Iowa
Book-Entry-Only:	The Bonds will be issued as book-entry-only securities through The Depository Trust Company.	

* Preliminary; subject to change.

Authority for Issuance:	The Bonds are issued pursuant to the authority of the Davenport City Charter and Division III of Chapter 384 of the Code of Iowa.
Denominations:	\$5,000 or multiples thereof.
Registration & Exchange:	Upon presentation to the Registrar, the Bonds will be exchanged for one or more Bonds in multiples of \$5,000.
Record Date:	The close of business on the 15 th day of the month next preceding the interest payment date.
Conditions Affecting Issuance of the Bonds:	The Bonds are offered when, as and if issued, subject to the approving legal opinions of Dorsey & Whitney LLP.
Limitations on Offering or Reoffering Securities:	No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriters to give any information or to make any representations other than those contained in this Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriters. This Preliminary Official Statement or the final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.
Legal Matters:	Legal matters incident to the authorization and issuance of the Bonds are subject to the opinions of Dorsey & Whitney LLP, Bond Counsel, Des Moines, Iowa, as to validity and tax status. The opinions will be substantially in the form set forth in APPENDIX B attached hereto. The opinions will accompany the Bonds. Bond Counsel has not participated in the preparation of this Preliminary Official Statement except for information under the headings "TAX EXEMPTION AND RELATED CONSIDERATIONS" and "LEGAL MATTERS" and the "Authorization and Purpose" section under the heading "DESCRIPTION OF THE BONDS". Bond Counsel has prepared the documents contained in APPENDIX B and APPENDIX C.
No Litigation:	There is no litigation now pending or, to the knowledge of City officials, threatened which questions the validity of the Bonds or of any proceedings of the City taken with respect to the issuance or sale thereof.

Questions regarding the Bonds or the Preliminary Official Statement can be directed to and additional copies of the Preliminary Official Statement and the City's Comprehensive Annual Financial Reports may be obtained from PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309 (phone: 515-243-2600), the City's Municipal Advisor, or from Mr. Brandon E. Wright, CFO/Assistant City Administrator, City Hall, 226 West Fourth Street, Davenport, Iowa 52801 (phone: 563-326-7789).

DESCRIPTION OF THE BONDS

Authorization and Purpose

The Bonds are issued pursuant to the authority of the Davenport City Charter and Division III of Chapter 384 of the Code of Iowa. The Bonds will be issued pursuant to the ordinances to be adopted by the City Council on February 28, 2018 (the “Ordinances”).

The Series 2018A Bonds are being issued to current refund, on June 1, 2018, \$8,170,000 of the City’s outstanding General Obligation Corporate Bonds, Taxable Series 2010A, originally dated January 5, 2010, maturing June 1, 2019 through 2024 (the “Series 2010A Bonds”) and \$2,100,000 of the City’s outstanding General Obligation Refunding Bonds, Series 2010B, originally dated March 22, 2010, maturing June 1, 2019 through 2021 (the “Series 2010B Bonds”), (collectively the “Series 2018A Refunded Bonds”) and to pay costs in connection with improvements to sanitary sewers, storm sewers, streets, streetscapes, bridges, airport, municipal housing projects, police department facilities, parks, riverfront, sidewalks, bike paths, recreation trails, Rivercenter and other municipal buildings and facilities; acquisition of equipment for parks, library, vehicle maintenance and information technology; rail improvements related to economic development and other economic development projects.

The Series 2018B Bonds are being issued to current refund, on June 1, 2018, \$1,250,000 of the City’s outstanding General Obligation Refunding Bonds, Taxable Series 2010C, originally dated March 22, 2010, maturing June 1, 2019 through 2021 (the “Series 2010C Bonds” or the “Series 2018B Refunded Bonds”) and to pay costs in connection with economic development and related infrastructure.

The City will make the June 1, 2018 debt service payment on the Series 2018A and Series 2018B Refunded Bonds.

Series 2010A Bonds:

<u>Issue Date</u>	<u>Refunded Maturities</u>	<u>Refunded Amount</u>	<u>Call Date</u>	<u>Call Price</u>
01/05/10	06/01/19-24	\$ 8,170,000	06/01/18	100%

Series 2010B Bonds:

<u>Issue Date</u>	<u>Refunded Maturities</u>	<u>Refunded Amount</u>	<u>Call Date</u>	<u>Call Price</u>
03/22/10	06/01/19 - 21	\$ 2,100,000	06/01/18	100%

Series 2010C Bonds:

<u>Issue Date</u>	<u>Refunded Maturities</u>	<u>Refunded Amount</u>	<u>Call Date</u>	<u>Call Price</u>
03/22/10	06/01/19 - 21	\$ 1,250,000	06/01/18	100%

Sources and Uses of Funds

Table 1 below presents the estimated sources and uses of funds for the Bonds.

Table 1
Estimated Sources and Uses of Funds for the Bonds

Sources:	<u>Series 2018A Bonds</u>	<u>Series 2018B Bonds</u>
Par Amount of Bonds	\$ 34,365,000.00*	\$ 8,330,000.00*
Uses:		
Deposit to Project Fund	\$ 23,659,000.00	\$ 6,955,000.00
Refund Series 2010A and Series 2010B Bonds	10,270,000.00	0.00
Refund Series 2010C Bonds	0.00	1,250,000.00
Underwriter's Discount	287,745.00	75,740.00
Estimated Cost of Issuance and Contingency	<u>148,255.00</u>	<u>49,260.00</u>
Total Uses of Funds	<u>\$34,365,000.00*</u>	<u>\$8,330,000.00*</u>

*Preliminary; subject to change.

Interest Computation

Interest on the Bonds will be payable semi-annually commencing December 1, 2018. Interest will be computed on a 360-day year, 30-day month basis and paid to the owners of record as of the close of business on the 15th day of the month next preceding the interest payment date. Payments coming due on a non-business day will be paid on the next business day.

Optional Redemption

The Bonds due after June 1, 2026 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

Security

The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. If the amount credited to the Debt Service Fund for payment of the Bonds is insufficient to pay principal and interest, whether from transfers or from original levies, the City must use funds in its treasury and is required to levy ad valorem taxes upon all taxable property in the City sufficient to pay the debt service deficiency without limit as to rate or amount.

Registration and Transfers

The Registrar will be the City's CFO/Assistant City Administrator. The Bonds will be issued as fully registered bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository of the Bonds. Individual purchases will be made in book-entry form only, in the principal amount of \$5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Bonds purchased. Principal and interest will be paid to DTC, which will in turn remit such principal and interest to its participants, for subsequent disbursement to the beneficial owners of the Bonds. Each bond shall be transferable only upon the registration books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

Book-Entry-Only Form

The information contained in the following paragraphs of this subsection “Book-Entry-Only Issuance” has been extracted from a schedule prepared by Depository Trust Company (“DTC”) entitled “SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING DTC AND BOOK-ENTRY-ONLY ISSUANCE.” The information in this section concerning DTC and DTC’s book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the securities (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC’s participants (the “Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the “Indirect Participants”). DTC has Standard & Poor’s rating: AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC’s records. The ownership interest of each actual purchaser of each Security (the “Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of

Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date identified in a listing attached to the Omnibus Proxy.

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Tender/Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to Tender/Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to Tender/Remarketing Agent's DTC account.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

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Continuing Disclosure

In order to permit bidders for the Bonds and other Participating Underwriters in the primary offering of the Bonds to comply with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission (the “SEC”) under the Securities Exchange Act of 1934, as amended, the City will covenant and agree, for the benefit of the registered holders or beneficial owners from time to time of the outstanding Bonds, in the resolutions authorizing the issuance of the Bonds and the Continuing Disclosure Certificate, to provide annual reports of specified information and notice of the occurrence of certain material events as hereinafter described (the “Undertakings”). The information to be provided on an annual basis, the events as to which notice is to be given, and a summary of other provisions of the Undertakings, including termination, amendment and remedies, are set forth as APPENDIX C to this Preliminary Official Statement.

Within the past five years, the City inadvertently failed to comply with certain of its previous continuing disclosure Undertakings.

The City’s required annual disclosure tables for Fiscal Years ended June 30, 2012 through 2013 were published within subsequent Official Statements. However, references to those Official Statements were not filed until October 31, 2014.

Breach of the Undertakings will not constitute a default or an “Event of Default” under the Bonds or the resolutions for the Bonds. A broker or dealer is to consider a known breach of the Undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the Undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

THE CITY OF DAVENPORT

Introduction

The City of Davenport, Iowa (the “City”) is the principal city of eastern Iowa and the county seat of Scott County. The City is located on the Iowa bank of the Mississippi River approximately midway between the cities of Des Moines, Iowa and Chicago, Illinois. The City is the third largest city in Iowa. The City, named after Colonel George Davenport, was originally settled in 1808, making it one of the oldest cities in the upper Midwest. Incorporated in 1836, the City continues as one of the four remaining special charter cities in Iowa. The General Assembly of Iowa in 1851 adopted a special charter for the City and with subsequent amendments adopted by the General Assembly in 1853, 1855, and 1857, the charter has remained unchanged to this date. Subsequent changes to the laws of the State of Iowa affecting cities under special charter have been made from time to time and are now codified in Chapter 420, Code of Iowa, 1987 as amended.

The development of the City commenced with the end of the Black Hawk War (1832) and the immigration flowing from political unrest in Europe. Lands west of the Mississippi were first opened for settlement in 1833. The population in 1840 was 600; in 1850, 1,848; in 1860, 11,267; in 1870, 20,038 of whom 8,301 were immigrants from Europe. The Mississippi River and early water transportation established the City as a major grain depot in the heart of the greatest agricultural center in the world, with commercial development prominent as early as 1850.

With its dynamic development, the City has served its area in a unique capacity. The City is the major city of the “Quad-City Metropolitan Area” which includes three counties located in two states. The area includes Scott County, Iowa and Rock Island and Henry Counties, Illinois. The major communities, apart from the City, include the cities of Bettendorf in Iowa, and Rock Island, Moline and East Moline in Illinois. This Davenport-Moline-Rock Island Metropolitan Statistical Area had an official 2010 U. S. Census population of 379,690. The City, with a 2010 U.S. Census population of 99,685, is the largest city in the State of Iowa on the Mississippi River, and ranks high as a retail and business center.

The City is located 335 miles southeast of Minneapolis, 163 miles west of Chicago, 303 miles east of Omaha and 233 miles north of St. Louis. The location of the City along the inland waterway system provides a minimum nine-month shipping season of barge traffic. Coal, petroleum, and grain remain the major commodities shipped by barge. The City’s municipal airport, the Quad-City International Airport (the “Airport”), consists of two moderate-length runways serving primarily private, commuter, and corporate aircraft. The Airport provides commercial air service by Allegiant Air, American Eagle, United Express, and Delta Connection. The Airport is also designated as a U.S. Customs Port of Entry, providing clearance on charters and private planes. The City is served by U.S. Highways No. 6, 61, and 67; State Highways No. 22 and 130; and Interstates 74 and 80. The City is served by the Burlington-Northern Railroad, the Soo Line Railroad Co., the Davenport, Rock Island and North Western line, and the Iowa Interstate Railroad.

Intra-city bus service is provided with 10 fixed routes within the City and one route providing service to the Rock Island central business district. The Quad-Cities Metropolitan Area is served by 132 motor carriers.

In addition to its prominence as a commercial center, the City serves its trade area as a medical center. The City’s two hospitals, Genesis Medical Centers East and West, provide a combined capacity of 502 beds offering excellent medical care facilities. An additional four general hospitals located throughout the Quad-Cities Metropolitan Area provide modern medical service to the surrounding area.

Form of Government

The form of city government is Mayor-Council, utilizing a professional City Administrator. A Mayor, two Aldermen-at-Large, and an Alderman for each ward (eight wards are presently established in the City) are elected by the electors. City elections are held on the Tuesday after the first Monday in November in odd numbered years. At each election, a Mayor and two Alderman-at-Large are elected by the electors of the whole city; and one Alderman from each ward of the City is elected by the electors of that ward. The persons so elected hold their respective offices for a term of two years.

Mayor and Council

	Initial Term <u>Commenced</u>	Current Term <u>Expires</u>
Frank J. Klipsch, Mayor	1/16	1/20
Kyle Gripp, Alderman-at-Large	1/16	1/20
J J Condon, Alderman-at-Large	1/18	1/20
Rick Dunn, First Ward	1/14	1/20
Maria Dickman, Second Ward	1/16	1/20
Marion Meginnis, Third Ward	7/17	1/20
Raymond A. Ambrose, Fourth Ward	1/98	1/20
Rita Rawson, Fifth Ward	1/16	1/20
Richard A. Clewell, Sixth Ward	1/18	1/20
Mike Matson, Seventh Ward	1/08	1/20
Kerri Tompkins, Eighth Ward	1/14	1/20

The City has a full-time City Administrator appointed by the City Council for an indefinite term. In addition, there are 13 department directors, of which six are appointed by the City Administrator. The Library Director is appointed by the Board of Library Trustees and the Civil Rights Director is appointed by the Civil Rights Commission. City administrative personnel are presented below.

Administration

Corri Spiegel, City Administrator
Latrice Lacey, Director of Civil Rights
Bruce E. Berger, Director of Community and Economic Development
Brandon E. Wright, CFO/Assistant City Administrator
Cory J. Smith, IT Director
James T. Bickford, Interim Fire Chief
Thomas D. Warner, Corporation Counsel
Dawn M. Sherman, Director of Human Resources
Paul M. Sikorski, Police Chief
Amy Groskopf, Director of Library
Nicole E. Gleason, Public Works Director/Assistant City Administrator
Scott M. Hock, Director of Parks and Recreation
Richard E. Oswald, Director of Neighborhood Services

Municipal Services

The City provides a wide variety of public services through twelve professionally staffed departments and the office of the City Administrator. A summary of the operation of major City departments is provided below.

Administration Department

The Administration Department provides overall coordination of the daily operations of the City.

Finance Department

The Department of Finance is responsible for collecting, accounting for and disbursing all monies due to and collected by the City, budget preparation, purchasing management, risk management and management of contractual administration of the RiverCenter/Adler Theatre. A more detailed description of the role of the Department of Finance is included in the “Financial Information” section of this Preliminary Official Statement.

Information Technology Department

The Information Technology Department provides network, telephone, radio, computer and communication support within the City.

Legal Department

The purpose of the Legal Department is to provide legal services required by the City for the Mayor, City Council, City Administrator, Boards, Commissions and City Employees.

Human Resources Department

The Human Resources Department develops, implements and administers a comprehensive personnel program to assure compliance of personnel practices with good management policy and with applicable federal, state and local legislation and to conduct collective bargaining with certified employee representatives.

Community and Economic Development Department

The purpose of the Community and Economic Development Department is to provide for the orderly development of the City through administering the land control ordinances of the City and planning for physical improvements needed to serve the community.

Police Department

The Police Department is responsible for crime curtailment, public safety and welfare through the enforcement of state and local laws.

Fire Department

The Fire Department is responsible for prevention of loss of life and property due to fires. The Fire Department has seven fire stations with eight engine companies, three ladder companies, and four reserve apparatus.

Parks and Recreation Department

The Parks and Recreation Department acquires, maintains and develops in excess of 1,981 acres of public parks, open spaces, cemeteries and recreation facilities to enhance the leisure time activities for the residents of the City.

Municipal Library

The Library maintains approximately 212,680 volumes of adult and children's books and 123 public use computers are available at three locations.

Public Works Department

The purpose of the Public Works Department is to provide: (a) the engineering and construction of infrastructure; (b) public service such as infrastructure maintenance, snow removal, sewer maintenance, garbage and refuse collection, recycling, and operation of the municipal garage; (c) operation of and maintenance of the City's Water Pollution Control Plant, and Compost Facility; (d) administration of mass transit, airport and traffic engineering operations of the City and (e) the delivery of construction inspection services.

Civil Rights Department

The Civil Rights Department is responsible for receiving and causing the investigation of discrimination complaints, to study the existing character and cause of patterns and practices of discrimination.

Neighborhood Services Department

The Neighborhood Services department includes the management of the rental inspection program, nuisance code enforcement, zoning code enforcement, parking enforcement, parking services, and management of procedure to track and abate vacant/substandard homes.

Municipal Enterprises

The City has eleven enterprise operations. A brief description of each enterprise is presented below.

Public Transit Fund

Accounts for revenue and expenses associated with the City's fixed route transit system, demand response transit system and the ground transportation terminal, known as the Transit Center. Revenue is generated mainly from charges for services and miscellaneous office rentals at the Transit Center.

Parking System Fund

Accounts for revenue and expenses associated with the City's parking system, which provides both on-street and off-street parking. This operation is administered by the Public Works Department.

Sewer Operations Fund

Accounts for revenue and expenses of the system responsible for collecting and treating the wastewater of the Cities of Davenport, Bettendorf, Riverdale, and Panorama Park. The City accumulates the costs of operations, construction, and equipment replacement, and bills the other cities monthly for their portion of such costs based on an actual usage percentage calculated annually.

Public Housing Fund

Accounts for revenue and expenses associated with the Heritage High-Rise housing facility for the elderly, handicapped and disabled and for the Public Housing units for low-income families. A Federal Housing and Urban Development (HUD) subsidy provides support for the Heritage High-Rise housing facility.

Golf Courses Fund

Accounts for revenue and expenses associated with operation of the City's three golf courses (Duck Creek, Emeis, and Red Hawk). The fund also accounts for the revenue and expenses of the golf course capital improvement fee charged at the three courses.

Airport Fund

Accounts for revenue and expenses associated with operation of the City's Municipal Airport, a reliever airport for the Quad-City Airport. Rental income is obtained for the leasing of surrounding farmland, as well as hangar spaces at the airport.

RiverCenter Fund

Accounts for rental income and expenses associated with the operation of a 130,000-square-foot RiverCenter conference, convention and trade show facility and a 2,347-seat Adler Theatre (the "Center"). The Center is the Quad-Cities' conference, convention, trade show facility and theater and it is operated for the use and enjoyment of the City's citizens, as well as, to encourage a flow of people and dollars into the community.

Solid Waste Collection Fund

Accounts for revenue and expenses associated with the City's solid waste, bulky waste, yard waste and curbside recycling programs.

Clean Water Utility Fund

Accounts for revenue and expenses related to the operation and maintenance of the storm water collection system including inspections, mapping, drainage maintenance, street sweeping and other activities related to clean water activities.

River's Edge Fund

Accounts for revenue and expenses associated with operating an indoor sports facility that offers both an indoor ice rink and soccer fields.

Transload Fund

Accounts for revenue and expenses associated with operating a transload facility that offers a way for users to realize the benefit of rail freight without onsite rail access.

Municipal Employees

As of December 31, 2017, the City had 1,170 employees, consisting of 740 full-time employees and 430 part-time and seasonal employees. Table 2 presents a history of total personnel over the last five years. Table 3, on the following page, presents employment by job category.

Table 2
Municipal Employees

<u>December 31</u>	<u>Full-Time</u>	<u>Part-Time</u>
2017	740	430
2016	736	415
2015	746	349
2014	746	338
2013	752	397

Source: City of Davenport Department of Human Resources.

Table 3
Employees by Department – December 31, 2017

	<u>Full-time</u>	<u>Part-time</u>
City Council	0	10
Mayor	2	0
Administration	8	1
Information Technology	7	1
Human Resources	4	1
Finance	24	0
Legal	4	0
Library	40	40
Civil Rights	4	1
Fire	133	0
Police	181	22
Community & Economic Development	24	0
Public Works	291	46
Leisure Facilities and Services	<u>18</u>	<u>308</u>
	<u>740</u>	<u>430</u>

Source: City of Davenport Department of Human Resources.

Retirement Systems and Other Post Employment Benefits

The City participates in two statewide employee retirement systems, the Iowa Public Employees' Retirement System ("IPERS") and the Municipal Fire and Police Retirement System of Iowa ("MFPRSI"). The State of Iowa administers IPERS and a nine-member board of trustees governs the MFPRSI. Though separate and apart from state government, the MFPRSI board is authorized by state legislature, which also establishes by statute the pension and disability benefits and the system's funding mechanism. All full-time employees must participate in either IPERS or MFPRSI.

Iowa Public Employees' Retirement System: The City contributes to IPERS, which is a cost-sharing multiple-employer, contributory defined benefit public employee retirement system administered by IPERS. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than 1 percentage point, based upon the actuarially required contribution rate. The City's contributions to IPERS for the Fiscal Years ended June 30, 2015, 2016 and 2017 as shown below equal the required contributions for each year:

	<u>FY 2014-15</u>	<u>FY 2015-16</u>	<u>FY 2016-17</u>
IPERS City Contribution	\$ 2,678,664	\$ 2,706,400	\$ 2,758,533

The IPERS Comprehensive Annual Financial Report is available on the IPERS website, <https://www.ipers.org/financial-and-investment>, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the IPERS website.

Pursuant to Governmental Accounting Standards Board ("GASB") Statement No. 68, the City reported a liability of \$26,435,481 within its Comprehensive Annual Financial Report (the "CAFR") as of June 30, 2017 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan's net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2016, the City's collective proportion was 0.4200566% which was a decrease of 0.017768% from its proportion measured as of June 30, 2015.

For additional information on the City's Employee Retirement Systems, refer to Note 7 Section A beginning on page 52 of the City's June 30, 2017 CAFR contained as APPENDIX A of this Official Statement.

Municipal Fire and Police Retirement System of Iowa: The City contributes to MFPRSI, which is a cost-sharing multiple-employer defined benefit pension plan. MFPRSI provides retirement, disability, and death benefits to plan members and beneficiaries. Benefit provisions are established by state statute, and vest after four years of credited service.

MFPRSI plan members are required to contribute a percentage of their annual covered salary, and the City is required to contribute at an actuarially determined rate of annual covered payroll. The contribution requirements of plan members and the City are established, and may be amended by state statute. The City's contributions to MFPRSI for the Fiscal Years ended June 30, 2015, 2016 and 2017 as shown below equal the required contributions for each year:

	<u>FY 2014-15</u>	<u>FY 2015-16</u>	<u>FY 2016-17</u>
MFPRSI City Contribution	\$ 6,445,225	\$ 6,089,878	\$ 5,746,552

The MFPRSI Independent Auditors Report is available on the MFPRSI website, <http://www.mfprsi.org/about-mfprsi/publications/>, or by contacting MFPRSI at 7155 Lake Drive, Suite 201, West Des Moines, IA 50266.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from MFPRSI discussed above or included on the MFPRSI website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the MFPRSI website.

Pursuant to GASB Statement No. 68, the City reported a liability of \$50,729,727 within its CAFR as of June 30, 2017 for its proportionate share of the MFPRSI net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan's net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2016, the City's proportion was 8.113369% which was an increase of 0.017316% from its proportion measured as of June 30, 2015.

For additional information on the City's Employee Retirement Systems, refer to Note 7 Section B beginning on page 55 of the City's June 30, 2017 CAFR contained as APPENDIX A of this Official Statement.

Deferred Compensation: The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The Section 457 plan, available to all City employees, permits them to defer a portion of their salary until future years. Employees are vested immediately and the deferred compensation is available to employees at termination, retirement, death, unforeseen emergency or attainment of age 70 ½. The City's contributions to deferred compensation for the Fiscal Years ended June 30, 2015, 2016 and 2017 are shown below:

	<u>FY 2014-15</u>	<u>FY 2015-16</u>	<u>FY 2016-17</u>
457 Deferred Contribution	\$ 1,953,660	\$ 2,058,035	\$ 2,248,213

For additional information on the City's Employee Retirement Systems, refer to Note 7 Section C beginning on page 59 of the City's June 30, 2017 CAFR contained as APPENDIX A of this Official Statement.

Other Post Employment Benefits (“OPEB”): The City sponsors a single-employer health care plan that provides a continuation option to retirees to purchase health benefits under the City’s group health plan. The plan does not issue a stand-alone financial report. Employees who have attained age 55 and have fifteen or more years of service with the City, or qualify for normal retirement as defined by IPERS, or qualify for normal retirement as defined by MFPRSI or are granted retiree status pursuant to a separation agreement with the City are eligible for retiree benefits. Eligible retirees and their dependents may purchase medical, prescription drug and dental insurance through the City’s self-insured plan.

Retirees pay 100% of the group rate calculated on the expected costs based on the entire group of actives, COBRA participants, and retirees.

The current funding policy of the City is to pay health claims as they occur. This arrangement does not qualify as OPEB plan assets under GASB Statement No. 45 for current GASB reporting. The City establishes and amends contributions requirements annually.

The required contribution is based on projected pay-as-you-go financing. The source of payment is the fund that pays the benefits for the current employees; either the General Fund or a proprietary fund.

The City’s annual OPEB cost (expense) is calculated based on the annual required contribution (“ARC”) of the employer, an amount actuarially determined in accordance with the parameters of the GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover the normal cost each year and amortize any unfunded actuarial liabilities over a period not to exceed thirty years. The following information shows the components of the City’s annual OPEB cost for the year, the amount actuarially contributed to the plan, and changes in the City’s annual OPEB obligation.

Annual required contribution, ARC	\$ 1,644,767
Interest on net OPEB obligation	327,736
Adjustment to annual required contribution	<u>(299,849)</u>
Annual OPEB cost	\$ 1,672,654
Contributions made	<u>--</u>
Increase in net OPEB obligation	\$ 1,672,654
Net OPEB obligation, beginning of year	<u>8,995,496</u>
Net OPEB obligation, end of year	<u>\$ 10,668,150</u>

The City’s annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for Fiscal Years ended June 30, 2015 thru 2017 are presented in the following table.

<u>Fiscal Year</u> <u>Ended June 30</u>	<u>Annual</u> <u>OPEB Cost</u>	<u>Percentage of</u> <u>Annual OPEB</u> <u>Cost Contributed</u>	<u>Net</u> <u>OPEB</u> <u>Obligation</u>
2015	\$ 1,630,819	0.00%	\$ 7,283,020
2016	1,712,476	0.00%	8,995,496
2017	1,672,654	0.00%	10,668,150

As of July 1, 2015, the most recent actuarial valuation date for the period July 1, 2015 through June 30, 2016, the actuarial accrued liability was \$16,664,753 with no actuarial value of assets, resulting in an unfunded actuarial accrued liability, UAAL, of \$16,664,753. The covered payroll (annual payroll of active employees covered by the plan) was approximately \$48,219,997, and the ratio of the UAAL to the covered payroll was 34.56%. As of June 30, 2016, there were no trust fund assets.

For additional information on the City’s Other Post Employment Benefits (OPEB), refer to Note 10 beginning on page 68 of the City’s June 30, 2017 CAFR contained as APPENDIX A of this Official Statement.

Bargaining Units

Table 4 presents the various organizations, number of employees represented and the respective contract expiration dates. The City has begun negotiations for next year's contracts.

Table 4
Union Representation – December 31, 2017

<u>Union</u>	<u>Employees Represented</u>	<u>Contract Expiration Date</u> ¹⁾
Davenport Association of Professional Firefighters, Local #17	125	June 30, 2018
Iowa State Policemen's Association, Local #2	146	June 30, 2019
American Federation of State, County and Municipal Employees, Local #887	120	June 30, 2021
Chauffeurs, Teamsters and Helpers Local Union #238	175	June 30, 2018
Division #312 of the Amalgamated Transit Union	24	June 30, 2021

(1) The City is in negotiations for contracts that are scheduled to expire June 30, 2018.

Source: City of Davenport Payroll Department.

ECONOMIC AND DEMOGRAPHIC INFORMATION

Population

The City covers an area of approximately 66 square miles. Table 5 presents demographic data for the City based on the past five decennial censuses.

Table 5
Demographic Data

<u>Census Year</u>	<u>Quad- City Area</u>	<u>Percent Increase (Decrease)</u>	<u>Scott County</u>	<u>Percent Increase (Decrease)</u>	<u>City of Davenport</u>	<u>Percent Increase (Decrease)</u>	<u>City Density Per Sq. Mile</u>
2010	379,690	1.0%	165,224	4.1%	99,685	1.3%	1,608
2000	376,019	7.2%	158,668	5.1%	98,359	3.2%	1,586
1990	350,861	(8.6%)	150,979	(5.7%)	95,333	(7.7%)	1,538
1980	383,958	5.9%	160,022	12.1%	103,264	4.9%	1,666
1970	362,641	12.6%	142,687	18.7%	98,469	10.7%	1,588

Source: United States Census Bureau.

Employment

Over 425 industrial firms are located in the Quad-Cities Metropolitan Area. Principal products include aluminum sheet and foil, farm implements, aircraft instruments and equipment, animal feeds, laundry machinery, ordnance equipment, pork, beef and other food products, Portland cement, rubber footwear, wheels and wheel balancing equipment, scales, steel castings, traffic controls, ventilation systems and many others.

Prominent employers within the Quad-Cities Metropolitan area include the Rock Island Arsenal, Deere & Company and Trinity Medical Center. The top employers within Davenport are presented on the next page in Table 6. Table 7 presents other major employers within the Quad-Cities Metropolitan Area.

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Table 6
Major Employers, City of Davenport

<u>Employer Name</u>	<u>Product</u>	Approximate Number of <u>Employees</u> ⁽¹⁾
Genesis Health System	Health Care System	4,805
Arconic ⁽²⁾	Aluminum, Sheet, Plate & Foil	2,600 ⁽²⁾
Davenport Community Schools	Education	2,279
Kraft Heinz	Meat Packing	1,500
City of Davenport	Government	1,170
MidAmerican Energy Company	Utility Service	1,025
Rhythm City Casino	Casino, Hotel & Entertainment	950 ⁽³⁾
APAC Teleservices	Telemarketing	900
Sears Manufacturing	Tractor Seats	855
Eastern Iowa Community College	Education	758
United Parcel Service	Parcel Delivery Service	646
Wells Fargo – Davenport Region	Finance	610
AT&T Corporation	Telecommunications	610 ⁽⁴⁾
St. Ambrose University	Education	605
Von Maur	Headquarters/ Distribution for Retail Stores	590
Scott County	Government	485

⁽¹⁾ Includes full and part time employees.

⁽²⁾ Headquarters in Riverdale, IA. Formerly known as Alcoa Davenport Works.

⁽³⁾ Headquarters in St. Louis, MO.

⁽⁴⁾ Headquarters in Rock Island, IL.

Source: Larger Employer websites.

Table 7
Major Employers, Quad-Cities Metropolitan Area ⁽¹⁾

<u>Employer Name</u>	<u>Product</u>	Approximate Number of <u>Employees</u> ⁽²⁾
Deere & Company	Industrial and Agricultural Equipment	7,625
Rock Island Arsenal	Government, Armaments	5,602 ⁽³⁾
Trinity Medical Center/Unity Point	Health Care	4,468
Tyson Fresh Meats	Food Processing	2,400
Moline Schools	Education	1,164
XPAC	Supply Chain Management and Logistics	1,120
Isle of Capri-Bettendorf	Casino & Hotel	1,050
Rock Island Schools	Education	827
Exelon Corporation	Electric Power Generation	800
Rock Island County	Government	760
Group O Companies	Third Party Logistics	692
Bettendorf Community Schools	Education	603
Jumer's Casino & Hotel	Casino & Hotel	559

⁽¹⁾ Includes largest employers in Bettendorf, Cordova, Hillsdale, Riverdale, East Moline, Moline, Rock Island, and Milan (excluding Davenport). Year to year comparisons may not be accurate due to variability of source data.

⁽²⁾ Includes full and part time employees.

⁽³⁾ Civilian employee count only; military count considered classified information.

Source: Quad Cities Chamber most recent list, Spring 2016.

Labor Force and Unemployment Statistics

Table 8 lists the labor force, average annual employment and unemployment rate for the Davenport-Moline-Rock Island Metropolitan Statistical Area (“MSA”), as compared to the unemployment rates for the City, State of Iowa and the United States for the years 2013 through November 2017.

Table 8
Labor Force and Unemployment Statistics

	<u>Davenport-Moline-Rock Island MSA</u>			<u>Unemployment Rates</u>		
	<u>Labor Force</u>	<u>Employed</u>	<u>Unemployment Rate</u>	<u>City of Davenport</u>	<u>State of Iowa</u>	<u>United States</u>
2017	234,300	224,000	4.4%	4.2%	3.1%	4.4%
2016	238,100	225,400	5.3%	5.1%	3.7%	4.9%
2015	240,000	227,100	5.4%	5.2%	3.8%	5.3%
2014	242,200	227,900	5.9%	5.6%	4.3%	6.2%
2013	242,500	226,200	6.7%	6.1%	4.7%	7.4%

Source: Iowa Workforce Development website and the Illinois Department of Employment Security website.

Buying Income and Per Capita Retail Sales

Table 9 below lists median household effective buying income and per capita retail sales for the City, the Quad-Cities Area, and the State of Iowa for the years 2013 through 2017.

Table 9
Buying Income/Per Capita Retail Sales

	<u>Effective Buying Income</u>			<u>Per Capita Retail Sales</u>		
	<u>City of Davenport</u>	<u>Quad-Cities Area</u>	<u>State of Iowa</u>	<u>City of Davenport</u>	<u>Quad-Cities Area</u>	<u>State of Iowa</u>
2017	\$ 41,579	\$ 44,413	\$ 47,626	\$ 26,773	\$ 17,722	\$ 17,619
2016	40,279	46,386	46,280	31,743	24,985	19,672
2015	40,503	44,205	45,457	29,363	19,608	17,611
2014	36,659	40,671	43,917	28,162	20,167	17,532
2013	34,175	38,897	39,920	14,544	14,732	15,181

Source: Claritas, Inc.

Construction

Construction activity in the City as shown by its building permit records is summarized in Table 10. Permits are calculated on a fiscal year basis.

Table 10
Building Permits

Fiscal Year	<u>New Commercial</u>		<u>New Industrial</u>		<u>Miscellaneous</u> ⁽¹⁾		<u>New Residential</u>		<u>Other</u> ⁽²⁾
	<u>No.</u>	<u>Value</u>	<u>No.</u>	<u>Value</u>	<u>No.</u>	<u>Value</u>	<u>No.</u>	<u>Value</u>	<u>Value</u>
2018 ⁽³⁾	16	\$ 122,687,358	0	\$ 0	199	\$ 6,795,475	76	\$ 11,622,786	\$ 44,978,466
2017	16	30,228,670	1	43,190,255	474	5,773,358	163	23,767,466	122,124,731
2016	26	122,817,759	3	23,295,802	460	5,937,876	154	39,425,863	82,365,576
2015	30	71,408,840	0	0	421	4,666,824	139	23,883,620	106,424,702
2014	24	35,646,358	1	998,900	429	2,382,393	176	23,532,470	85,514,555

⁽¹⁾ Includes schools, churches, and other institutions.

⁽²⁾ Remodeling and other miscellaneous permits.

⁽³⁾ As of December 31, 2017.

Source: City of Davenport Department of Public Works.

Education

Three school districts serve the City. They are the Davenport Community School District, the North Scott Community School District and the Bettendorf Community School District. The North Scott Community School District represents approximately 3% of the City. The Davenport Community School District serves approximately 95% of the City, and the Bettendorf School District overlaps slightly into the City. There are four high schools, four junior high schools, one kindergarten through eighth grade, seventeen elementary schools and eight private schools providing K-12 education in the City. The Davenport Community School District public school enrollment over the last five years has been as follows:

Table 11
Public School Enrollment (September 1)

<u>Year</u>	<u>Fiscal Year</u>	<u>Certified Enrollment</u>
2017	2018-19	15,233
2016	2017-18	15,489
2015	2016-17	15,162
2014	2015-16	15,823
2013	2014-15	15,981

Source: Davenport Community School District.

Community Colleges and Adult Education

The Eastern Iowa Community College District (the “EICC”) operates three campuses including Scott Community College located in Bettendorf, Iowa; Clinton Community College located in Clinton, Iowa; and Muscatine Community College located in Muscatine, Iowa. Scott Community College provides the first and second years of liberal arts and pre-professional training for those students who wish to transfer to other institutions, and also provides a program which is appropriate to the vocational or technical objectives of the students. The Davenport Community School District offers adult education courses to individuals 16 years of age and over and not enrolled in a full-time school. Individuals who have not completed their high school education may do so through the programs established through the adult education program.

Higher Education

St. Ambrose University (the “University”) is a co-educational, liberal arts university accredited by the North Central Association of Colleges and Secondary Schools and the Iowa Department of Public Instruction. It is affiliated with the New York Board of Regents. St. Ambrose offers a Bachelor of Arts, Bachelor of Science, Bachelor of Music, Bachelor of Music Education, Bachelor of Special Studies and Bachelor of Selected Studies. In addition, a Master’s Degree in Business Administration is offered.

Palmer College of Chiropractic (the “College”) is accredited by the Council on Chiropractic Education, the North Central Association of Colleges and Secondary Schools, and by the Iowa Department of Public Instruction. The College offers a four-year course of study leading to a Doctor of Chiropractic degree.

INDEBTEDNESS

Authority to Incur Debt

The Bonds are issued pursuant to the provisions of Division III of Chapter 384 of the Code of Iowa and the City's Charter. The City's special charter from the State of Iowa allows general obligation bonds to be issued upon approval of the City Council and does not require the vote of the taxpayers unless future interest payments on all debt reach a point where they exceed 75% of ordinary annual City revenues.

Debt Limit

The Constitution of the State of Iowa, Article XI, Section 3, provides as follows:

“Indebtedness of political or municipal corporations No county, or other political or municipal corporation, shall be allowed to become indebted in any manner, or for any purpose, to an amount, in the aggregate, exceeding five per centum on the value of taxable property within such county or corporation to be ascertained by the last state and county tax lists, previous to the incurring of such indebtedness.”

Table 12
Debt Limit Computation
Upon the Issuance of the Bonds
(April 3, 2018)

Legal debt limit of 5% of 100% of actual value for fiscal year 2018 as of January 1, 2016 ⁽¹⁾	\$ 330,626,114
Debt chargeable against limit:	
Bonded debt (includes the Bonds)	236,230,000 *
TIF Rebate Agreements	<u>5,844,024</u>
Total debt subject to debt limit (73.22%)	<u>\$ 242,074,024 *</u>
Legal debt limit margin (26.78%)	<u>\$ 88,552,090 *</u>

⁽¹⁾ Calculated on Gross Actual Value (includes increment value and is less military exemption).

* Preliminary; subject to change.

Debt Administration

The City knows of no instance in which it has defaulted in the payment of principal or interest on its debt.

Overlapping Debt

There are five taxing jurisdictions which overlap the City. These are other governmental entities which exist within the City but which are not governed by the City Council, and are presented below:

Scott County

The City is located within Scott County. The county is a separate governmental agency which provides municipal services such as street maintenance, public safety in areas not governed by other municipalities and health and welfare services. The County Treasurer is responsible for tax collections throughout the county.

Community School Districts

Davenport, North Scott, and Bettendorf Community School Districts provide K-12 education for residents of the City. Each district is an autonomous governmental body which adopts its own budget and levy.

Eastern Iowa Community College District

The Eastern Iowa Community College (the "EICC") operates three campuses including Scott Community College located in Bettendorf, Iowa; Clinton Community College located in Clinton, Iowa; and Muscatine Community College located in Muscatine, Iowa. EICC is an autonomous governmental body which adopts its own budget and levy.

Table 13 sets forth those overlapping jurisdictions with general obligation debt outstanding as of April 3, 2018.

Table 13
Overlapping Debt to the City

<u>Jurisdiction</u>	<u>General Obligation Debt</u>	<u>% of Debt Allocable to the City</u> ⁽¹⁾	<u>Portion Allocable to the City</u>
Scott County	\$ 22,506,440	50.04%	\$ 11,262,223
Davenport Community School District	0	87.46%	0
North Scott Community School District	0	14.23%	0
Bettendorf Community School District	0	22.67%	0
Eastern Iowa Community College (Area IX)	45,275,000	29.56%	<u>13,383,290</u>
Total Overlapping Debt			\$ 24,645,513

⁽¹⁾ Based on 1/1/2016 Taxable Valuations.

Source: Iowa Department of Management, Thomson Reuters, Iowa Auditor of State, and MSRB Electronic Municipal Market Access.

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Debt Trends

Table 14 summarizes the debt outstanding as a percent of the City's taxable valuation used to calculate the debt service levy and debt per capita for the last five fiscal years.

Table 14
Ratio of Net General Obligation Bonded Debt as a Percent of
Debt Service Levy Valuation and Net Bonded Debt Per Capita

<u>Fiscal Year</u>	<u>Population</u> ⁽¹⁾	<u>Debt Service Levy Valuation</u> ⁽²⁾	<u>Gross Bonded Debt</u>	<u>Debt Service Monies Available</u> ⁽³⁾	<u>Debt Payable from Enterprise Revenues</u>	<u>Debt Payable from TIF Revenues</u> ⁽⁴⁾	<u>Debt Payable From Other Revenue</u> ⁽⁵⁾	<u>Net Bonded Debt</u>	<u>Net Bonded Debt to Debt Service Levy Valuation</u>	<u>Net Bonded Debt per Capita</u>
2018	99,685	\$ 4,325,977,195	\$ 236,230,000 ⁽⁶⁾	\$ 26,950,654	\$ 61,881,825	\$ 36,956,610	\$ 281,850	\$ 110,159,061	2.55%	\$ 1,105
2017	99,685	4,195,513,263	205,066,000	26,950,654	58,948,675	28,527,060	279,550	90,349,061	2.15%	906
2016	99,685	4,154,378,793	232,460,000	13,497,737	59,681,980	32,387,440	401,100	126,491,743	3.04%	1,269
2015	99,685	4,146,465,380	207,445,000	12,589,447	52,174,720	16,662,590	456,225	125,562,018	3.03%	1,260
2014	99,685	4,146,119,509	200,080,000	12,589,447	48,214,720	15,727,590	456,225	123,092,018	2.97%	1,235

⁽¹⁾ Source: 2010 U.S. Census.

⁽²⁾ Based on January 1, 2016 Taxable Valuation as provided by the Iowa Department of Management. Excludes agricultural land and building; includes all utilities and incremental values and is less military exemption. Debt service is levied against taxable value including taxable incremental value.

⁽³⁾ Includes special assessments. As of June 30, 2017.

⁽⁴⁾ TIF revenues are property taxes derived from special taxing districts which are used to abate tax levies for debt issued for improvements within those districts.

⁽⁵⁾ Debt payable from self-supported municipal improvement district levy and Levee Commission rents.

⁽⁶⁾ Debt outstanding is as of the date of this Preliminary Official Statement.

Source: Except as noted, City of Davenport Finance Department.

Table 15 summarizes the debt outstanding as of April 3, 2018 as debt per capita, percent of actual value, and percent of taxable value as of January 1, 2016 payable in fiscal year 2017-18 upon the issuance of the Bonds.

Table 15
Debt Ratios Upon the Issuance of the Bonds

<u>Debt Ratios</u>	<u>Gross Bonded Debt</u> ⁽¹⁾	<u>Debt Service Monies Available</u> ⁽²⁾	<u>Debt Payable from Enterprise Revenues</u>	<u>Debt Payable from TIF Revenues</u> ⁽³⁾	<u>Debt Payable from Other Revenues</u> ⁽⁴⁾	<u>Net Bonded Debt</u>	<u>Net Bonded Debt per Capita (99,685)</u>	<u>Net Bonded Debt to Actual Value (\$6,612,522,270)</u> ⁽⁵⁾	<u>Net Bonded Debt to Taxable Value (\$4,325,977,195)</u>
G.O. Bonded Debt	\$ 236,230,000	\$ 26,950,654	\$ 61,881,825	\$ 36,956,610	\$ 281,850	\$ 110,159,061	\$ 1,105	1.67%	2.55%
Overlapping Debt	<u>24,645,513</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>24,645,513</u>	<u>247</u>	<u>0.37%</u>	<u>0.57%</u>
Total	<u>\$ 260,875,513</u>	<u>\$ 26,950,654</u>	<u>\$ 61,881,825</u>	<u>\$ 36,956,610</u>	<u>\$ 281,850</u>	<u>\$ 134,804,574</u>	<u>\$ 1,352</u>	<u>2.04%</u>	<u>3.12%</u>

⁽¹⁾ Includes the Bonds.

⁽²⁾ Includes special assessments. As of June 30, 2017.

⁽³⁾ TIF revenues are property taxes derived from special taxing districts which are used to abate tax levies for debt issued for improvements within those districts.

⁽⁴⁾ Debt payable from self-supported municipal improvement district levy and Levee Commission rents.

⁽⁵⁾ Based on January 1, 2016 Actual Valuation as provided by the Scott County Auditor. Includes TIF Increment, Agricultural Land, Agricultural Buildings and all Utilities.

⁽⁶⁾ Based on January 1, 2016 Taxable Valuation as provided by the Scott County Auditor. Includes Taxable TIF Increments and all utilities but excludes Agricultural Land and Agricultural Buildings.

Source: Except as noted, City of Davenport Finance Department.

Long-Term Debt

Table 16 summarizes the City's long-term debt as of June 30, 2017 and upon the issuance of the Bonds.

Table 16
General Obligation Debt Outstanding by Issue

Issue Date	Description	Original Amount	Interest Range	Final Maturity	<u>Principal Outstanding</u>	
					June 30, 2017	April 3, 2018
01/05/10	Corporate Ser A	\$ 20,650,000	4.00% - 5.00%	06/01/18	\$ 9,410,000	\$ 1,240,000 ⁽¹⁾
03/22/10	Refunding Ser B	10,845,000	2.70% - 3.375%	06/01/18	2,760,000	660,000 ⁽²⁾
03/22/10	Refunding Ser C	3,870,000	4.00% - 4.30%	06/01/18	1,625,000	375,000 ⁽³⁾
12/27/10	Corporate Ser D	33,745,000	4.00%	06/01/18	1,915,000	1,915,000 ⁽⁴⁾
03/14/12	Corporate Ser A	31,250,000	2.50% - 4.00%	06/01/31	18,710,000	18,710,000
05/07/12	Taxable Ser B	4,460,000	1.50% - 3.10%	06/01/23	1,855,000	1,855,000
05/07/12	Refunding Ser C	11,720,000	4.00%	06/01/19	3,300,000	3,300,000
05/07/12	Refunding Ser D	18,745,000	3.00%	06/01/25	12,730,000	12,730,000
03/05/13	Corporate Ser A	21,870,000	2.00% - 3.25%	06/01/32	14,515,000	14,515,000
03/05/14	Corp & Ref Ser A	23,125,000	3.00% - 5.00%	06/01/29	18,815,000	18,815,000
03/05/14	Refunding Ser B	10,950,000	3.00% - 5.00%	06/01/23	8,110,000	8,110,000
03/10/15	Corporate Ser A	17,715,000	4.00% - 5.00%	06/01/30	15,375,000	15,375,000
03/23/16	Corporate Ser A	42,450,000	2.00% - 5.00%	06/01/31	40,985,000	40,985,000
03/23/16	Refunding Ser B	6,085,000	2.00% - 2.70%	06/01/28	5,955,000	5,955,000
03/23/16	Refunding Ser C	7,140,000	2.00% - 5.00%	06/01/24	7,140,000	7,140,000
03/21/17	Corporate Ser A	20,825,000	3.125% - 5.00%	06/01/32	20,825,000	20,825,000
03/21/17	Refunding Ser B	7,345,000	2.00% - 3.00%	06/01/29	7,345,000	7,345,000
03/21/17	Refunding Ser C	13,685,000	4.00% - 5.00%	06/01/25	13,685,000	13,685,000
04/03/18	Refunding Ser A	34,365,000*	TBD	06/01/33	0	34,365,000 *
04/03/18	Refunding Ser B	8,330,000*	TBD	06/01/33	0	8,330,000 *
Total General Obligation Bonds					\$ 205,055,000	\$ 236,230,000 *
Total Abatement Supported ⁽⁵⁾					<u>(87,755,285)</u>	<u>(99,120,285) *</u>
Net General Obligation Bonded Debt					<u>\$ 117,299,715</u>	<u>\$ 137,109,715 *</u>

⁽¹⁾ The 2019 - 2024 maturities will be current refunded by the Series 2018A Bonds on June 1, 2018.

⁽²⁾ The 2019 - 2021 maturities will be current refunded by the Series 2018A Bonds on June 1, 2018.

⁽³⁾ The 2019 - 2021 maturities will be current refunded by the Series 2018B Bonds on June 1, 2018.

⁽⁴⁾ The 2019 - 2025 maturities will be crossover refunded by the Series 2017C Bonds on June 1, 2018.

⁽⁵⁾ The levy for abatement supported general obligation debt has been, and is expected to continue to be, abated with revenue of the sewer clean water, parking, airport, and solid waste utilities; public housing rental receipts; curbside recycling fees; hotel/motel tax receipts; municipal improvement district levy; levee rents; and tax increment revenues. See Table 18 for the principal and interest abated by the various revenue sources.

* Preliminary; subject to change.

Debt Service Payments

Table 17 represents a schedule of the estimated annual principal and interest payments for the City's general obligation debt upon the issuance of the Bonds.

Table 17
General Obligation Long-Term Bonded Debt
Schedule of Annual Debt Service Payments

FYE	<u>Current Outstanding</u>		<u>Series 2018A Bonds*</u>		<u>Series 2018B Bonds*</u>		<u>Total Outstanding*</u>			
June 30	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>BAB Credit</u> ⁽¹⁾	<u>Total</u>
2018	\$ 22,265,000	\$ 3,741,225 ^{(2) (3)}					\$ 22,265,000	\$ 3,741,225	<u>(\$ 71,035)</u>	\$ 25,935,190
2019	18,940,000	6,183,033	\$ 3,385,000	\$ 1,056,429	\$ 740,000	\$ 332,867	23,065,000	7,572,329		30,637,329
2020	17,795,000	5,391,463	3,510,000	837,743	805,000	265,738	22,110,000	6,494,944		28,604,944
2021	16,860,000	4,643,075	3,610,000	761,225	835,000	242,554	21,305,000	5,646,854		26,951,854
2022	15,520,000	3,936,998	2,985,000	680,361	410,000	218,005	18,915,000	4,835,364		23,750,364
2023	15,755,000	3,372,893	3,070,000	610,512	420,000	205,541	19,245,000	4,188,946		23,433,946
2024	15,040,000	2,814,548	2,940,000	535,297	435,000	192,311	18,415,000	3,542,156		21,957,156
2025	14,375,000	2,260,543	1,465,000	460,915	450,000	178,261	16,290,000	2,899,719		19,189,719
2026	11,135,000	1,796,080	1,510,000	422,385	465,000	163,276	13,110,000	2,381,741		15,491,741
2027	9,965,000	1,429,505	1,545,000	381,464	480,000	147,419	11,990,000	1,958,388		13,948,388
2028	10,325,000	1,121,054	1,590,000	337,586	500,000	130,427	12,415,000	1,589,067		14,004,067
2029	9,695,000	800,938	1,645,000	287,342	515,000	111,127	11,855,000	1,199,407		13,054,407
2030	7,335,000	495,763	1,690,000	235,689	535,000	91,351	9,560,000	822,803		10,382,803
2031	6,255,000	268,719	1,745,000	181,271	555,000	70,379	8,555,000	520,369		9,075,369
2032	<u>2,275,000</u>	<u>71,888</u>	1,805,000	123,861	580,000	48,235	4,660,000	243,984		4,903,984
2033			<u>1,870,000</u>	<u>63,393</u>	<u>605,000</u>	<u>24,745</u>	<u>2,475,000</u>	<u>88,138</u>		<u>2,563,138</u>
	\$ 193,535,000	\$ 38,327,725	\$ 34,365,000	\$ 6,975,473	\$ 8,330,000	\$ 2,422,236	\$ 236,230,000	\$ 47,725,434	(\$ 71,035)	\$ 283,884,399

⁽¹⁾ The City anticipates receiving a 32.69% Build America Bonds interest subsidy credit on the Series 2010A Bonds.

⁽²⁾ Excludes the December 1, 2017 interest payment in the amount of \$3,927,470.

⁽³⁾ Fiscal year 2018 interest payment will be made by the Series 2017C escrow account.

* Preliminary; subject to change.

Tax Levy Abatement

Although the data listed in Table 16 and Table 17 is general obligation debt of the City, it is anticipated that portions of the debt service will be paid from sources other than the City property tax levy. Table 18 presents the estimated sources of payment for the City's general obligation debt as of April 3, 2018.

Table 18
General Obligation Long-Term Bonded Debt
Schedule of Annual Debt Service Payments
(Includes the Bonds)

Fiscal Year Ending June 30	Levy Supported	Sewer	TIF	Clean Water	Parking	DDDSMID ⁽¹⁾	Airport	Solid Waste	Heritage Fund	River Center/ Adler	Total Principal & Interest All Sources ^{(2) (3)}
2018 ⁽⁴⁾	\$ 16,096,979	\$ 4,608,703	\$ 3,311,698	\$ 202,287	\$ 926,833	\$ 71,225	\$ 53,253	\$ 648,300	\$ 7,172	\$ 79,775	\$ 26,006,225
2019	18,126,676	5,940,373	4,529,631	229,600	991,765	75,454	43,436	589,650	9,194	101,550	30,637,329
2020	16,866,457	5,820,069	4,179,015	222,750	993,202	73,206	38,700	304,300	8,944	98,300	28,604,943
2021	15,546,474	5,776,924	4,078,271	225,900	<u>989,661</u>	<u>76,680</u>	37,200	107,000	13,694	100,050	26,951,854
2022	14,264,234	5,727,006	3,332,329	224,050			36,000	<u>52,000</u>	13,194	101,550	23,750,363
2023	14,040,764	5,713,550	3,311,587	221,550			34,500		12,694	99,300	23,433,945
2024	13,139,722	5,592,805	2,848,485	223,800			38,000		12,294	102,050	21,957,156
2025	10,642,309	5,374,566	2,794,999	221,200			<u>41,600</u>		11,994	103,050	19,189,718
2026	7,688,026	4,813,899	2,708,372	168,400					11,694	101,350	15,491,741
2027	7,698,275	3,400,875	2,696,670	42,400					11,369	98,800	13,948,389
2028	7,722,398	3,421,062	2,702,126	<u>41,200</u>					16,031	101,250	14,004,067
2029	7,756,122	2,901,295	2,282,915						<u>15,525</u>	98,550	13,054,407
2030	5,690,544	2,313,581	2,277,828							100,850	10,382,803
2031	4,714,141	1,977,976	2,280,253							<u>103,000</u>	9,075,370
2032	2,904,357	1,139,828	859,798								4,903,983
2033	<u>1,199,324</u>	<u>599,662</u>	<u>764,152</u>								<u>2,563,138</u>
Total	\$ 164,096,802	\$ 65,122,174	\$ 44,958,129	\$ 2,023,137	\$ 3,901,461	\$ 296,565	\$ 322,689	\$ 1,701,250	\$ 143,799	\$ 1,389,425	\$ 283,955,431

⁽¹⁾ Downtown Davenport Development Self-Supported Municipal Improvement District.

⁽²⁾ Totals may vary due to rounding.

⁽³⁾ Total excludes the anticipated 32.69% Build America Bonds interest subsidy credit on the Series 2010A Bonds.

⁽⁴⁾ Excludes the December 1, 2017 interest payment.

TIF Rebate Agreements

Presented in Table 19 are the City's tax increment rebate agreements as of April 3, 2018.

Table 19
TIF Rebate Agreements

<u>TIF Agreement</u>	<u>Assessment</u>	<u>Remaining Term</u>	<u>Total Obligation Outstanding as of April 3, 2018</u>	<u>Total Obligation Subject to Debt Limit</u>	<u>Annual Payment as of April 3, 2018</u>
National Weather Service	\$ 475,670	1 years	\$ 59,287	\$ 59,287	\$ 29,537
M.A. Ford (Miracle Tools)	1,816,590	13 years	147,740	36,580	18,290
PCT	2,677,980	3 years	170,706	123,012	61,506
Tri City Electric	4,221,870	7 years	932,000	122,000	122,000
Von Maur	8,902,720	9 years	990,000	110,000	55,029
Von Maur e-commerce	8,902,720	11 years	1,193,906	93,000	46,407
Von Maur HQ & Distribution	14,198,000	12 years	1,516,151	118,151	59,076
Fidlar	4,209,160	11 years	899,452	76,904	38,452
Heart of America	13,832,510	13 years	5,574,943	409,886	204,943
Putnam	23,264,242	20 years	15,785,221	809,442	404,721
Parker	16,452,733	20 years	11,423,081	585,762	292,881
Honkamp Krueger	1,548,250	15 years	400,000	25,000	25,000
Kraft Heinz	35,000,000	15 years	10,000,000	0	0
Sterlite	55,000,000	15 years	16,860,000	3,000,000	3,000,000
Internal Debt ⁽¹⁾			<u>275,000</u>	<u>275,000</u>	<u>275,000</u>
Total			\$ 66,227,487	\$ 5,844,024	\$ 4,632,842

⁽¹⁾ This amount is advanced yearly from the City's general fund to cover personnel costs and is repaid annually from the increase in the base assessed valuation urban renewal areas.

Source: City of Davenport Finance Department.

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Other Debt

As presented in Table 20, the City has other revenue debt outstanding.

Table 20
Other Debt

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Security</u>	<u>Final Maturity</u>	<u>Principal Outstanding as of April 3, 2018</u>
6/10	\$ 10,000,000	Improvements	Sewer Net Revenues	6/41	\$ 8,687,000
12/15	5,781,107 ⁽¹⁾	Improvements	Sewer Net Revenues	6/34	4,956,000
3/16	7,538,000	Improvements	Sewer Net Revenues	6/36	5,907,772 ⁽²⁾
12/11	310,791	Rail Extension	Land	6/26	279,712 ⁽³⁾
2/16	37,100	Recycling Program	Solid Waste Net Revenues	6/20	9,975 ⁽⁴⁾
8/16	1,953,840	Recycling Carts	Solid Waste Net Revenues	6/27	1,671,993 ⁽⁵⁾
3/17	290,000	Stadium Lighting	Modern Woodmen Lease Revenue	6/20	200,000

⁽¹⁾ Original amount was \$7,085,000; the City drew only \$5,286,107. The loan was then amended and refunded to add \$495,000 in principal for a sponsored project on December 8, 2015.

⁽²⁾ The City is drawing the loan down as needed. The amount listed represents the outstanding balance as of April 3, 2018.

⁽³⁾ The loan agreement with the Iowa Department of Transportation was reworked due to a change in the completion date of the project.

⁽⁴⁾ The loan agreement with the Iowa Department of Natural Resources, Solid Waste Alternatives Program includes a \$20,000 forgivable loan.

⁽⁵⁾ Loan agreement with the Scott County Solid Waste Commission.

Industrial Revenue Bonds

Since 1976, the City has authorized the issuance of \$269,190,000 of industrial development revenue bonds under the provisions of Chapter 419 of the Code of Iowa. In fiscal year 2017, The Lutheran Home for the Aged Association utilized the City of Davenport as its conduit in issuance and sale of \$2,800,000 Health Care Facility Revenue Bonds, Series 2016. The bonds and related interest are the sole responsibility of the issuers, and the bond principal and interest do not constitute liabilities of the City.

Future Financing

The City has no plans to sell general obligation debt within 90 days of this official statement.

FINANCIAL INFORMATION

Financial Reports

The responsibility for the financial function within the City rests with the CFO/Assistant City Administrator. The CFO/Assistant City Administrator administers a broad and integrated fiscal operation consisting of treasury management, budget formulation and execution (including grants administration), appropriation and general accounting, revenue collections, data processing, purchasing and risk management.

Prior to fiscal year 1981, the City's accounting records for general governmental operations were maintained on a cash basis. Beginning in fiscal year 1981, the City's records have been maintained consistent with generally accepted accounting principles.

Prior to March 15, the budget is legally enacted through City Council action. The State of Iowa requires the passage of a budget of total City operating expenditures by major program categories which may not be over expended unless amended. The operating budget by program includes the General Fund, Special Revenue Funds, Debt Service Funds, Capital Projects Fund and Proprietary Funds. Administrative control is maintained through the establishment of more detailed line item budgets.

A six-year capital improvement program provides the basis for formulation of the annual capital budget. As part of the capital budget process, departments are required to project the impact of the capital project being requested on the operating budget for the ensuing fiscal year and five subsequent years. The impact is considered and weighed accordingly when developing the actual capital improvement plan.

Certificate of Achievement

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City for its Comprehensive Annual Financial Report for the fiscal year ended June 30, 2016. In order to be awarded a Certificate of Achievement for Excellence in Financial Reporting, a governmental unit must publish an easily readable and efficiently organized comprehensive annual financial report whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements.

Risk Management

The City has established a Risk Management Fund for self-insurance related to general and automobile liability, property, and workers' compensation claims which is included in the Internal Service Fund type. Self-insurance was in effect up to individual stop loss amounts per occurrence of \$500,000 for general and auto liability, \$100,000 for property and \$2,000,000 for workers' compensation for 2017. Coverage from private insurers is maintained for losses in excess of the individual stop loss amounts. All claims handling procedures are performed by the risk management division of the finance department. Additionally, workers' compensation claims are sent to a Third Party Administrator for review as part of the initial set up of the claim. A private attorney specializing in workers' compensation law is retained to defend workers' compensation claims filed with the state Workers' Compensation Commissioner by claimants. Incurred but not reported claims have been accrued as a liability based upon an independent actuarial study. No settlements exceeded insurance coverage for the past three fiscal years. There were no significant reductions in insurance coverage during the past year. Based on experience, \$3,649,216 of the claims payable as of June 30, 2017 is considered current and due within one year.

In addition, the City has established an Employee Insurance Fund for insurance benefits provided to City employees and covered dependents, which is included in the Internal Service Fund type. Health benefits were self-insured up to a specific annual stop loss amount of \$175,000 per member, and an aggregate annual stop loss amount of approximately \$12,000,000 for 2017. Coverage from a private insurance company is maintained for losses in excess of the aggregate stop loss amount. All claims handling procedures are performed by an independent claims administrator. Incurred but not reported claims have been accrued as a liability based upon the claims lag report provided by the third party administrator. No settlements exceeded insurance coverage for the past three fiscal years. There were no significant reductions in insurance coverage during the past year. Based on experience, the claims payable balance of \$1,168,503 as of June 30, 2017 is considered current and due within one year.

Results of Operations

Statements of revenues and expenditures of the operating funds of the City have been compiled from the City's financial reports. They have been organized in such a manner as to facilitate year to year comparisons. Table 21 presents a statement of revenues, expenditures and changes in fund balance for the City's General Fund for the Fiscal Years ended June 30, 2013 through 2017. Table 22 and Table 23 present statement of revenues, expenditures and changes in fund balance for the City's Special Revenue Funds and Debt Service Fund, respectively, for the Fiscal Years ended June 30, 2013 through 2017.

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Table 21
Statement of Revenues, Expenditures and Changes in Fund Balance - General Fund⁽¹⁾
(Years Ended June 30)

	Budget 2018	2017	2016	2015	2014
Revenue					
Taxes	\$ 61,745,716	\$ 59,407,214	\$ 59,110,557	\$ 59,705,488	\$ 60,207,114
Licenses and Permits	1,662,200	2,408,584	2,297,659	1,935,347	1,679,731
Intergovernmental	3,119,258	4,918,583	4,968,630	2,739,724	1,159,513
Charges for Services	3,704,721	3,822,238	4,058,354	3,887,210	3,951,785
Use of Monies & Property	283,760	467,377	333,356	544,388	308,668
Fines and Forfeits	1,584,500	1,505,531	2,513,779	2,050,224	1,931,967
Other	267,100	421,185	418,489	333,149	396,986
Total Revenue	<u>72,367,255</u>	<u>72,950,712</u>	<u>73,700,824</u>	<u>71,195,530</u>	<u>69,635,764</u>
Expenditures					
Current:					
Public Safety	43,810,671	42,649,466	43,238,917	41,327,950	40,772,552
Public Works	4,570,771	4,392,200	4,243,834	4,701,546	4,758,575
Culture and Recreation	11,888,409	11,739,607	11,464,222	11,070,358	11,213,507
Community & Economic					
Development	1,013,035	923,686	965,901	894,828	1,310,626
General Government	10,297,834	9,544,076	9,414,067	9,477,655	8,639,508
Total Expenditures	<u>71,580,720</u>	<u>69,249,035</u>	<u>69,326,941</u>	<u>67,472,337</u>	<u>66,694,768</u>
Excess of Revenue Over (Under)					
Expenditures	<u>786,535</u>	<u>3,701,677</u>	<u>4,373,883</u>	<u>3,723,193</u>	<u>2,940,996</u>
Other Financing Sources (Uses)					
Sale of Capital Assets	-	30,342	35,941	15,451	-
Operating Transfers (Net)	<u>(880,500)</u>	<u>(2,700,227)</u>	<u>(2,812,835)</u>	<u>(2,682,730)</u>	<u>(1,237,586)</u>
Total Other Financing Sources (Uses)	<u>(880,500)</u>	<u>(2,669,885)</u>	<u>(2,776,894)</u>	<u>(2,667,279)</u>	<u>(1,237,586)</u>
Excess of Revenue and Other Sources					
Over (Under) Expenditures and Other					
Uses (2)	<u>(93,965)</u>	<u>1,031,792</u>	<u>1,596,989</u>	<u>1,055,914</u>	<u>1,703,410</u>
Beginning Fund Balance	<u>19,005,210</u>	<u>17,973,418</u>	<u>16,376,429</u>	<u>15,320,515</u>	<u>13,617,105</u>
Ending Fund Balance	<u>\$ 18,911,245</u>	<u>\$ 19,005,210</u>	<u>\$ 17,973,418</u>	<u>\$ 16,376,429</u>	<u>\$ 15,320,515</u>

⁽¹⁾ The General Fund is the general operating fund of the City. It accounts for all financial resources except those required legally or by sound financial management to be accounted for in another fund.

Source: The City's Comprehensive Annual Financial Reports.

Table 22
Statement of Revenues, Expenditures and Changes in Fund Balance - Special Revenue Funds ⁽¹⁾
(Years Ended June 30)

	Budget 2018	2017	2016	2015	2014
Revenue					
Taxes (2)	\$ 17,451,120	\$ 19,090,871	\$ 17,614,796	\$ 17,639,582	\$ 17,188,550
Special Assessments	-	3,953	5,210	8,370	7,473
Licenses and permits	70,000	52,150	68,809	82,561	70,021
Intergovernmental	19,524,344	20,811,158	19,346,981	16,650,203	18,277,976
Charges for Services	307,750	258,599	74,488	76,758	99,834
Use of Monies and Property	245,000	454,779	423,528	472,112	525,572
Fines & Forfeits	-	-	86,854	134,348	156,732
Revolving Loan Repayments	1,053,000	806,461	832,955	752,279	979,050
Other	259,000	1,035,838	642,426	1,530,192	1,451,985
Total Revenue	38,910,214	42,513,809	39,096,047	37,346,405	38,757,193
Expenditures					
Current:					
Debt Service:					
Principal retirement	66,850	65,325	56,225	55,125	54,275
Interest	8,749	10,545	11,951	13,191	14,277
Public Safety	595,819	810,673	688,816	821,702	444,298
Public Works	14,625,789	12,986,333	12,618,991	13,328,499	12,799,216
Culture and Recreation	413,605	406,874	225,076	197,235	68,206
Community & Economic					
Development	9,488,385	8,456,545	10,711,552	8,547,287	11,503,642
General Government	311,686	201,369	209,397	211,730	174,911
Total Expenditures	25,510,883	22,937,664	24,522,008	23,174,769	25,058,825
Excess of Revenue Over (Under)					
Expenditures	13,399,331	19,576,145	14,574,039	14,171,636	13,698,368
Other Financing Sources (Uses)					
Sale of Fixed Assets	-	-	310,000	-	17,355
Operating Transfers (Net)	(13,877,500)	(15,625,456)	(14,635,446)	(13,599,298)	(11,571,785)
Total Other Financing Sources (Uses)	(13,877,500)	(15,625,456)	(14,325,446)	(13,599,298)	(11,554,430)
Excess of Revenue and Other Sources					
Over (Under) Expenditures and					
Other Uses (2)	(478,169)	3,950,689	248,593	572,338	2,143,938
Beginning Fund Balance	11,368,900	7,418,211	7,169,618	6,597,280	4,453,342
Ending Fund Balance	\$ 10,890,731	\$ 11,368,900	\$ 7,418,211	\$ 7,169,618	\$ 6,597,280

- (1) Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The City's Special Revenue Funds consist of the Road Use Tax Fund, the Community Development Act Fund, the Housing and Urban Development Section 8 Fund, The Local Option Sales Tax Fund, the Riverfront Improvement Fund, the Municipal Improvement District Fund, the Revolving Loan Fund, and the Home Investment Partnership Fund.
- (2) Includes proceeds of a 1% sales tax to be used for property tax relief and public improvements.

Source: The City's Comprehensive Annual Financial Reports.

Table 23
Statement of Revenues, Expenditures and Changes in Fund Balance - Debt Service Fund ⁽¹⁾
(Years Ending June 30)

	Budget 2018	2017	2016	2015	2014
Revenue					
Taxes	\$ 15,843,814	\$ 14,438,922	\$ 13,515,982	\$ 13,154,839	\$ 13,026,283
Special Assessments	-	23,612	22,438	30,622	40,580
Intergovernmental	355,000	826,533	727,602	324,355	-
Use of Monies and Property	108,000	227,924	337,549	176,698	302,026
Other	963,000	1,064,345	989,378	996,239	1,008,964
Total Revenue	17,269,814	16,581,336	15,592,949	14,682,753	14,377,853
Expenditures					
Current:					
Debt Service:					
Principal retirement	16,846,371	36,436,005	16,634,140	26,567,135	34,705,510
Interest and Fiscal Charges	5,675,404	6,573,426	5,440,905	5,991,294	6,087,036
Bond issue expense	-	178,537	176,740	-	72,385
Community & Economic					
Development	3,580,006	1,468,881	967,635	928,795	1,039,395
General Government	-	2,500	-	3,000	6,300
Total Expenditures	26,101,781	44,659,349	23,219,420	33,490,224	41,910,626
Excess of Revenue Over (Under) Expenditures	(8,831,967)	(28,078,013)	(7,626,471)	(18,807,471)	(27,532,773)
Other Financing Sources (Uses)					
Operating Transfers (Net)	8,772,379	9,746,985	9,737,523	10,179,863	9,329,673
Sale of capital assets	-	331,806	-	-	-
Refunding proceeds	-	17,135,000	13,080,000	-	10,335,000
Premium on debt issued	-	1,360,530	735,656	-	2,405,596
Total Other Financing Sources (Uses)	8,772,379	28,574,321	23,553,179	10,179,863	22,070,269
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses (2)	(59,588)	496,308	15,926,708	(8,627,608)	(5,462,504)
Beginning Fund Balance	24,409,935	23,913,627	7,986,919	16,614,527	22,077,031
Ending Fund Balance	\$ 24,350,347	\$ 24,409,935	\$ 23,913,627	\$ 7,986,919	\$ 16,614,527

⁽¹⁾ The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and other costs.

Source: The City's Comprehensive Annual Financial Reports.

The largest expenditures by program for the City is public safety. Table 24 presents the general governmental expenditures by program for the City for the past five fiscal years.

Table 24
Expenditures By Program ⁽¹⁾

<u>Fiscal Year</u>	<u>Debt Service</u>	<u>Public Safety</u>	<u>Public Works</u>	<u>Culture and Recreation</u>	<u>Community & Economic Development</u>	<u>General Government</u>	<u>Total</u>
2017	\$ 43,263,838	\$ 43,460,139	\$ 17,378,533	\$ 12,146,481	\$ 10,849,112	\$ 9,747,945	\$ 136,846,048
2016	22,606,542	43,927,733	16,862,825	11,689,298	12,645,088	9,623,464	117,354,950
2015	32,819,413	42,149,652	18,030,045	11,267,593	10,370,910	9,692,385	124,329,998
2014	40,933,483	41,216,850	17,557,791	11,281,713	13,853,663	8,820,719	133,664,219
2013	23,239,729	40,160,927	15,288,713	10,975,613	10,631,873	8,601,095	108,897,950

⁽¹⁾ Includes General, Special Revenue, and Debt Service Funds.

Source: The City's Comprehensive Annual Financial Reports.

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Property taxes are the largest source of income for the City. Table 25 presents general governmental revenue by source for the past five years.

Table 25
Revenues by Source⁽¹⁾

<u>Fiscal Year</u>	<u>Taxes</u>	<u>Special Assessments</u>	<u>Licenses and Permits</u>	<u>Inter-Governmental</u>	<u>Uses of Monies and Property</u>	<u>Charges for Services</u>	<u>Fines and Forfeits</u>	<u>Other</u>	<u>Total</u>
2017	\$ 92,937,007	\$ 27,565	\$ 2,460,734	\$ 26,556,274	\$ 1,150,080	\$ 4,080,837	\$ 1,505,531	\$ 3,327,829	\$ 132,045,857
2016	90,241,335	27,648	2,366,468	25,043,213	1,094,433	4,132,842	2,513,779	2,970,102	128,389,820
2015	90,499,909	38,992	2,017,908	19,714,282	1,193,198	3,963,968	2,050,224	3,746,207	123,224,688
2014	90,421,947	48,053	1,749,752	19,437,489	1,136,266	4,051,619	1,931,967	3,993,717	122,770,810
2013	88,262,578	93,757	1,619,350	17,314,747	1,002,462	4,210,684	1,740,494	4,000,295	118,244,367

⁽¹⁾ Includes General, Special Revenue, and Debt Service Funds.

Source: The City's Comprehensive Annual Financial Reports.

PROPERTY VALUATIONS AND TAXES

Legislation - Property Tax Matters

During the 2013 legislative session, the Iowa General Assembly enacted Senate File 295 (the “Act”), which the Governor signed into law on June 12, 2013. Among other things, the Act (i) reduced the maximum annual taxable value growth percent, due to revaluation of existing residential and agricultural property to 3%, (ii) assigned a “rollback” (the percentage of a property’s value that is subject to tax) to commercial, industrial and railroad property of 90%, (iii) created a new property tax classification for multi-residential properties (mobile home parks, manufactured home communities, land-lease communities, assisted living facilities and property primarily used or intended for human habitation containing three or more separate dwelling units) (“Multiresidential Property”), and assigned a declining rollback percentage of 3.75% to such properties for each year until the 2021 assessment year (the rollback percentage for Multiresidential Properties is equal to the residential rollback percentage in the 2022 assessment year and thereafter) and (iv) exempted a specified portion of the assessed value of telecommunication properties.

The Act included a standing appropriation to replace some of the tax revenues lost by local governments, including tax increment districts, resulting from the new rollback for commercial and industrial property. Beginning in Fiscal Year 2017-18 the standing appropriation cannot exceed the actual Fiscal Year 2016-17 appropriation amount. The appropriation does not replace losses to local governments resulting from the Act’s provisions that reduce the annual revaluation growth limit for residential and agricultural properties to 3%, the gradual transition for Multiresidential Property to the residential rollback percentage, or the reduction in the percentage of telecommunications property that is subject to taxation.

Given the wide scope of the statutory changes, and the State of Iowa’s discretion in establishing the annual replacement amount that is appropriated each year commencing in Fiscal Year 2017-18, the impact of the Act on the City’s future property tax collections is uncertain and the City is unable to accurately assess the financial impact of the Act’s provisions on the City’s future operations.

Notwithstanding any decrease in property tax revenues that may result from the Act, Iowa Code section 76.2 provides that when an Iowa political subdivision issues general obligation bonds, “the governing authority of these political subdivisions before issuing bonds shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full.”

From time to time, other legislative proposals may be considered by the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described in this Official Statement. It cannot be predicted whether or in what forms any of such proposals may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for the levy of taxes by the City.

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Property Valuations and Tax Collection Procedures

All property subject to taxation is valued in compliance with State law, every two years subject to an equalization action of the State Department of Revenue. All property except utility property is assessed at the local level. The State Department of Revenue assesses utility property.

The assessor establishes actual valuation (100%) as of January 1 in a calendar year for taxes payable in the succeeding fiscal year, *i.e.*, valuations made in 2016 are for taxes payable in the fiscal year 2017-18. The actual value of property is provided by the assessor to the County Auditor who then determines the taxable value. The taxable value is computed by adjusting the actual value of various classes of property by percentages (roll back rates) determined by the State Department of Revenue. The roll back rates are applied to classes of property on a state-wide basis so that the increase in actual valuations of property in the State will not exceed 3% annually.

For property values as of January 1, 2016, the taxable value roll back rate was 56.9391% of actual value for residential property; 47.4996% of actual value for agricultural property; 82.5000% of the actual value for multiresidential property; and 90% of actual value for commercial, industrial, and railroad property. No adjustment was ordered for utility property because its assessed value did not increase enough to qualify for reduction. Utility property is limited to an 8% annual growth.

Table 26 outlines the values of all property within the City for assessment years 2012 through 2016.

Table 26
Assessment of Valuations of Taxable Property

<u>Assessment Year</u>	<u>Fiscal Year</u>	<u>Actual Value⁽¹⁾</u>	<u>Taxable Value⁽²⁾</u>	<u>Taxable Increment Value</u>
2016	2018	\$ 6,612,522,270	\$ 4,134,966,005	\$ 206,750,083
2015	2017	6,479,516,370	4,038,206,006	172,747,044
2014	2016	6,368,035,987	4,018,276,494	150,802,466
2013	2015	6,251,727,715	4,015,074,689	145,829,227
2012	2014	6,169,992,844	4,027,742,633	133,123,936

⁽¹⁾ Includes all utilities, agricultural land, agricultural buildings and Taxable Increment Value with military exemption deducted.

⁽²⁾ Includes all utilities, agricultural land and agricultural buildings with military exemption deducted and excludes Taxable Increment Value.

Source: Scott County Auditor.

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Table 27 lists the classes of property which comprise the City's assessment year 2016 property values by category.

Table 27
2016 Property Values by Category

<u>Category</u>	<u>Actual Value</u>	<u>Taxable Value</u>	<u>% of Gross Taxable Value</u>
Residential	\$ 4,322,959,889	\$ 2,457,882,690	62.33%
Commercial	1,412,125,293	1,253,347,490	31.79%
Industrial	128,592,596	114,237,971	2.90%
Multiresidential	124,233,748	101,119,500	2.56%
Utilities	12,938,040	12,938,040	0.33%
Other (railroads)	<u>4,024,526</u>	<u>3,622,074</u>	<u>0.09%</u>
Gross Valuation	\$ 6,004,874,092	\$ 3,943,147,765	<u>100.00%</u>
Less: Military Exemption	<u>(8,413,636)</u>	<u>(8,413,636)</u>	
Net Valuation	<u>\$ 5,996,460,456</u>	<u>\$ 3,934,734,129</u>	
TIF increment (used to compute debt service levies and constitutional debt limit)	<u>\$ 206,750,083</u>	<u>\$ 206,750,083</u>	
<u>Taxed Separately:</u>			
Agricultural Land	\$ 32,185,098 ⁽¹⁾	\$ 15,286,781 ⁽¹⁾	
Agricultural Building	951,850	452,112	
Gas & Electric Utilities	376,174,783	184,492,983	

⁽¹⁾ Military exemption of \$1,852 is deducted.

Source: Iowa Department of Management.

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Property Tax Levies and Collections

Taxes are collected in the fiscal year that begins during the calendar year following the assessment. Taxes are levied on July 1 of each year. The County Treasurer collects taxes for all taxing entities in the County. Statutory dates for payment without penalty are September 30th for the first installment and March 31st for the second installment. The County Treasurer levies a 5% penalty on delinquent taxes each June. In addition, the State of Iowa has a 1% per month levy; total penalties not to exceed 48%.

Table 28 outlines tax levies, tax rates and tax collections for the City.

Table 28
Tax Levies and Collections
in the City of Davenport

City Tax Rates ⁽¹⁾⁽²⁾									
Fiscal Year	Agricultural Land ⁽³⁾	All Other ⁽⁴⁾	SMID Tax Rate ⁽⁵⁾	Total Tax Levy	Current Tax Collections	Percent of Levy Collected	Delinquent Tax Collections	Total Tax Collections	Percent of Total Tax
2017	3.00	16.78	(6)	\$ 74,432,127	\$ 72,761,618	97.76%	\$ 47,919	\$ 72,809,537	97.82%
2016	3.00	16.78	(6)	73,355,439	71,981,695	98.13%	45,190	72,026,885	98.19%
2015	3.00	16.78	(6)	73,239,754	72,473,395	98.95%	52,621	72,526,016	99.03%
2014	3.00	16.78	(6)	73,158,580	73,149,684	99.99%	24,133	73,173,817	100.02%
2013	3.00	16.78	(6)	72,248,709	70,098,272	97.02%	58,489	70,156,761	97.10%

⁽¹⁾ City taxes support General Fund activities, debt service payments, liability insurance expense, the City's share of FICA and IPERS expense, payments to the Police and Fire retirement and pension systems, life and health insurance expense and unemployment compensation expense.

⁽²⁾ Tax rates are in dollars per thousand assessed valuation.

⁽³⁾ This tax rate is the only rate applied to agricultural land. The tax rate for agricultural land is established by the State of Iowa.

⁽⁴⁾ This tax rate is applied to all property except agricultural land.

⁽⁵⁾ The Downtown Davenport Development Self-Supported Municipal Improvement District (DDDSSMID) tax rate is levied on property within this special district in the Downtown area to support downtown capital improvement projects. This rate is applied in addition to the rate for all City purposes.

⁽⁶⁾ Beginning July 1, 1997, six self-supported municipal improvement districts exist, with tax levies varying from \$2.00 to \$5.50.

Source: City's June 30, 2017 CAFR.

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Taxes Per \$1,000 of Taxable Value

Table 29 shows the tax rates per \$1,000 of taxable value for the City and all overlapping governments in the fiscal years 2018 through 2014.

Table 29
Property Tax Rates
All Overlapping Governments
Last Five Fiscal Years

<u>Assessment</u> <u>Year</u>	<u>Fiscal</u> <u>Year</u>	<u>Scott</u> <u>County</u>	<u>School</u>	<u>Area IX</u> <u>College</u>	<u>Other⁽¹⁾</u>	<u>City of</u> <u>Davenport</u>	<u>Total</u>
2016	2018	5.82167	15.90267	1.03000	0.39896	16.78000	39.93330
2015	2017	5.82228	15.37043	1.00909	0.38948	16.78000	39.37128
2014	2016	6.00377	15.67601	0.96863	0.41826	16.78000	39.84667
2013	2015	6.13204	15.83747	0.92782	0.44418	16.78000	40.12151
2012	2014	6.23534	16.66333	0.92043	0.44342	16.78000	41.04252

⁽¹⁾ Other includes City Assessor, Scott County Ag. Extension and State of Iowa tax rates.

Source: Scott County Auditor.

Table 30 presents the City's tax rates per \$1,000 of taxable value for the City's operating and debt service funds for the fiscal years 2018 through 2014.

Table 30
Tax Rate Comparison
By Operating Funds

<u>Fund</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
General	8.10000	8.10000	8.10000	8.10000	8.10000
Tort Liability	0.25000	0.25000	0.25000	0.25000	0.25000
Trust & Agency	4.93000	4.83000	4.83000	4.93000	4.93000
Library	0.27000	0.27000	0.27000	0.27000	0.27000
Transit	0.91000	0.91000	0.91000	0.91000	0.91000
Emergency	<u>0.27000</u>	<u>0.27000</u>	<u>0.27000</u>	<u>0.27000</u>	<u>0.27000</u>
Total Operating Funds	14.73000	14.63000	14.63000	14.73000	14.73000
Debt Service	<u>2.05000</u>	<u>2.15000</u>	<u>2.15000</u>	<u>2.05000</u>	<u>2.05000</u>
Total All Funds	<u>16.78000</u>	<u>16.78000</u>	<u>16.78000</u>	<u>16.78000</u>	<u>16.78000</u>

Source: City of Davenport Finance Department.

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Principal Taxpayers

A list of ten larger taxpayers within the City and their 1/1/2016 taxable valuations (taxes payable July 1, 2017 through June 30, 2018) are presented in Table 31.

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Scott County Auditor's Office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas provider noted below (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's mill levy is applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

Table 31
Principal Taxpayers

<u>Name of Property</u>	<u>Property</u>	<u>Taxable Valuation</u>	<u>% of Total Taxable Value⁽¹⁾</u>
Mid American Energy	Utility	\$ 134,266,737	3.10%
Macerich North Park Mall LLC	Shopping Center	52,515,135	1.21%
Iowa-American Water Co.	Utility	50,196,206	1.16%
John Deere Construction	Commercial	28,106,784	0.65%
Putnam Landlord LLC	Commercial	21,441,754	0.50%
ARCP JDDPTIA01 LLC	Commercial	18,547,299	0.43%
Falls Plaza LLC	Commercial	17,830,323	0.41%
Menard Inc.	Commercial	16,711,885	0.39%
The Davenport North Development	Commercial	16,430,562	0.38%
City Square LLC	Commercial	<u>15,018,080</u>	<u>0.35%</u>
Total		<u>\$ 371,064,765</u>	<u>8.58%</u>

⁽¹⁾ Based on the City's 1/1/2016 Debt Service Levy Valuation of \$4,325,977,195.

Source: Scott County Auditor.

Local Option Sales Tax

Davenport citizens approved a one cent local option sales tax which has been in effect since January 1, 1989. Sixty percent of the proceeds are to be used for property tax relief and forty percent for capital improvements. The City collected \$17,906,273 of local option sales tax in fiscal year ended June 30, 2017.

MUNICIPAL ADVISOR

The City has retained PFM Financial Advisors LLC, of Des Moines, Iowa, as Municipal Advisor in connection with the issuance of the Bonds. In preparing the Preliminary Official Statement, the Municipal Advisor has relied upon governmental officials, and other sources, who have access to relevant data to provide accurate information for the Preliminary Official Statement, and the Municipal Advisor has not been engaged, nor has it undertaken, to independently verify the accuracy of such information. The Municipal Advisor is not a public accounting firm and has not been engaged by the City to compile, review, examine or audit any information in the Preliminary Official Statement in accordance with accounting standards. The Municipal Advisor is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities and therefore will not participate in the underwriting of the Bonds.

Requests for information concerning the City should be addressed to PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309 (515-243-2600, fax: 515-243-6994).

RATINGS

The City has requested ratings from both S&P Global Ratings (“S&P”) and Moody’s Investors Service, Inc. (“Moody’s”). Currently, the City’s general obligation Bonds are rated ‘AA-’ by S&P, with a stable outlook, and ‘Aa3’ by Moody’s, with no outlook. Each rating reflects only the views of S&P or Moody’s, respectively, and an explanation of the significance of such rating may be obtained only from S&P or Moody’s, as applicable. A rating is subject to change or withdrawal at any time, and such revision or withdrawal of a rating may have an adverse effect on the marketability or market price of the Bonds.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see “TAX EXEMPTION AND RELATED CONSIDERATIONS” herein) are subject to the approving legal opinions of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, forms of which is attached hereto as APPENDIX B. Signed copies of the legal opinions, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the Purchaser at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel.

The legal opinions to be delivered will express the professional judgment of Bond Counsel and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

Bond Counsel has not been engaged, nor has it undertaken, to prepare or to independently verify the accuracy of the Preliminary Official Statement, including but not limited to financial or statistical information of the City and risks associated with the purchase of the Bonds, except Bond Counsel has reviewed and/or prepared the information and statements contained in the Preliminary Official Statement under “TAX EXEMPTION AND RELATED CONSIDERATIONS” and “LEGAL MATTERS” and the “Authorization and Purpose” section under the heading “DESCRIPTION OF THE BONDS” insofar as such statements contained under such captions purport to summarize certain provisions of the Internal Revenue Code of 1986, the Bonds and any opinions rendered by Bond Counsel. Bond Counsel has prepared the documents contained in APPENDIX B and APPENDIX C.

TAX EXEMPTION AND RELATED CONSIDERATIONS

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the Series 2018A Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed under the Internal Revenue Code of 1986 (the “Code”), provided, however that such interest must be taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on corporations for taxable years beginning before January 1, 2018.

The opinion set forth in the preceding sentence will be subject to the condition that the Issuer comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Series 2018A Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Series 2018A Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Series 2018A Bonds. In the resolution authorizing the issuance of the Series 2018A Bonds, the Issuer will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Series 2018A Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Series 2018A Bonds. Prospective purchasers of the Series 2018A Bonds should consult with their tax advisors as to such matters.

Proposed Changes in Federal and State Tax Law: From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Series 2018A Bonds or otherwise prevent holders of the Series 2018A Bonds from realizing the full benefit of the tax exemption of interest on the Series

2018A Bonds. Further, such proposals may impact the marketability or market value of the Series 2018A Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Series 2018A Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax exempt status of the Series 2018A Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Series 2018A Bonds would be impacted thereby.

Purchasers of the Series 2018A Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Series 2018A Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Original Issue Premium: The Series 2018A Bonds maturing in the years _____ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Series 2018A Bonds at a premium must, from time to time, reduce their federal tax bases for the Series 2018A Bonds for purposes of determining gain or loss on the sale or payment of such Series 2018A Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder's constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Series 2018A Bonds at a premium might recognize taxable gain upon sale of the Series 2018A Bonds, even if such Series 2018A Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Series 2018A Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Series 2018A Bonds acquired at a premium.

Original Issue Discount: The Series 2018A Bonds maturing in the years _____ (collectively, the "Discount Bonds") are being sold at a discount from the principal amount payable on such Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the "Issue Price") and the principal amount payable at maturity constitutes "original issue discount" under the Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner's federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner's tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership Discount Bonds.

The Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

BONDHOLDERS' RISKS

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Tax Levy Procedures: The Bonds are general obligations of the City, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the City. As part of the budgetary process of the City each fiscal year the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the City. A failure on the part of the City to make a timely levy request or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service on the Bond for a particular fiscal year may cause Bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

2013 Property Tax Legislation: During its 2013 session the Iowa Legislature enacted, and the Governor signed legislation that, among other things, reduces the limit on annual assessed value growth with respect to residential and agricultural property from 4% to 3%, reduces as a rollback the taxable value applicable to commercial, industrial and railroad property to 95% for the 2013 assessment year and 90% for the 2014 assessment year and all years thereafter, and provides a partial exemption on telecommunications property. The legislation also created a new separate classification for multiresidential properties which were previously taxed as commercial properties, and assigns an incremental rollback percentage over several years for multiresidential properties such that the multiresidential rollback determination will match that for residential properties in the 2022 assessment year. As a result of this legislation, local governments expect to experience reductions in property tax revenues over the next several fiscal years. The legislation includes state-funded replacement moneys for a portion of the expected reduction in property tax revenues to the local governments, but such replacement funding is limited in both amount and duration of availability. There can be no assurance the state-funded replacement moneys will be provided by the state, if at all, during the term the Bonds remain outstanding. The City does not expect the state replacement funding to fully address the property tax reductions resulting from the legislation during the term the Bonds remain outstanding. The legislation does not limit the legal obligation of the City to pay debt service on the Bonds or the amount the City is required to levy for payments of debt service on the Bonds; however, there can be no assurances that it will not have a material adverse impact with respect to the City's financial position.

Changes in Property Taxation: From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds. Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential impact on the Bonds and the security for the Bonds.

Matters Relating to Enforceability of Agreements: Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the resolution for the Bonds.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the resolution for the Bonds. The remedies available to the Bondholders upon an event of default under the resolution for the Bonds, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the resolution for the Bonds may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the resolution for the Bonds, including principal of and interest on the Bonds.

Secondary Market: There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular Note or Bonds issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Ratings Loss: The City has requested a rating from S&P Global Ratings (“S&P”) and Moody’s Investors Service (“Moody’s”). The City’s outstanding General Obligation long-term debt is rated “AA-” by S&P and “Aa3” by Moody’s. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of the rating agencies, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds. Rating agencies are currently not regulated by any regulatory body. Future regulation of rating agencies could materially alter the methodology, rating levels, and types of ratings available, for example, and these changes, if ever, could materially affect the market value of the Bonds.

Insolvency: The rights and remedies provided in the resolution for the Bonds may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor’s rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, the Loan Agreement and the resolution for the Bonds, including the opinion of Bond Counsel, will be similarly qualified. If the City were to file a petition under Chapter 9 of the Bankruptcy Code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the resolution for the Bonds. In the event the City fails to comply with its covenants under the resolution for the Bonds or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Forward-Looking Statements: This Preliminary Official Statement contains statements relating to future results that are “forward-looking statements” as defined in the Private Securities Litigation Reform Act of 1995. When used in this Preliminary Official Statement, the words “anticipated,” “plan,” “expect,” “projected,” “estimate,” “budget,” “pro forma,” “forecast,” “intend,” and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Bonds.

Tax Matters, Bank Qualification and Loss of Tax Exemption: As discussed under the heading “TAX EXEMPTION AND RELATED CONSIDERATIONS” herein, the interest on the Series 2018A Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Series 2018A Bonds, as a result of acts or omissions of the City in violation of its covenants in the resolution for the Series 2018A Bonds. Should such an event of taxability occur, the Series 2018A Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Series 2018A Bonds, and there is no provision for an adjustment of the interest rate on the Series 2018A Bonds.

It is possible that actions of the City after the closing of the Series 2018A Bonds will alter the tax exempt status of the Series 2018A Bonds, and, in the extreme, remove the tax exempt status from the Series 2018A Bonds. In that instance, the Series 2018A Bonds are not subject to mandatory prepayment, and the interest rate on the Series 2018A Bonds does not increase or otherwise reset. A determination of taxability on the Series 2018A Bonds, after closing of the Series 2018A Bonds, could materially adversely affect the value and marketability of the Series 2018A Bonds.

DTC-Beneficial Owners: Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the Paying Agent to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the City nor the Paying Agent will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See “BOOK-ENTRY-ONLY SYSTEM.”

Proposed Federal Tax Legislation: From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. In addition regulatory actions are from time to time announced or proposed, and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby. See “TAX EXEMPTION AND RELATED CONSIDERATIONS” herein.

Summary: The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Preliminary Official Statement and the appendices hereto.

NO LITIGATION

There is no litigation now pending or, to the knowledge of City officials, threatened which questions the validity of the Bonds or of any proceedings of the City taken with respect to the issuance or sale thereof.

It is the opinion of the City’s Attorney, based upon the past experience of the payment of claims and judgment amounts, that there are presently no outstanding claims, litigation, impending litigation or contingent liabilities which would exceed the funds accumulated for this purpose and funds currently appropriated by the City Council for these purposes, and that outstanding claims and suits would not materially affect the financial position of the City as of the date of this Preliminary Official Statement.

CLOSING DOCUMENTS

Simultaneously with the delivery of and payment for the Bonds by the original purchasers thereof, the City will furnish to the original purchasers the customary closing documents in form satisfactory to Bond Counsel.

CERTIFICATION

The City will furnish a statement to the effect that this Preliminary Official Statement, to the best of its knowledge and belief as of the date of sale and the date of delivery, is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made herein, in light of the circumstances under which they were made, not misleading.

MISCELLANEOUS

Any statements made in this Preliminary Official Statement involving matters of opinions or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized.

The execution and delivery of this Preliminary Official Statement by its CFO/Assistant City Administrator has been duly authorized by the City.

CITY OF DAVENPORT, IOWA

By: /s/ Brandon E. Wright
CFO/Assistant City Administrator

APPENDIX A

**Comprehensive Annual Financial Report
June 30, 2017**

APPENDIX B

Forms of Legal Opinions

APPENDIX C

Form of Continuing Disclosure Certificate

APPENDIX D

NOTICE OF SALE

APPENDIX E

TERMS OF OFFERING

TERMS OF OFFERING

City of Davenport, Scott County, Iowa

\$34,365,000* General Obligation Corporate and Refunding Bonds, Series 2018A \$8,330,000* Taxable General Obligation Corporate and Refunding Bonds, Series 2018B

NOTICE IS HEREBY GIVEN that these bonds will be offered for sale according to the following terms:

TIME AND PLACE

Electronic and sealed bids for the purchase of the \$34,365,000* General Obligation Corporate and Refunding Bonds, Series 2018A (the "Series 2018A Bonds") and \$8,330,000* Taxable General Obligation Corporate and Refunding Bonds, Series 2018B (the "Series 2018B Bonds") (collectively the "Bonds") will be received by the City of Davenport, Iowa (the "City") on March 14, 2018 until 10:00 A.M. Central Time, at the office of the CFO/Assistant City Administrator, City Hall, Davenport Iowa. Consideration of the award of the Bonds will be by the City Council at a meeting on March 14, 2018. The bid offering to purchase the Bonds upon the terms specified herein and most favorable to the City will be accepted unless all bids are rejected. No bid may be altered or withdrawn after the time appointed for opening bids.

DATED DATE AND AMOUNTS

The Bonds will be dated originally as of April 3, 2018, will be fully registered bonds in the denomination of \$5,000 each, and will mature on June 1, in the following years in the following amounts:

\$34,365,000* General Obligation Corporate and Refunding Bonds, Series 2018A

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2019	\$ 3,385,000	2027	\$ 1,545,000
2020	3,510,000	2028	1,590,000
2021	3,610,000	2029	1,645,000
2022	2,985,000	2030	1,690,000
2023	3,070,000	2031	1,745,000
2024	2,940,000	2032	1,805,000
2025	1,465,000	2033	1,870,000
2026	1,510,000		

ADJUSTMENT TO BOND MATURITY AMOUNTS

The City reserves the right to increase or decrease the aggregate principal amount of the Series 2018A Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$35,820,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2018A Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2018A Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

\$8,330,000* Taxable General Obligation Corporate and Refunding Bonds, Series 2018B

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2019	\$ 740,000	2027	\$ 480,000
2020	805,000	2028	500,000
2021	835,000	2029	515,000
2022	410,000	2030	535,000
2023	420,000	2031	555,000
2024	435,000	2032	580,000
2025	450,000	2033	605,000
2026	465,000		

ADJUSTMENT TO BOND MATURITY AMOUNTS

The City reserves the right to increase or decrease the aggregate principal amount of the Series 2018B Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$9,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2018B Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2018B Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

INTEREST PAYABLE

Interest on the Bonds will be payable semi-annually commencing December 1, 2018. Interest will be computed on a 360-day year, 30-day month basis, and paid to the owners of record as of the close of business on the 15th day of the month next preceding the interest payment date. Payments coming due on a non-business day will be paid on the next business day.

OPTIONAL REDEMPTION

Bonds due after June 1, 2026 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

TERM-BOND OPTION

Bidders shall have the option of designating the Bonds as serial bonds or term bonds, or both. The bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. (See the OFFICIAL BID FORM for more information.) In any event, the above principal amount scheduled shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both.

SECURITY AND PURPOSE

The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. The Series 2018A Bonds are being current refund, on June 1, 2018, \$8,170,000 of the City's outstanding General Obligation Corporate Bonds, Taxable Series 2010A, originally dated January 5, 2010, maturing June 1, 2019 through 2024 (the "Series 2010A Bonds") and \$2,100,000 of the City's outstanding General Obligation Refunding Bonds, Series 2010B, originally dated March 22, 2010, maturing June 1, 2019 through 2021 (the "Series 2010B Bonds"), collectively (the "Series 2018A Refunded Bonds") and to pay costs in connection with improvements to sanitary sewers, storm sewers, streets, streetscapes, bridges, airport, municipal housing projects, police department facilities, parks, riverfront, sidewalks, bike paths, recreation trails, RiverCenter and other municipal buildings and facilities; acquisition of equipment for parks, library,

vehicle maintenance and information technology; rail improvements related to economic development and other economic development projects.

The Series 2018B Bonds are being issued to current refund, on June 1, 2018, \$1,250,000 of the City's outstanding General Obligation Refunding Bonds, Taxable Series 2010C, originally dated March 22, 2010, maturing June 1, 2019 through 2021 (the "Series 2010C Bonds" or the "Series 2018B Refunded Bonds") and to pay costs in connection with economic development projects and related infrastructure.

The City will make the June 1, 2018 debt service payment on the Refunded Bonds.

GOOD FAITH DEPOSITS

A good faith deposit in the amount of \$343,650 for the Series 2018A Bonds (the "Series 2018A Deposit") and \$83,300 for the Series 2018B Bonds (the "Series 2018B Deposit") is required from the lowest bidder only of each series of the Bonds. The lowest bidder of each series of the Bonds is required to submit such deposit payable to the order of the City, not later than 12:00 o'clock P.M. Central Time on the day of the sale of the Bonds and in the form of either (i) a cashier's check provided to the City or its Municipal Advisor or (ii) a wire transfer as instructed by the City's Municipal Advisor. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a deposit and thereafter may award the sale of the Bonds to the same. No interest on a deposit will accrue to the successful bidders (the "Purchaser(s)"). The Series 2018A Deposit and Series 2018B Deposit will be applied to the purchase price of each respective series of Bonds. In the event a Purchaser(s) fails to honor its accepted bid proposal, any deposit will be retained by the City.

FORM OF BIDS AND AWARD

All bids shall be unconditional for each series of the Bonds for a price not less than \$34,077,255 for the Series 2018A Bonds and \$8,254,260 for the Series 2018B Bonds, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations set forth under the "BIDDING PARAMETERS" section. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORMS provided by the City. The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (the "TIC") basis assuming compliance with the "GOOD FAITH DEPOSITS" section. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest, which is twice the semiannual rate so ascertained (also known as the "Canadian Method"). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor's computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to: (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

BIDDING PARAMETERS

For each respective series, each bidder's proposal must conform to the following limitations:

1. For each respective series, each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. For each respective series, the initial price to the public for each maturity must be 98% or greater.

RECEIPT OF BIDS

Forms of Bids: Bids must be submitted on or in substantial compliance with the NOTICE OF SALE, TERMS OF OFFERING and OFFICIAL BID FORMS provided by the City or through PARITY® competitive bidding system (the "Internet Bid System"). The City shall not be responsible for malfunction or mistake made by any person, or as a result of the use of an electronic bid or the means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

No bid will be received after 10:00 o'clock A.M. Central Time on Wednesday, March 14, 2018, as specified in the NOTICE OF SALE and OFFICIAL BID FORMS. The time as maintained by the Internet Bid System shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa.

Electronic Internet Bidding: Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling 212-849-5021.

Each bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its internet bid in a timely manner and in compliance with the requirements of the NOTICE OF SALE, TERMS OF OFFERING and OFFICIAL BID FORMS. The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the Internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORMS shall control in the event of conflict with information provided by the Internet Bid System.

BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry only system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of \$5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser(s), as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC.

MUNICIPAL BOND INSURANCE AT PURCHASER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser(s). Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the Purchaser(s), except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser(s). Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser(s) shall not constitute cause for failure or refusal by the Purchaser(s) to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser(s).

DELIVERY

The Bonds will be delivered to the Purchaser(s) through DTC in New York, New York, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from date of sale for any reason except failure of performance by a Purchaser(s), the Purchaser(s) may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City may give the Purchaser(s) five working days notice of the delivery date and the City will expect payment in full on that date, otherwise reserving the right of its option to determine that the Purchaser(s) has failed to comply with the offer of purchase.

ESTABLISHMENT OF ISSUE PRICE

The Purchaser(s) shall assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at closing an “issue price” or similar certificate setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Bonds, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as EXHIBIT 1 to the TERMS OF OFFERING, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Purchaser(s), the City and Bond Counsel. All actions to be taken by the City under the TERMS OF OFFERING to establish the issue price of the Bonds may be taken on behalf of the City by the Municipal Advisor identified herein and any notice or report to be provided to the City may be provided to the Municipal Advisor.

The City intends the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining “competitive sale” for purposes of establishing the issue price of the Bonds) will apply to the initial sale of the Bonds (the “competitive sale requirements”) because: (i) the City shall disseminate this TERMS OF OFFERING to potential underwriters in a manner that is reasonably designed to reach potential underwriters; (ii) all bidders shall have an equal opportunity to bid; (iii) the City may receive bids from at least three underwriters of municipal Bonds who have established industry reputations for underwriting new issuances of municipal Bonds; and (iv) the City anticipates awarding the sale of the Bonds to the bidder who submits a firm offer to purchase the Bonds at the highest price (or lowest interest cost), as set forth in the TERMS OF OFFERING.

Any bid submitted pursuant to the TERMS OF OFFERING shall be considered a firm offer for the purchase of the Bonds, as specified in the bid.

In the event that the competitive sale requirements are not satisfied, the City shall so advise the Purchaser(s). The City may determine to treat (i) the first price at which 10% of a maturity of the Bonds (the “10% test” is sold to the public as the issue price of that maturity and/or (ii) the initial offering price to the public as of the sale date of any maturity of the Bonds as the issue price of that maturity (the “hold-the-offering-price rule”), in each case applied on a maturity-by-maturity basis (and if different interest rates apply within a maturity, to each separate CUSIP number within that maturity). The Purchaser(s) shall advise the City if any maturity of the Bonds satisfies the 10% test as of the date and time of the award of the Bonds. The City shall promptly advise the Purchaser(s), at or before the time of award of the Bonds, which maturities (and if different interest rates apply within a maturity, which separate CUSIP number within that maturity) of the Bonds shall be subject to the 10% test or shall be subject to the hold-the-offering-price rule. Bids will not be subject to cancellation in the event the City determines to apply the hold-the-offering-price rule to any maturity of the Bonds. **Prospective bidders should prepare their bids on the assumption that some or all of the maturities of the Bonds will be subject to the hold-the-offering-price rule in order to establish the issue price of the Bonds.**

By submitting a bid, the Purchaser(s) shall (i) confirm the underwriters have offered or will offer the Bonds to the public on or before the date of award at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in the bid submitted by the Purchaser(s) and (ii) agree, on behalf of the underwriters participating in the purchase of the Bonds, that the underwriters will neither offer nor sell unsold Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following: (i) the close of the fifth (5th) business day after the sale date; or (ii) the date on which the underwriters have sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Purchaser(s) shall promptly advise the City when the underwriters have sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if that occurs prior to the close of the fifth (5th) business day after the sale date.

The City acknowledges that, in making the representation set forth above, the Purchaser(s) will rely on (i) the agreement of each underwriter to comply with the hold-the-offering-price rule, as set forth in an agreement among underwriters and the related pricing wires, (ii) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, as set forth in a selling group agreement and the related pricing wires, and (iii) in the event, an underwriter is a party to a retail distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, as set forth in the retail distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the hold-the-offering-price rule and that no underwriter shall be liable for the failure of any other

underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a retail distribution agreement to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Bonds.

By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the Purchaser(s) that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Purchaser(s) and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the Purchaser(s) or such underwriter that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public and (B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the Purchaser(s) or such underwriter and as set forth in the related pricing wires.

Sales of any Bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this TERMS OF OFFERING. Further, for purposes of this TERMS OF OFFERING: (i) “public” means any person other than an underwriter or a related party, (ii) “underwriter” means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public), (iii) a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the Purchaser(s) are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and (iv) “sale date” means the date that the Bonds are awarded by the City to the Purchaser.

OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement when further supplemented with maturity dates, principal amounts, and interest rates of the Bonds, and any other information required by law or deemed appropriate by the City, shall constitute a final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 of the Securities and Exchange Commission (the “Rule”). By awarding the Bonds to any underwriter or underwriting syndicate submitting an OFFICIAL BID FORM therefore, the City agrees that, no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which each series of the Bonds are awarded up to 25 copies for each series of the Bonds of the final Official Statement to permit each “Participating Underwriter” (as that term is defined in the Rule) to comply with the provisions of such Rule. The City shall treat the senior managing underwriter of the syndicate to which the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter. Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Bonds agrees thereby that if its bid is accepted by the City, (i) it shall accept such designation and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.

CONTINUING DISCLOSURE

In order to permit bidders for the Bonds and other Participating Underwriters in the primary offering of the Bonds to comply with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission (the “SEC”) under the Securities Exchange Act of 1934, as amended, the City will covenant and agree, for the benefit of the registered holders or beneficial owners from time to time of the outstanding Bonds, in the resolutions authorizing the issuance of the Bonds and the Continuing Disclosure Certificate, to provide annual reports of specified information and notice of the occurrence of certain material events as hereinafter described (the “Undertakings”). The information to be provided on an annual basis, the events as to which notice is to be given, and a summary of other provisions of the Undertakings, including termination, amendment and remedies, are set forth as APPENDIX C to this Preliminary Official Statement.

Within the past five years, the City inadvertently failed to comply with certain of its previous continuing disclosure Undertakings.

The City’s required annual disclosure tables for Fiscal Years ended June 30, 2012 and 2013 were published within subsequent Official Statements. However, references to those Official Statements were not filed until October 31, 2014.

Breach of the Undertakings will not constitute a default or an “Event of Default” under the Bonds or the resolutions for the Bonds. A broker or dealer is to consider a known breach of the Undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the Undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

CUSIP NUMBERS

It is anticipated that the Committee on Uniform Security Identification Procedures (“CUSIP”) numbers will be printed on the Bonds and the Purchaser(s) must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinions that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser(s) to refuse to accept delivery of said Bonds.

CITY OF DAVENPORT, IOWA

By: /s/ Brandon E. Wright
CFO/Assistant City Administrator

EXHIBIT 1

FORMS OF ISSUE PRICE CERTIFICATE
(Place holder)

OFFICIAL BID FORM

Members of the City Council
City of Davenport, Iowa

Sale Date: March 14, 2018
 10:00 A.M. Central Time

RE: \$ 34,365,000* General Obligation Corporate and Refunding Bonds, Series 2018A (the "Series 2018A Bonds")

This bid is a firm offer for the purchase of the Series 2018A Bonds identified in the TERMS OF OFFERING and on the terms set forth in this bid form and is not subject to any conditions, except as permitted by the TERMS OF OFFERING. By submitting this bid, we confirm we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Series 2018A Bonds, in accordance with the TERMS OF OFFERING, we will pay you \$_____ (not less than \$34,077,255) plus accrued interest to date of delivery for fully registered bonds bearing interest rates and maturing in the stated years as follows:

<u>Year</u>	<u>Interest Rate</u>	<u>Amount*</u>	<u>Year</u>	<u>Interest Rate</u>	<u>Amount*</u>
2019	_____ %	\$ 3,385,000	2027	_____ %	\$ 1,545,000
2020	_____ %	3,510,000	2028	_____ %	1,590,000
2021	_____ %	3,610,000	2029	_____ %	1,645,000
2022	_____ %	2,985,000	2030	_____ %	1,690,000
2023	_____ %	3,070,000	2031	_____ %	1,745,000
2024	_____ %	2,940,000	2032	_____ %	1,805,000
2025	_____ %	1,465,000	2033	_____ %	1,870,000
2026	_____ %	1,510,000			

* The City reserves the right to increase or decrease the aggregate principal amount of the Series 2018A Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$35,820,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2018A Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2018A Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

The Series 2018A Bonds mature on June 1, in each of the years as indicated above and interest is payable on December 1, 2018, and thereafter on June 1 and December 1 of each year.

We hereby designate that the following Series 2018A Bonds to be aggregated into term bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term bonds are specified):

<u>Years Aggregated</u>	<u>Maturity Year</u>	<u>Aggregate Amount</u>
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the NOTICE OF SALE and TERMS OF OFFERING published in the Preliminary Official Statement dated February 28, 2018. In the event of failure to deliver these Series 2018A Bonds in accordance with the NOTICE OF SALE and TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission. Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NOT PART OF THE BID

Explanatory Note: According to our computation, this bid involves the following:

\$ _____

Net Interest Cost

_____ %

True Interest Rate

Respectfully submitted,

 Account Manager

By _____

(A list of account members is on the reverse side of this bid.)

 The foregoing offer is hereby accepted by and on behalf of the City of Davenport, Iowa, this 14th day of March 2018.

 Frank J. Klipsch, Mayor

 Brandon E. Wright, CFO/Assistant City Administrator

OFFICIAL BID FORM

**Members of the City Council
City of Davenport, Iowa**

Sale Date: March 14, 2018
10:00 A.M. Central Time

RE: \$ 8,330,000* Taxable General Obligation Corporate and Refunding Bonds, Series 2018B (the "Series 2018B Bonds")

This bid is a firm offer for the purchase of the Series 2018B Bonds identified in the TERMS OF OFFERING and on the terms set forth in this bid form and is not subject to any conditions, except as permitted by the TERMS OF OFFERING. By submitting this bid, we confirm we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Series 2018B Bonds, in accordance with the TERMS OF OFFERING, we will pay you \$_____ (not less than \$8,254,260) plus accrued interest to date of delivery for fully registered bonds bearing interest rates and maturing in the stated years as follows:

<u>Year</u>	<u>Interest Rate</u>	<u>Amount*</u>	<u>Year</u>	<u>Interest Rate</u>	<u>Amount*</u>
2019	_____%	\$ 740,000	2027	_____%	\$ 480,000
2020	_____%	805,000	2028	_____%	500,000
2021	_____%	835,000	2029	_____%	515,000
2022	_____%	410,000	2030	_____%	535,000
2023	_____%	420,000	2031	_____%	555,000
2024	_____%	435,000	2032	_____%	580,000
2025	_____%	450,000	2033	_____%	605,000
2026	_____%	465,000			

* The City reserves the right to increase or decrease the aggregate principal amount of the Series 2018B Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of \$5,000 but the total amount to be issued will not exceed \$9,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2018B Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2018B Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

The Series 2018B Bonds mature on June 1, in each of the years as indicated above and interest is payable on December 1, 2018, and thereafter on June 1 and December 1 of each year.

We hereby designate that the following Series 2018B Bonds to be aggregated into term bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term bonds are specified):

<u>Years Aggregated</u>	<u>Maturity Year</u>	<u>Aggregate Amount</u>
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the NOTICE OF SALE and TERMS OF OFFERING published in the Preliminary Official Statement dated February 28, 2018. In the event of failure to deliver these Series 2018B Bonds in accordance with the NOTICE OF SALE and TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission. Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NOT PART OF THE BID

Explanatory Note: According to our computation, this bid involves the following:

\$ _____
Net Interest Cost

_____ %
True Interest Rate

Respectfully submitted,

Account Manager

By _____

(A list of account members is on the reverse side of this bid.)

The foregoing offer is hereby accepted by and on behalf of the City of Davenport, Iowa, this 14th day of March 2018.

Frank J. Klipsch, Mayor

Brandon E. Wright, CFO/Assistant City Administrator

City of Davenport

Agenda Group: Finance
Department: Public Works - Engineering
Contact Info: Mike Atchley 563-327-5149
Wards: 8

Action / Date
FIN2/21/2018

Subject:

Resolution conveying city-owned parcel W0425-01 adjacent to the east of 2305 W. 67th Street, owned by the Dirksens. (Petitioners, Ronald & Janice Dirksen). [Ward 8]

Recommendation:

Approve the resolution

Relationship to Goals:

Fiscal Vitality

Background:

Staff has identified a number of parcels and tracts of land as private ownership candidates. Staff has checked with the Natural Resources Division, Fire and the Community Planning & Economic Development (CPED) Departments and has determined that these parcels have no functional value to the city's operations. In an effort to reduce the city's operating expense in mowing, staff is seeking to get this parcel of land back on the tax roll by deeding it to the adjacent property owner. Parcel W0425-01 is 9,310 sq. ft. of which 5,480 is subject to access and utility easements. The Dirksens are willing to pay \$550.00 and closing costs for the parcel.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	Resolution pg 2
▣ Cover Memo	Plat

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	2/14/2018 - 10:18 AM
Public Works Committee	Lechvar, Gina	Approved	2/15/2018 - 10:49 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 3:48 PM

Resolution No. _____

Resolution offered by Alderman Tompkins.

RESOLUTION Resolution conveying city-owned parcel W0425-01 adjacent to the east of 2305 W. 67th Street, owned by the Dirksens. (Petitioners, Ronald and Janice Dirksen).

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport owns parcel W0425-01 described as follows:

Lot 20 of Block 14 of Replat of Ridgeview Park 2nd Addition to the City of Davenport, Scott County, Iowa subject to all easements including part of Reserve Area B and a permanent access easement as described below:

Part of Lot 20 and part of Reserve Area "B" in Block 14 of the Replat of Ridgeview Park Second Addition to the City of Davenport, Iowa, being more particularly described as follows:

Commencing at the northeast corner of said Lot 20, said point being the POINT OF BEGINNING of the tract of land hereinafter described: thence South 133.00 feet along the east line of said Lot 20 and the east line of said Reserve Area "B" to the southeast corner of said Reserve Area "B"; thence West 70.00 feet along the south line of said Reserve Area "B"; thence North 33.00 feet to the southwest corner of said Lot 20; thence East 42.00 feet along the south line of said Lot 20; thence North 86.00 feet; thence North 33°-18'-40" West 16.75 feet to a point on the north line of said Lot 20; thence East 37.20 feet along the north line of said Lot 20 to the point of beginning.

WHEREAS, Community and Economic Development, Natural Resources Parks and the Davenport Fire Department have no need for these parcels.

WHEREAS, removing this parcel from the mowing snow removal contracts will reduce operating costs.

WHEREAS, the Dirksens are willing to pay \$550 for the parcel and pay for the recording costs.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Mayor and City Clerk are authorized to execute all documents necessary to convey the above city owned parcels and tracts of land to adjacent property owners or to the general public should adjacent property owners reject ownership.

Passed and approved this 28th day of February, 2018.

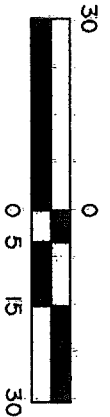
Approved:

Attest:

Frank Klipsch, Mayor

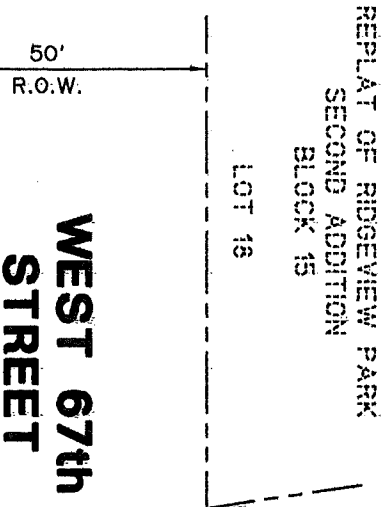
Jackie E. Holecek, City Clerk

Location: Lot 20 & Area " B ", Block 14, Replat Ridgeview Park
Second Addition
Requestor: City of Davenport
Proprietor: City of Davenport
Surveyor: David L. Meyer
Survey Company: Verbeke - Meyer Consulting Engineers, P.C.
Return To: Verbeke - Meyer Consulting Engineers, P.C.
4111 East 60th Street
Davenport, Iowa 52807
dlm@verbeke-meyer.com (563) 359-1348



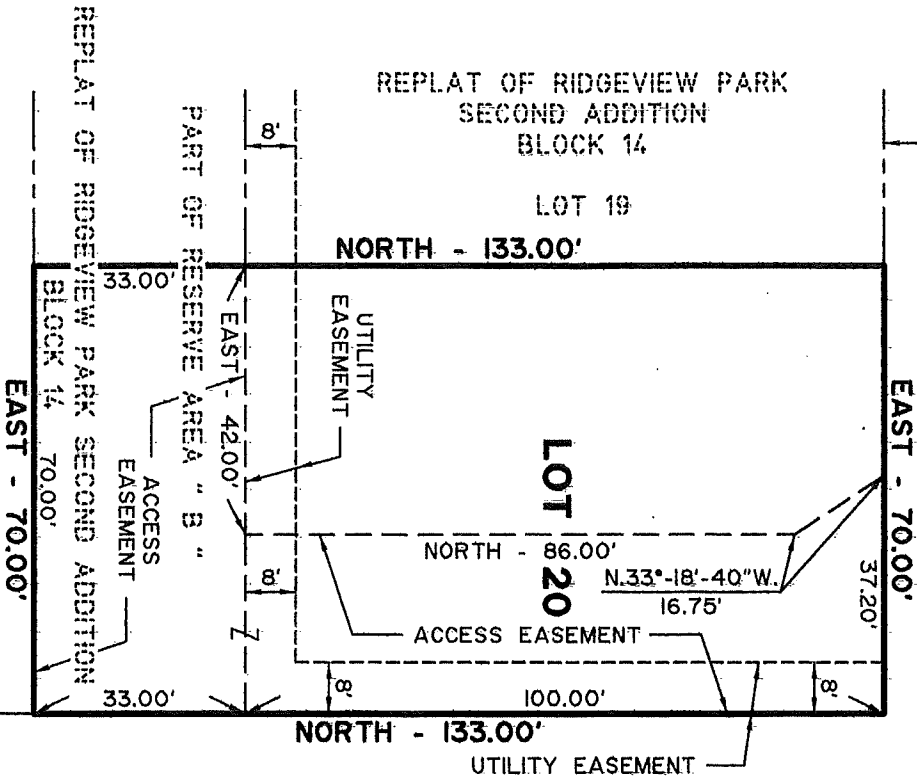
(SCALE : 1" = 30')

ACCESS EASEMENT DRAWING
PART OF LOT 20 AND
RESERVE AREA " B ", BLOCK 14
REPLAT OF RIDGEVIEW PARK
SECOND ADDITION
DAVENPORT, IOWA



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

Signature: *David L. Meyer*
David L. Meyer, P.E. & L.S., License Number 7222
Date: **DECEMBER 11, 2017**
My license renewal date is December 31, 2018
THIS SHEET ONLY
Pages or sheets covered by this seal: _____



NORTHWEST BOULEVARD
(VARIABLE RIGHT OF WAY)

REPLAT OF RIDGEVIEW PARK
SECOND ADDITION
BLOCK 15

LOT 19

PREPARED BY
VERBEKE - MEYER
CONSULTING ENGINEERS, P.C.
4111 EAST 60th STREET
DAVENPORT, IOWA 52807
PHONE NUMBER: (563) 359 - 1348

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION

VMCE 17372

City of Davenport

Agenda Group: Finance
Department: Legal
Contact Info: T Warner 326-7735
Wards: Ward 3

Action / Date
FIN2/21/2018

Subject:

Resolution conveying a vacant lot Parcel G0034-25, formerly 1012 W. 9th Street, located in Mitchell's Bluff Addition (Paul Goulet, Petitioner) [Ward 3]

Recommendation:

Pass the resolution.

Background:

This lot on West 9th Street has been vacant for several years. At the request of Mr. Goulet, the neighboring property owner, the city acquired a tax deed to the property. Mr. Goulet has maintained the property and will reimburse the City the \$205 spent to secure the tax deed.

ATTACHMENTS:

Type	Description
▣ Cover Memo	FC Res Convey Goulet G0034-25

REVIEWERS:

Department	Reviewer	Action	Date
Legal	Warner, Tom	Approved	2/7/2018 - 11:22 AM
Finance Committee	Watson-Arnould, Kathe	Approved	2/13/2018 - 12:19 PM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 2:01 PM

Resolution No. _____

Resolution offered by Alderman Tompkins

RESOLVED by the City Council of the City of Davenport.

RESOLUTION conveying a vacant lot Parcel G0034-25, formerly 1012 W 9th Street, located in Mitchell's Bluff Addition (Paul Goulet, Petitioner).

WHEREAS, the City of Davenport is the legal owner of the following described real estate:

**East 40 feet of Lot 6, Block 1, Mitchell's Bluff Addition to the City of Davenport,
Scott County, Iowa**

Also known as Parcel G0034-25;

WHEREAS, the City of Davenport wishes to convey the same to the petitioners subject to easements of record and unrecorded easements for city and non-city sewer, communication or utility purposes, if any;

WHEREAS, a public hearing on the matter was held on Wednesday, February 21, 2018 as required by law;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that the real property described above has no present or future anticipated use by the City;

BE IT RESOLVED that the deed conveying the tract to the petitioner or petitioner's assignees is hereby approved and shall be executed by the Mayor and Deputy City Clerk on behalf of the City.

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Scott Hock 326-7817
Wards: Ward 8

Action / Date
FIN2/21/2018

Subject:

Resolution awarding a contract for the Miracle Field Safety Surface to Surface America, Inc. of Williamsville NY in the amount of \$144,232. CIP # 64030. [Ward 8]

Recommendation:

Adopt the resolution.

Relationship to Goals:

Financially Responsible City Government.

Background:

On January 23, 2018, an Invitation to Bid was issued and sent to 66 vendors. On February 13, 2018, the Purchasing Division opened one responsive and responsible bid. There are three approved vendors for Miracle Fields Safety Surface. We had thought a local company might choose to be the general contractor for this work and subcontract to one of these three. That did not happen. Surface America, Inc. is one of the three approved vendors. See attached bid tab.

This bid is for the procurement and installation of the safety surfacing for the Miracle Field Project. This field will feature a custom-designed, cushioned synthetic surface which will accommodate wheelchairs and other assisting devices. The surface will allow persons with physical and mental limitations the opportunity to play baseball and other sports without the obstacles presented by traditional field surfaces.

The Parks and Recreations Department obtained a River Boat Authority grant and have been doing extensive promotions for contributions from various other organizations. The CIP account 74044675 530350 64030 has an available budget of \$1,025,000.

ATTACHMENTS:

Type	Description
□ Resolution Letter	FIN_RES Miracle Field Safety Surface
□ Backup Material	BID TABULATION

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	2/15/2018 - 9:31 AM
Finance Committee	Watson-Arnould, Kathe	Approved	2/15/2018 - 9:31 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 2:00 PM

Resolution No. _____

Resolution offered by Alderman Tompkins.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION awarding a contract for the purchase and installation of the Miracle Field Safety Surface, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for the purchase and installation;

WHEREAS, the applicable purchasing process was followed, resulting in a recommendation to award to Surface America Inc. of Williamsville NY;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. the contract for the purchase and installation of the safety surface for the Miracle Field; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Jackie E. Holecek, CMC
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: MIRACLE FIELD SAFETY SURFACE
BID NUMBER: 18-71
OPENING DATE: FEBRUARY 13, 2018
GL ACCOUNT: 74044675 530350 64030 MIRACLE FIELD
RECOMMENDATION: AWARD THE CONTRACT TO SURFACE AMERICA INC.
OF WILLIAMSVILLE NY

<u>VENDOR NAME</u>	<u>AMOUNT</u>
Surface America Inc. of Williamsville, NY	\$144,232

Prepared By Cindy Whitaker 2/14/18
Purchasing Date

Approved By [Signature] 2-13-18
Department Director Date

Approved By Brandi Coyle 2-14-18
Budget/CIP Date

Approved By [Signature] 2-14-2018
Chief Financial Officer Date

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Capt. Jane Imming 326-6109
Wards: All

Action / Date
FIN2/21/2018

Subject:

Motion authorizing the Mayor to sign an Intergovernmental 28D Agreement with the Davenport Community School District for the assignment of a School Liaison Officer and a School Resource Officer. [All Wards]

Recommendation:

Pass the motion.

Background:

The City, acting through the Davenport Police Department, currently assigns a police officer to act as a Davenport Community School District (DCSD) Liaison Officer and assigns a police officer to act as School Resource Officer at Davenport West High School. For several years, the City and DCSD have partnered together in this effort to address and resolve public concerns through intergovernmental cooperation. This intergovernmental agreement is a renewal of terms for the 2017-2018 and 2018-2019 school years.

Below is a summary of the main points of the agreement:

1. The purpose of the agreement is to effect an interchange of personnel between two governmental subdivisions in an effort to address and resolve public concerns.
2. The agreement provides for one police officer to be assigned as a DCSD Liaison Officer and one police officer to be assigned as a School Resource Officer.
3. The City shall pay and shall provide salary and benefits to both officers. The City shall bill DCSD for the costs of the salary and benefits of the officers' positions. The DCSD shall reimburse the City all of said salary and benefits paid to the officers by the City.
4. The term of the Intergovernmental 28D Agreement is for the academic school years of 2017-2018 and 2018-2019.

This 28D agreement renews the current practices of both the City and the School District and does not change either party's involvement or financial commitment. The City's funding for the officers is paid through and budgeted in the Police Department.

ATTACHMENTS:

Type	Description
□ Backup Material	DCSD Intergovernmental 28D Agreement

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	2/14/2018 - 10:10 AM

Finance Committee
City Clerk

Watson-Arnould, Kathe
Thorndike, Tiffany

Approved
Approved

2/14/2018 - 10:11 AM
2/15/2018 - 1:55 PM

INTERGOVERNMENTAL 28D AGREEMENT
BETWEEN THE
DAVENPORT COMMUNITY SCHOOL DISTRICT
AND THE
CITY OF DAVENPORT

Pursuant to Iowa Code Chapter 28D, this agreement is made and entered into by and between the Davenport Community School District (hereinafter referred to as "DCSD") and the City of Davenport (hereinafter referred to as "City").

Statement of Purpose

The purpose of this agreement is to affect an interchange of personnel between the above-named governmental subdivisions in an effort to address and resolve some public concerns through intergovernmental cooperation; specifically, this agreement provides for the assignment of a police officer from the City of Davenport to act as a DCSD liaison officer and a police officer to be assigned to West High School as the School Resource Officer.

Authority

This agreement is entered into pursuant to the provisions of Chapter 28D of the Iowa Code entitled "Interchange of Federal, State, and Local Government Employees."

Term of Agreement

Said officers will be assigned to the DCSD during the academic school years which begin in August 2017 and August 2018 for academic school years 2017-2018 and 2018-2019. However, during the academic calendar school year when classes are not in session as a result of designated holidays, vacation days, in-service days, non-attendance days, or similar days said officers shall be assigned to relevant district special projects or the Services Division under the direct supervision of the Crime Prevention Bureau Lieutenant within the Davenport Police Department. Either party may terminate this agreement by providing ninety (90) days written notice to the other party. Unless renewed, this agreement automatically terminates at the conclusion of the 2018-2019 school year. This agreement may only be modified by mutual agreement of the parties in writing.

Selection of Liaison Officer and School Resource Officer

Should officers who are not already in place and will be serving as the liaison officer and school resource officer between the City and the DCSD be needed, they will be interviewed by a selection panel comprised of members of the Davenport Police Department and DCSD. At the conclusion of the interview process, a list of possible candidates will be submitted with collaboration from the DCSD.

Status of Liaison Officer and School Resource Officer

The liaison officer and school resource officer will be considered on detail to regular work assignment of the Davenport Police Department, entitled to the same salary and benefits to which he or she would

otherwise be entitled and shall remain an employee of the City for all other purposes except that the supervision of his or her duties during the period of detail shall be as provided for hereinafter.

Supervision

The liaison officer and school resource officer assigned to this position by the City shall be under the general supervision of the Davenport Police Department and will conduct himself or herself in accordance with all federal, state, and local laws and the current general orders of the Davenport Police Department. In accordance with the foregoing, the DCSD will assign the liaison officer and school resource officer daily activity during the time the schools and classes are in session, but it will not interfere in the officers' lawful execution of his or her duties as law enforcement officers for the City. When schools are not in session and classes are not being held, the liaison officer and school resource officer will be under the direct supervision of the Services Division Crime Prevention Bureau Lieutenant within the Davenport Police Department.

During the time of a declared city or state emergency, the officers will perform the duties of a police officer for the City of Davenport and will be reassigned from the DCSD to the City for the duration of the declared emergency.

The DCSD may provide the Davenport Police Department with a weekly staffing agenda for the officers' work and shall also provide a work station within the school building for the officers' use and may provide on-site office equipment for the officers' use. All standard or customary law enforcement equipment shall be provided by the Davenport Police Department or the liaison officer and school resource officer pursuant to the officers' employment agreement with the city. The officers will provide the lieutenant commander with a daily summary via the commander's log of the activities the officers have performed for the DCSD. The officers shall provide services to the DCSD including, but not limited to, enforcement of state and local laws, safety consultation and planning, assist with and respond to and investigate incidents, and train school staff on safety measures, etc. The officers shall be considered an employee of the city for purposes of Iowa Code 670.8.

Law Enforcement Training and Activities

The parties agree that the liaison and school resource officers shall be allowed to attend mandatory training in order to retain his or her law enforcement officer certification or continuing education as required by state law and regulation and Davenport Police Department.

Financing of Liaison Officer and School Resource Officer Position

The City shall pay and shall provide the salary and benefits to the liaison and school resource officer. The DCSD shall reimburse the City all of said salary and benefits paid to the officers by the City. The City shall bill DCSD for the costs of the salary and benefits of the officers' positions.

Liability

Except as provided in Sections 28D4(4) and 28D6(4) of the Code of Iowa which are specifically related to workers' compensation, each party agrees to waive, indemnify, and hold harmless the other party against any and all claims of compensation for damage or loss of any equipment or property, and for

personal injury or death of its employees or agents occurring as a consequence of the performance of this agreement.

Each party shall be responsible for all losses, liabilities, costs, expenses, lawsuits, actions, claims, and demands whatsoever, including without limitation all judgments and attorney fees and other expenses caused by or attributed to its personnel or property while in the performance of this agreement. In the event of a joint liability of the parties, liability of each party shall be determined by comparative fault under Iowa law.

In witness whereof, the parties have duly executed this agreement on this _____ day of _____, 2018.

DAVENPORT COMMUNITY SCHOOL DISTRICT

President, DCSD School Board

CITY OF DAVENPORT

Frank J. Klipsch, Mayor

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Scott Hock
Wards: All

Action / Date
FIN2/21/2018

Subject:

Motion awarding a contract for golf car leasing to Harris Golf Cars of Dubuque, IA in the annual amount of \$91,120. [All Wards]

Recommendation:

Approve the motion.

Relationship to Goals:

Financially Responsible City Government.

Background:

A Request for Proposals was issued on November 14, 2017 and was sent to 141 vendors. On December 8, 2017 the Purchasing Division received and opened two proposals.

The Parks Department Golf Division recommends the award to Harris Golf Cars to provide 158 golf cars, two beverage carts, and three range picker carts to the City's golf courses. The Golf Division will continue to lease the current golf cars to reduce the annual cost from the previous years. The annual lease amount proposed for these units is \$91,120 for up to five years with no increase each year. This recommendation includes a two-year lease for the golf cars with option to continue each year for three additional years. The previous 2017 annual lease amount was \$112,342.00 for a similar amount golf carts and service vehicles.

The proposals were evaluated on the following criteria: Experience, Qualifications and Expertise - 15%; Capabilities and Resources - 10%; Scope of Services - 10%; References - 5%; Quality, Thoroughness and Responsiveness of Proposal - 5%; Pricing - 15%; Liability Issues - 20%.

Funding for the contract is from operating accounts for each golf course: 52104242-520217, 52104243-520217, & 52104245-520217.

ATTACHMENTS:

Type	Description
Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	2/15/2018 - 11:48 AM
Finance Committee	Watson-Arnould, Kathe	Approved	2/15/2018 - 11:49 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 1:55 PM

CITY OF DAVENPORT, IOWA
PROPOSAL TABULATION

DESCRIPTION: GOLF CAR LEASING
RFP NUMBER: 18-47
OPENING DATE: DECEMBER 8, 2018
RECOMMENDATION: AWARD THE CONTRACT TO HARRIS GOLF CARS OF
DUBUQUE, IA

<u>VENDOR NAME</u>	<u>LOCATION</u>
HARRIS GOLF CARS	DUBUQUE, IA
M&M GOLF CARS, LLC	MEXICO, MO

Prepared By Cindy Whitaker
Purchasing

Approved By [Signature]
Department Director

Approved By [Signature]
Budget/CIP

Approved By [Signature]
Finance Director

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Kristi Keller 563-888-2077
Wards: All

Action / Date
FIN2/21/2018

Subject:

1. Keltek, Inc. - Equipment for new squad cars (State contract) - Amount: \$37,051
2. Bridgeall Libraries Ltd. - Library system software - Amount: \$17,500
3. Brooks Law Firm - Purchase of 1023 W. 14th Street - Amount: \$15,743

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	2/15/2018 - 11:48 AM
Finance Committee	Watson-Arnould, Kathe	Approved	2/15/2018 - 11:49 AM
City Clerk	Thorndike, Tiffany	Approved	2/15/2018 - 1:49 PM