

CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, February 13, 2019; 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. Approval of Minutes

Approval of the City Council Meeting Minutes for January 23, 2019.

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report of the Committee of the Whole for February 6, 2019

VIII. Appointments, Proclamations, Etc.

IX. Presentations

A. Sister Cities Update

X. Petitions and Communications from Council Members and the Mayor

XI. Public Hearings

1. Public Hearing on the FY 2020 Operating Budget, FY 2020 Capital Improvement Budget, and the FY 2020 - FY 2025 Capital Improvement Plan. [All Wards]

XII. Individual Approval of Items on the Discussion Agenda

1. Third Consideration: Ordinance for Case REZ18-16: Request of Rob Davis with Bush Construction to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O, Office-Shop District to R-5M, Medium Density Residential District. [Ward 6]

XIII. Approval of All Items on the Consent Agenda

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

Community Development

1. Third Consideration: Ordinance for Case REZ18-17: Request of Tim Shaffer, Dale's Service Center, to rezone 1915 Zenith Avenue from R-4 Moderate Density Dwelling District to C-2, General Commercial District. [Ward 1]
2. Third Consideration: Ordinance for Case REZ18-19: Request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]
3. First Consideration: Ordinance for Case REZ18-18: Request by Ahmed Ismail, for WK Development, to rezone 0.83 acres, more or less, of property located immediately northwest of the intersection of Elsie Avenue and West Kimberly Road from R-5M Medium Density Residential to C-2, General Commercial District. [Ward 2]

Public Safety

1. Second Consideration: Ordinance amending Schedule VI of Chapter 10.96 entitled "Speed Limits" by adding Jason Way from Veterans Memorial Parkway to the end of Jason Way Court as a 35 mph street. [Ward 8]
2. Second Consideration: Ordinance amending Schedule VI of Chapter 10.96 entitled "Speed Limits" by adding 76th Street from Northwest Boulevard to Division Street as a 40 mph street. [Ward 8]
3. First Consideration: Ordinance amending Schedule I of Chapter 10.96 entitled "Snow Routes" by adding and deleting various streets. [Ward 6]
4. Resolution closing various street(s), lane(s), or public grounds on the listed date(s) to hold outdoor events.

John Parker, Chili Chase Run, Sunday, February 24, 2019; 11:30 AM to 3:00 PM; Lane closures: E Pleasant St from Fernwood Av to Forest Rd, Forest Rd from E Pleasant to E George Washington Blvd, E George Washington Blvd from Forest Rd to Jersey Ridge Rd, Duck Creek Trail Pkwy from Jersey Ridge Rd returning to Duck Creek Lodge. [Ward 6]

QCSO Symphony Day, RiverCenter/Adler Theatre, Thursday, February 28, 2019, 7:30 AM – 2:30 PM; Lane closures for bus parking: two north lanes of E 3rd from Brady to Iowa. [Ward 3]

Ganzo's Mexican Restaurant, Ganzo's 5K, Saturday, May 4, 2019; 5:30 AM – 11:00 AM; Lane closures: northbound N Marquette from W Kimberly to W 41st; W 41st from Marquette to Division; northbound Division from W 41st to W 53rd; eastbound W 53rd from Division to NW Blvd; southbound NW Blvd from W 53rd to Taylor; Taylor from NW Blvd to W 52nd St; W 52nd/Garner Dr from Taylor to W 51st; W 51st from W 52nd/Garner Dr to Fillmore Ln; Fillmore Ln from W 51st to W 46th; W 46th from Fillmore Ln to Marquette;

Marquette from W 46th to finish line at Ganzo's Restaurant. Volunteers will be present throughout the neighborhoods to assist residents who need to enter and exit. [Wards 7 & 8]

Public Works

1. Second Consideration: Ordinance amending various sections of Chapter 8.14 (Tree Ordinance) to perform general language clean-up and clarify the following: definition of trees in the right of way, maintenance of city owned trees, permitting, licensing, and nuisance tree abatement process. [All Wards]
2. Second Consideration: Ordinance amending various sections of Chapter 10 (Vehicles and Traffic) for the purposes of allowing the City of Davenport the ability to immobilize vehicles in lieu of towing and simplifying fine schedules. [All Wards]
3. Resolution of acceptance for the FY18 Sewer Lateral Repair Program, completed by Petersen Plumbing & Heating of Davenport, IA with a final cost of \$562,296.57 budgeted in CIP #30031. [All Wards]
4. Resolution of acceptance for the FY18 Sewer Lateral Repair Program, completed by Hometown Plumbing and Heating of Davenport, IA with a final cost of \$188,466.03 budgeted in CIP #30031. [All Wards]
5. Resolution of acceptance for the FY18 Sewer Lateral Repair Program, completed by Tappendorf Plumbing of Davenport, IA with a final cost of \$130,534.99 budgeted in CIP #30031. [All Wards]
6. Resolution of acceptance for the FY18 Sewer Lateral Repair Program, completed by River Bend Plumbing of Bettendorf, IA with a final cost of \$94,677.99 budgeted in CIP #30031. [All Wards]
7. Resolution of acceptance for the FY18 Sewer Lateral Repair Program, completed by Hagerty Earthworks of Muscatine, IA with a final cost of \$98,477.21 budgeted in CIP #30031. [All Wards]
8. Resolution of acceptance for the 29th, Lorton and Fairhaven Drainage Improvement Project, completed by Legacy Corporation of East Moline, IL with a final cost of \$1,419,420.67 budgeted in CIP #10131. [Ward 6]
9. Resolution approving the plans, specifications, form of contract, and estimated cost for the FY 2019/2020 Manhole Rehabilitation & Replacement Program CIP #30045. [All Wards]
10. Resolution of acceptance for the Duck Creek South Interceptor Rehabilitation Project, completed by SAK Construction, LLC of O'Fallon, MO with a final cost of \$4,399,619.84 budgeted in CIP #00200. [Wards 2, 5, 6, & 7]
11. Resolution accepting work completed under the 2018 Microsurfacing and Cape Seal Program, CIP #35026. The total contract with Lionmark Corporation (d.b.a. Missouri Petroleum) was \$474,275.22. [Wards 2,3,4,5,7]
12. Resolution of acceptance for the Federal Street Sewer Improvement Project, completed by Hawkeye Paving Corporation of Bettendorf, IA with a final cost of \$752,579.55 budgeted in CIP #30001. [Ward 3]

13. Resolution approving the plans, specifications, form of contract, and estimated cost for the construction of a permeable alley – east-west alley between E River Dr and Isabel Bloom Way from Federal St to Tremont Ave, CIP #33032. [Ward 3]
14. Resolution approving the plans, specification, form of contract and estimated cost to replace the storm water pump system at 11th and Warren, CIP #33016. [Ward 4]
15. Resolution approving the contract for the Miracle Field of the Quad Cities Phase II to Precision Builders, Inc. of Bettendorf, IA in the amount of \$113,238.35. CIP #64030. [Ward 8]
16. Motion approving change order #1 to McClure Engineering Company in the amount of \$89,578 for the Davenport Municipal Airport Runway 15/33 Reconstruction Project, CIP #20010. [Ward 8]

Finance

1. Resolution setting February 27, 2019 as the date for the sale of General Obligation Corporate Bonds, Series 2019 and approving the Preliminary Official Statement. [All Wards]
2. Resolution approving the contract for Printer Maintenance Services to Managed Solutions Group of Dubuque, IA. [All Wards]
3. Motion approving professional service agreements for golf professional services with Brant McGivern, Matthew Hasley, and Ronnie Thrapp at Red Hawk, Duck Creek, and Emeis Golf Courses, respectively. [Wards 1, 6 & 8]
4. Motion approving a four-year collective bargaining agreement between the City of Davenport and the Union of Professional Police, Inc of Davenport, Iowa for the term of July 1, 2019 through June 30, 2023. [All Wards]

XIV. Other Ordinances, Resolutions and Motions

XV. Public with Business

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

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

XVI. Reports of City Officials

XVII Adjourn

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brian Krup
Wards:

Action / Date
2/13/2019

Subject:
Approval of the City Council Meeting Minutes for January 23, 2019.

ATTACHMENTS:

Type	Description
▣ Cover Memo	CC MIN 012319

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/29/2019 - 11:56 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, January 23, 2019---The Council observed a moment of silence. Pledge of Allegiance. The Council met in regular session at 5:30 PM with Mayor Klipsch presiding and all aldermen present.

The minutes of the January 9, 2019 City Council meeting were approved as printed.

The report of the Committee of the Whole was as follows: COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, January 16, 2019--The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present. The following Public Hearings were held: Community Development: Public Hearing on the proposed conveyance of a vacant lot at the northwest corner of 5th and Brady Streets to VZ Properties, LLC (Mark VanZuiden, petitioner); Public Works: Public Hearing on the plans, specifications, form of contract and estimated cost for the Alley Resurfacing Project between LeClaire St and Farnam St from Garfield St to Columbia Ave, included in the Alley Resurfacing Program CIP #35038. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Rawson reviewed all items listed. On motion by Ald. Ambrose, second by Ald. Dickmann item #2 moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Safety: Ald. Gripp reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Ambrose all items moved to the Consent Agenda. Public Works: Ald. Dunn reviewed all items listed. On motion by Ald. Condon, second by Ald. Rawson all items moved to the Consent Agenda. Finance: Ald. Matson reviewed all items listed. On motion by Ald. Clewell, second by Ald. Dickmann all items moved to the Consent Agenda. On motion by Ald. Rawson, second by Ald. Tompkins, with all aldermen present voting aye, Council recessed to Executive Session at 7:04PM to review the performance of individuals in Closed Session as requested by those individuals pursuant to Iowa Code Section 21.5(1)(I). Council reconvened in Executive Session at 7:12PM with Mayor Klipsch and all aldermen present. On motion by Ald. Clewell, second by Ald. Rawson Council reconvened in Open Session and adjourned at 7:34PM.

The following appointments were approved: Affirmative Action Advisory Commission: Robert Zelssdorf; Design Review Board: Jeff Bass, Joe Cooper, Zachary Howell, Jose Solero, and Kalyssa Worden; Riverfront Improvement Commission: Ryan Reed, 14.

The following presentations were given: Davenport Fire Department Swearing In Ceremony and Local Business “The Foundation of Our Community” to Popcorn Charlie & Co.

The Discussion Agenda items were as follows: NOTE: The votes on all ordinances and resolutions were by roll call vote. The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.

Community Development: On motion by Ald. Ambrose, second by Ald. Dickmann the following ordinance moved to third consideration: for Case REZ18-16: Request of Rob Davis with Bush Construction to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O, Office-Shop District to R-5M, Medium Density Residential District (Ald. Meginnis voting nay).

The Consent Agenda was as follows: NOTE: These are routine items and are enacted at the City Council meeting by one roll call vote. The vote was unanimous unless otherwise noted.

Community Development: The following Ordinance was adopted: for Case LL18-01 being the nomination of the Davenport Public Library – Edward Durell Stone Building located at 321 Main Street for designation as a Local Historic Landmark. Davenport Public Library, petitioner, 15.

ORDINANCE NO. 2019-15

ORDINANCE for Case LL18-01 being the nomination of the Davenport Public Library – Edward Durell Stone Building at located at 321 Main Street for designation as a Local Historic Landmark. Davenport Public Library, petitioner. [Ward 3] WHEREAS, the City of Davenport is one of the oldest Cities in Iowa, and contains many structures of architectural importance; and WHEREAS, the Local Landmark designation will help document and recognize the individual historical and architectural significance of the property. NOW, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: Section 1. The following described unit of Scott County, Iowa real estate known as the Davenport Public Library – Edward Durell Stone Building located at 321 Main Street is hereby granted designation as a Local Historic Landmark. The property has the following legal description: Part of the Northeast Quarter of Section 35, Township 78 North, Range 3 East of the 5th P.M., situated in the City of Davenport, Scott County, Iowa being more particularly described as follows: West 39.7 feet of

Lot 8 and all of Lots 9 and 10, Block 45, LeClaire's Addition. Containing .58 acres, more or less.

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. Approved 1/23/2019. Frank Klipsch, Mayor, Attest: Brian Krup, Deputy City Clerk

The following Ordinances moved to third consideration: for Case REZ18-17: Request of Tim Shaffer, Dale's Service Center, to rezone 1915 Zenith Avenue from R-4 Moderate Density Dwelling District to C-2, General Commercial District; for Case REZ18-19: Request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street.

The following resolutions were adopted: for case F18-17 being the request of Michael Richmond with Townsend Engineering for a Final Plat of a 3 lot subdivision located North of Hickory Grove Rd between North Thornwood Ave and North Lincoln Avenue, 16; authorizing the Mayor to sign the Certified Local Government Form supporting the proposed National Register Historic Places: Davenport East Side Industrial and Motor Row Historic District, 17; to convey a vacant lot at the northwest corner of 5th and Brady Streets to VZ Properties, LLC (Mark VanZuiden, petitioner), 18.

Public Safety: The following ordinances moved to second consideration: amending Schedule VI of Chapter 10.96 entitled "Speed Limits" by adding Jason Way from Veterans Memorial Parkway to the end of Jason Way Court as a 35 mph street; amending Schedule VI

of Chapter 10.96 entitled "Speed Limits" by adding 76th Street from Northwest Boulevard to Division Street as a 40 mph street.

The following motion was passed: approving all submitted beer and liquor license applications, 19.

Public Works: The following ordinances moved to second consideration: amending various sections of Chapter 8.14 (Tree Ordinance) to perform general language clean-up and clarify the following: definition of trees in the right of way, maintenance of city owned trees, permitting, licensing, and nuisance tree abatement process; amending various sections of Chapter 10 (Vehicles and Traffic) for the purposes of allowing the City of Davenport the ability to immobilize vehicles in lieu of towing and simplifying fine schedules.

The following resolutions were adopted: approving the plans, specifications, form of contract and estimated cost for the Alley Resurfacing Project between LeClaire St and Farnam St from Garfield St to Columbia Ave, included in the Alley Resurfacing Program CIP #35038, 20; acceptance for the FY18/FY19 Sanitary Sewer Manhole Rehabilitation and Replacement Program (Bid 18-16), completed by KIM Construction with a final cost of \$1,127,149.30 budgeted in CIP #30034, 21.

The following motions were passed: authorizing City staff to approve the design, construction, and ongoing maintenance of the North Marquette Off Road Bicycle Trail in the form of an agreement extension with the Friends of Off Road Cycling, 22; allowing the Public Works Director to enter into license agreements with a duration of one year or less for the use of solid waste and/or CitiBus assets as a means of advertising, 23; awarding a two-year contract with a possible one-year extension for low voltage repair services to Tri-City Electric of Davenport, IA, 24.

Finance: The following resolutions were adopted: approving the purchase of the National Integrated Ballistic Information Network (NIBIN) system from Forensic Technology Inc. of Largo, FL, in the amount of \$308,520, 25; approving the use of an Iowa State University bid contract for cell phone service to U.S. Cellular. An RFP was issued for these services and was to include any government entity in the State of Iowa. This is contract #63554, 26; adopting the Internal Revenue Service mileage rate when reimbursing

employees for use of a personal vehicle, 27; amending Parks and Recreation fee schedule, 28.

The following is a summary of revenue received for the month of December 2018:

Property taxes	2,016,084
Other City taxes	1,528,644
Special assessments	-
Licenses & permits	128,981
Intergovernmental	2,412,520
Charges for services	3,630,535
Use of monies & property	56,669
Fines & forfeits	87,639
Bonds/Loan Proceeds	89,688
Miscellaneous	907,967

On motion Council adjourned at 6:05 P.M.



Brian J. Krup
Deputy City Clerk
PO # 1909077

City of Davenport

Agenda Group:
Department: City Clerk
Contact Info: Brian Krup
Wards:

Action / Date
2/13/2019

Subject:
Approval of the Report of the Committee of the Whole for February 6, 2019

ATTACHMENTS:

Type	Description
▣ Cover Memo	COW MIN 020619

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	2/7/2019 - 11:52 AM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, February 6, 2019--The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Klipsch presiding and all alderman present. The following Public Hearings were held: Community Development: for Case REZ18-18: Request by Ahmed Ismail, for WK Development, to rezone 0.83 acres, more or less, of property located immediately northwest of the intersection of Elsie Avenue and West Kimberly Road from R-5M Medium Density Residential to C-2, General Commercial District; Public Works: on the plans, specification, form of contract, and estimated cost to replace the storm water pump system at 11th and Warren CIP #33016; on the plans, specifications, form of contract, and estimated cost for the FY 2019/2020 Manhole Rehabilitation & Replacement Program CIP #30045; on the plans, specifications, form of contract, and estimated cost for the construction of a permeable alley – east-west alley between E River Dr and Isabel Bloom Way from Federal St to Tremont Ave, CIP #33032. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Rawson reviewed all items listed. On motion by Ald. Ambrose, second by Ald. Dickmann item #1 moved to the Discussion Agenda and all other items moved to the Consent Agenda. Public Safety: Ald. Gripp reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Rawson all items moved to the Consent Agenda. Public Works: Ald. Dunn reviewed all items listed. On motion by Ald. Condon, second by Ald. Rawson all items moved to the Consent Agenda. Finance: Ald. Matson reviewed all items listed. On motion by Ald. Clewell, second by Ald. Rawson all items moved to the Consent Agenda. On motion by Ald. Rawson, second by Ald. Ambrose the rules were suspended (all aldermen voting aye) and the following motion was passed: setting a Public Hearing for the FY 2020 Operating Budget, FY 2020 Capital Improvement Budget, and the FY 2020-FY 2025 Capital Improvement Program for February 13, 2019 (all aldermen voting aye). Council adjourned at 6:17 PM.

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Brandon Wright 563-326-7750
Wards:

Action / Date
2/13/2019

Subject:
Public Hearing on the FY 2020 Operating Budget, FY 2020 Capital Improvement Budget, and the FY 2020 - FY 2025 Capital Improvement Plan. [All Wards]

Recommendation:
Hold the Public Hearing.

Background:

The city has held two budget work sessions on the operating and capital budgets. The recommended FY 2020 Budget presented to the Council is balanced, satisfies City Council liquidity policies, and maintains the current tax levy rate at \$16.78 per \$1,000 of taxable valuation. The overall budget for FY 2020 is \$226,693,479 and is up 7.9% from FY 2019.

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 \$230 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 is presented prior to the required Public Hearing on February 13, 2019.

ATTACHMENTS:

Type	Description
☐ Backup Material	FY 2020 Budget File

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	2/8/2019 - 5:07 PM

FY 2020 Proposed Budget Overview

	Adopted FY 2019	Proposed FY 2020
Operating	\$137,524,968	\$144,799,281
Capital	\$40,649,062	\$49,356,669
Debt	\$31,845,974	\$32,537,529
Total	\$210,020,004	\$226,693,479

The FY 2020 Proposed Budget of \$226,693,479 is presented as a balanced and core-competency driven budget and is up 7.9% compared to the FY 2019 Budget. The proposed FY 2020 Budget remains consistent with the following goals and policies established by the City Council:

- The FY 2020 Budget is balanced and maintains the current tax levy rate of \$16.78.
- General Fund unassigned reserve levels are expected to remain within 17-25% of expenditure costs. At the close of FY 2018, unassigned General Fund reserves are at 23.9% of General Fund expenditures. Unrestricted cash across all governmental funds increased 22.68% to \$61.7 million at the close of FY 2018.
- The following user fees will be increased in order to maintain cost-recovery and service-delivery:
 - Sewer Fee = 7.0%
 - Solid Waste Fee = 3.0%
 - Clean Water Fee = 3.0%
- 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 4.4%, which continues a second year of stronger-than-typical tax base growth. Although tax base growth was strong, the status of the commercial backfill State revenue remains uncertain for a second year.

The FY 2020 Budget continues to reduce the City's dependence on the backfill to fund operations. Because of stronger-than-expected property tax valuation growth and savings from the voluntary early separation program, no decrement list is necessary to balance the General Fund in the upcoming fiscal year.

Total pension costs remained relatively flat for FY 2020, increasing 0.6% to \$9.13M. Health insurance costs continue to rise and are estimated to be 8.0% higher in FY 2020.

The FY 2020 Capital Improvement Budget has increased 21% compared to the FY 2019 Budget. The larger-than-typical increase is caused by the addition of three projects in FY 2020: Disinfection of Treatment Plant Effluent at the Water Pollution Control Plan (\$5M), and the repair of two bridges currently owned privately by the railroad company (\$6.25M).

The Proposed Capital Improvement Budget accomplishes many of the goals established by the Mayor and City Council, including \$34 million in street (\$20M) and sewer projects (\$14M). Some FY 2020 project highlights from the six-year plan are presented below:

- \$5.0M for 53rd Street Reconstruction
- \$4.6M for the High Volume Street Repair Program
- \$1.0M for Main Street Landing improvements
- \$500K for Urban Revitalization
- \$1.0M for Concrete Neighborhood Street Replacement
- \$1.3M for Asphalt Neighborhood Street Repair
- \$700K for Creating Connections Sidewalk Program
- \$5.0M for Disinfection of Treatment Plan Effluent
- \$1.32M for CitiBus Fleet Replacement
- \$150K for Tree Debris Clearing on Streams

Adoption of Budget and Certification of City Taxes

FISCAL YEAR BEGINNING JULY 1, 2019 - ENDING JUNE 30, 2020

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.

Telephone Number

Signature

County Auditor Date Stamp

January 1, 2018 Property Valuations

With Gas & Electric

Without Gas & Electric

Last Official Census

2a

2b

3a

3b

4a

Regular

DEBT SERVICE

Ag Land

4,570,177,740

4,377,068,961

4,757,224,920

4,564,116,141

18,622,899

99,687

TAXES LEVIED						
Code	Dollar		(A)	(B)	(C)	
Sec.	Limit	Purpose	Request with Utility Replacement	Property Taxes Levied	Rate	
384.1	8.10000	Regular General levy	537,018,440	35,454,259	438.10000	
(384)		Non-Voted Other Permissible Levies				
12(8)	0.67500	Contract for use of Bridge	6	0	440	
12(10)	0.95000	Opr & Maint publicly owned Transit	74,158,850	3,983,133	450.91000	
12(11)	Amt Nec	Rent, Ins. Maint of Civic Center	8	0	460	
12(12)	0.13500	Opr & Maint of City owned Civic Center	9	0	470	
12(13)	0.06750	Planning a Sanitary Disposal Project	10	0	480	
12(14)	0.27000	Aviation Authority (under sec.330A.15)	11	0	490	
12(15)	0.06750	Levee Impr. fund in special charter city	13	0	510	
12(17)	Amt Nec	Liability, property & self insurance costs	141,142,550	1,094,267	520.25000	
12(21)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.	462	0	4650	
(384)		Voted Other Permissible Levies				
12(1)	0.13500	Instrumental/Vocal Music Groups	15	0	530	
12(2)	0.81000	Memorial Building	16	0	540	
12(3)	0.13500	Symphony Orchestra	17	0	550	
12(4)	0.27000	Cultural & Scientific Facilities	18	0	560	
12(5)	As Voted	County Bridge	19	0	570	
12(6)	1.35000	Missi or Missouri River Bridge Const.	20	0	580	
12(9)	0.03375	Aid to a Transit Company	21	0	590	
12(16)	0.20500	Maintain Institution received by gift/devise	22	0	600	
12(18)	1.00000	City Emergency Medical District	463	0	4660	
12(20)	0.27000	Support Public Library	231,233,948	1,181,809	610.27000	
28E.22	1.50000	Unified Law Enforcement	24	0	620	
Total General Fund Regular Levies (5 thru 24)			2543,553,788	41,713,468		
384.1	3.00375	Ag Land	2655,939	55,939	633.00375	
Total General Fund Tax Levies (25 + 26)			2743,609,727	41,769,407	Do Not Add	
Special Revenue Levies						
384.8	0.27000	Emergency (if general fund at levy limit)	281,233,948	1,181,809	640.27000	
384.6	Amt Nec	Police & Fire Retirement	295,907,382	5,657,756	1.29259	
	Amt Nec	FICA & IPERS (if general fund at levy limit)	306,155,064	5,894,993	1.34679	
Rules	Amt Nec	Other Employee Benefits	3110,468,560	10,026,202	2.29062	
Total Employee Benefit Levies (29,30,31)			3222,531,006	21,578,951	654.93000	
Sub Total Special Revenue Levies (28+32)			3323,764,954	22,760,760		
Valuation						
386	As Req	With Gas & ElecWithout Gas & Elec				
	SSMID 1 (A)	65,713,633 (B)	3438,281,078	34361,425	66210,546	5.50000
	SSMID 2 (A)	9,167,175 (B)	359,167,175	3532,085	6732,085	3.49999
	SSMID 3 (A)	34,448,177 (B)	3631,749,775	36120,569	68111,125	3.50001
	SSMID 4 (A)	24,375,396 (B)	3724,375,396	3773,127	6973,127	3.00003
	SSMID 5 (A)	36,408,642 (B)	55536,408,642	555165,660	565165,660	4.55002
	SSMID 6 (A)	22,201,039 (B)	55622,201,039	556101,015	566101,015	4.55001
	SSMID 7 (A)	19,170,762 (B)	117719,170,762	117787,227	###87,227	4.55000
	SSMID 8 (A)	(B)	1185	0	###0	0
Total Special Revenue Levies			3924,706,062	23,541,545		
384.4	Amt Nec	Debt Service Levy 76.10(6)	409,752,311	409,356,438	702.05000	
384.7	0.67500	Capital Projects (Capital Improv. Reserve)	41	410	710	
Total Property Taxes (27+39+40+41)			4278,068,100	4274,667,390	7216.78000	

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, 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)

CITY OF

DAVENPORT

ADOPTED BUDGET SUMMARY

YEAR ENDED JUNE 30, 2020

Fiscal Years

(A)	(B)	GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	BUDGET 2020 (J)	RE-ESTIMATED 2019 (K)	ACTUAL 2018 (L)
Revenues & Other Financing Sources											
Taxes Levied on Property	1	41,769,407	23,541,545		9,356,438	0			74,667,390	70,468,912	71,218,200
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	1,596,080
Net Current Property Taxes	3	41,769,407	23,541,545		9,356,438	0			74,667,390	70,468,912	69,622,120
Delinquent Property Taxes	4	0	0		0	0			0	0	24,525
TIF Revenues	5			6,318,150					6,318,150	7,265,196	7,269,974
Other City Taxes	6	6,696,320	17,764,517		403,873	0			24,864,710	24,527,739	22,097,218
Licenses & Permits	7	1,911,600	70,000					33,700	2,015,300	1,959,400	2,566,236
Use of Money and Property	8	804,200	298,000	0	23,000	0	0	773,110	1,898,310	1,212,395	2,916,195
Intergovernmental	9	2,384,619	21,817,933	0	312,972	9,323,419		1,728,000	35,566,943	34,574,477	38,701,955
Charges for Fees & Service	10	3,817,920	343,000		0	0	0	65,733,556	69,894,476	67,004,550	69,203,277
Special Assessments	11	0	7,500		25,000	0		0	32,500	27,500	42,346
Miscellaneous	12	2,277,432	1,282,500		797,000	4,385,000	0	269,550	9,011,482	5,385,034	17,627,803
Sub-Total Revenues	13	59,661,498	65,124,995	6,318,150	10,918,283	13,708,419	0	68,537,916	224,269,261	212,425,203	230,071,649
Other Financing Sources:											
Total Transfers In	14	23,882,141	1,311,593	0	0	7,200,000	0	5,762,062	38,155,796	47,988,636	44,608,450
Proceeds of Debt	15	0	0	0	0	28,448,250		0	28,448,250	23,717,000	22,695,000
Proceeds of Capital Asset Sales	16	0	0	0	0	0	0	0	0	0	0
Total Revenues and Other Sources	17	83,543,639	66,436,588	6,318,150	10,918,283	49,356,669	0	74,299,978	290,873,307	284,130,839	297,375,099
Expenditures & Other Financing Uses											
Public Safety	18	46,974,652	528,819	0			0		47,503,471	45,374,300	44,125,932
Public Works	19	4,739,910	14,919,539	0			0		19,659,449	19,743,827	17,783,827
Health and Social Services	20	0	0	0			0		0	0	0
Culture and Recreation	21	12,996,884	400,012	0			0		13,396,896	12,770,205	12,463,193
Community and Economic Development	22	1,152,622	11,329,391	3,508,600			0		15,990,613	13,286,436	15,499,334
General Government	23	11,077,600	230,043	0			0		11,307,643	11,066,414	10,160,972
Debt Service	24	0	71,750	4,191,770	18,491,275		0		22,754,795	18,332,037	41,137,392
Capital Projects	25	0	0	0		48,214,169	0		48,214,169	39,051,062	36,448,236
Total Government Activities Expenditures	26	76,941,668	27,479,554	7,700,370	18,491,275	48,214,169	0		178,827,036	159,624,281	177,618,886
Business Type Proprietary: Enterprise & ISF	27							74,093,494	74,093,494	71,120,501	65,244,897
Total Gov & Bus Type Expenditures	28	76,941,668	27,479,554	7,700,370	18,491,275	48,214,169	0	74,093,494	252,920,530	230,744,782	242,863,783
Total Transfers Out	29	5,277,062	29,207,141	275,000	830,000	1,142,500	0	1,424,093	38,155,796	47,988,636	44,608,450
Total ALL Expenditures/Fund Transfers Out	30	82,218,730	56,686,695	7,975,370	19,321,275	49,356,669	0	75,517,587	291,076,326	278,733,418	287,472,233
Excess Revenues & Other Sources Over	31										
(Under) Expenditures/Transfers Out	32	1,324,909	9,749,893	-1,657,220	-8,402,992	0	0	-1,217,609	-203,019	5,397,421	9,902,866
Beginning Fund Balance July 1	33	22,109,861	13,889,812	13,697,846	8,728,932	20,243,258	0	77,317,385	155,987,094	150,589,673	140,686,807
Ending Fund Balance June 30	34	23,434,770	23,639,705	12,040,626	325,940	20,243,258	0	76,099,776	155,784,075	155,987,094	150,589,673

EXPENDITURES SCHEDULE PAGE 1

Fiscal Year Ending 2020

Fiscal Years

GOVERNMENT ACTIVITIES		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2020	RE-ESTIMATED 2019	ACTUAL 2018
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	(L)
PUBLIC SAFETY											
Police Department/Crime Prevention	1	27,846,168	300,819						28,146,987	26,465,327	25,634,214
Jail	2								0	0	0
Emergency Management	3								0	0	0
Flood Control	4								0	0	0
Fire Department	5	19,128,484	228,000						19,356,484	18,908,973	18,491,718
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	46,974,652	528,819				0		47,503,471	45,374,300	44,125,932
PUBLIC WORKS											
Roads, Bridges, & Sidewalks	12	4,541,802	12,906,932						17,448,734	17,539,285	15,576,521
Parking - Meter and Off-Street	13								0	0	0
Street Lighting	14	185,000	1,612,882						1,797,882	1,797,794	1,746,640
Traffic Control and Safety	15								0	0	0
Snow Removal	16								0	0	0
Highway Engineering	17	13,108	399,725						412,833	406,748	392,051
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	68,615
TOTAL (lines 12 - 21)	22	4,739,910	14,919,539				0		19,659,449	19,743,827	17,783,827
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	5,449,793							5,449,793	5,190,310	4,890,014
Museum, Band and Theater	32	753,000							753,000	753,000	753,000
Parks	33	3,463,254	199,000						3,662,254	3,633,691	3,717,332
Recreation	34	1,934,837	201,012						2,135,849	2,075,204	1,962,743
Cemetery	35								0	0	0
Community Center, Zoo, & Marina	36								0	0	0
Other Culture and Recreation	37	1,396,000							1,396,000	1,118,000	1,140,104
TOTAL (lines 31 - 37)	38	12,996,884	400,012				0		13,396,896	12,770,205	12,463,193

EXPENDITURES SCHEDULE PAGE 2

Fiscal Year Ending 2020

Fiscal Years

GOVERNMENT ACTIVITIES CONT.	(A)	(B)	GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	BUDGET 2020 (J)	RE-ESTIMATED 2019 (K)	ACTUAL 2018 (L)
COMMUNITY & ECONOMIC DEVELOPMENT												
Community Beautification	39									0	5,388,124	0
Economic Development	40		722,267	2,512,788	3,508,600					6,743,655	7,100,549	2,739,412
Housing and Urban Renewal	41		53,417	8,364,971						8,418,388	797,763	9,258,686
Planning & Zoning	42		376,938	451,632						828,570	0	785,325
Other Com & Econ Development	43									0	0	2,715,911
	44											
TOTAL (lines 39 - 44)	45		1,152,622	11,329,391	3,508,600			0		15,990,613	13,286,436	15,499,334
GENERAL GOVERNMENT												
Mayor, Council, & City Manager	46		1,790,414							1,790,414	1,862,671	1,700,432
Clerk, Treasurer, & Finance Adm.	47		1,944,448	25,000						1,969,448	1,957,077	1,880,892
Elections	48									0	0	0
Legal Services & City Attorney	49									0	0	416
City Hall & General Buildings	50		1,100,903	58,896						1,159,799	1,249,204	955,740
Tort Liability	51		1,231,885							1,231,885	707,865	667,798
Other General Government	52		5,009,950	146,147						5,156,097	5,289,597	4,955,694
TOTAL (lines 46 - 52)	53		11,077,600	230,043	0			0		11,307,643	11,066,414	10,160,972
DEBT SERVICE	54			71,750	4,191,770	18,491,275				22,754,795	18,332,037	41,137,392
Gov Capital Projects	55						48,214,169			48,214,169	39,051,062	36,448,236
TIF Capital Projects	56						0			0	0	0
TOTAL CAPITAL PROJECTS	57		0	0	0		48,214,169	0		48,214,169	39,051,062	36,448,236
TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58		76,941,668	27,479,554	7,700,370	18,491,275	48,214,169	0		178,827,036	159,624,281	177,618,886
BUSINESS TYPE ACTIVITIES												
Proprietary: Enterprise & Budgeted ISF												
Water Utility	59									0	0	0
Sewer Utility	60								13,922,891	13,922,891	13,152,040	13,675,820
Electric Utility	61									0	0	0
Gas Utility	62									0	0	0
Airport	63								316,721	316,721	319,412	0
Landfill/Garbage	64								5,394,412	5,394,412	5,141,484	5,140,631
Transit	65								6,542,972	6,542,972	6,370,735	6,378,292
Cable TV, Internet & Telephone	66									0	0	0
Housing Authority	67								354,131	354,131	1,007,884	1,074,448
Storm Water Utility	68								2,243,288	2,243,288	2,121,003	1,812,067
Other Business Type (city hosp., ISF, parking, etc.)	69								35,545,289	35,545,289	34,059,237	34,742,245
Enterprise DEBT SERVICE	70								9,773,790	9,773,790	8,948,706	2,421,394
Enterprise CAPITAL PROJECTS	71									0	0	0
Enterprise TIF CAPITAL PROJECTS	72									0	0	0
TOTAL Business Type Expenditures (lines 59 - 73)	73								74,093,494	74,093,494	71,120,501	65,244,897
TOTAL ALL EXPENDITURES (lines 58+74)	74		76,941,668	27,479,554	7,700,370	18,491,275	48,214,169	0	74,093,494	252,920,530	230,744,782	242,863,783
Regular Transfers Out	75		5,277,062	29,207,141		830,000	1,142,500		1,424,093	37,880,796	47,613,636	39,871,252
Internal TIF Loan / Repayment Transfers Out	76				275,000		0			275,000	375,000	4,737,198
Total ALL Transfers Out	77		5,277,062	29,207,141	275,000	830,000	1,142,500	0	1,424,093	38,155,796	47,988,636	44,608,450
Total Expenditures & Fund Transfers Out (lines 75+78)	78		82,218,730	56,686,695	7,975,370	19,321,275	49,356,669	0	75,517,587	291,076,326	278,733,418	287,472,233
Ending Fund Balance June 30	79		23,434,770	23,639,705	12,040,626	325,940	20,243,258	0	76,099,776	155,784,075	155,987,094	150,589,673

* 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

2020

Fiscal Years

(A)	(B)	GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	BUDGET 2020 (J)	RE-ESTIMATED 2019 (K)	ACTUAL 2018 (L)
REVENUES & OTHER FINANCING SOURCES											
Taxes Levied on Property	1	41,769,407	23,541,545		9,356,438	0			74,667,390	70,468,912	71,218,200
Less: Uncollected Property Taxes - Levy Year	2								0	0	1,596,080
Net Current Property Taxes (line 1 minus line 2)	3	41,769,407	23,541,545		9,356,438	0			74,667,390	70,468,912	69,622,120
Delinquent Property Taxes	4								0	0	24,525
TIF Revenues	5			6,318,150					6,318,150	7,265,196	7,269,974
Other City Taxes:											
Utility Tax Replacement Excise Taxes	6	1,840,320	1,164,517		395,873	0			3,400,710	3,476,739	0
Utility franchise tax (Iowa Code Chapter 364.2)	7	760,000							760,000	810,000	760,516
Parimutuel wager tax	8								0	0	0
Gaming wager tax	9	1,100,000							1,100,000	830,000	909,872
Mobile Home Taxes	10	56,000			8,000				64,000	61,000	68,779
Hotel/Motel Taxes	11	2,940,000							2,940,000	2,750,000	2,981,579
Other Local Option Taxes	12		16,600,000						16,600,000	16,600,000	17,376,472
Subtotal - Other City Taxes (lines 6 thru 12)	13	6,696,320	17,764,517		403,873	0			24,864,710	24,527,739	22,097,218
Licenses & Permits	14	1,911,600	70,000					33,700	2,015,300	1,959,400	2,566,236
Use of Money & Property	15	804,200	298,000		23,000			773,110	1,898,310	1,212,395	2,916,195
Intergovernmental:											
Federal Grants & Reimbursements	16	125,000	8,100,052			9,323,419		1,298,000	18,846,471	17,557,512	16,909,864
Road Use Taxes	17		12,300,000						12,300,000	12,110,000	12,378,001
Other State Grants & Reimbursements	18	1,792,939	817,881	0	312,972	0		430,000	3,353,792	3,740,285	8,749,564
Local Grants & Reimbursements	19	466,680	600,000						1,066,680	1,166,680	664,526
Subtotal - Intergovernmental (lines 16 thru 19)	20	2,384,619	21,817,933	0	312,972	9,323,419		1,728,000	35,566,943	34,574,477	38,701,955
Charges for Fees & Service:											
Water Utility	21								0	0	26,326
Sewer Utility	22							22,021,154	22,021,154	20,492,663	23,293,634
Electric Utility	23								0	0	0
Gas Utility	24								0	0	0
Parking	25							1,122,500	1,122,500	1,062,500	1,249,271
Airport	26							202,900	202,900	202,900	207,143
Landfill/Garbage	27							6,272,832	6,272,832	6,140,840	6,123,533
Hospital	28								0	0	0
Transit	29							430,500	430,500	466,500	410,881
Cable TV, Internet & Telephone	30								0	0	0
Housing Authority	31							75,000	75,000	475,000	467,588
Storm Water Utility	32							2,887,899	2,887,899	2,782,210	2,936,656
Other Fees & Charges for Service	33	3,817,920	343,000					32,720,771	36,881,691	35,381,937	34,488,245
Subtotal - Charges for Service (lines 21 thru 33)	34	3,817,920	343,000		0	0	0	65,733,556	69,894,476	67,004,550	69,203,277
Special Assessments	35		7,500		25,000				32,500	27,500	42,346
Miscellaneous	36	2,277,432	1,282,500		797,000	4,385,000		269,550	9,011,482	5,385,034	17,627,803
Other Financing Sources:											
Regular Operating Transfers In	37	23,607,141	1,311,593			7,200,000		5,762,062	37,880,796	47,613,636	39,871,252
Internal TIF Loan Transfers In	38	275,000							275,000	375,000	4,737,198
Subtotal ALL Operating Transfers In	39	23,882,141	1,311,593	0	0	7,200,000	0	5,762,062	38,155,796	47,988,636	44,608,450
Proceeds of Debt (Excluding TIF Internal Borrowing)	40					28,448,250			28,448,250	23,717,000	22,695,000
Proceeds of Capital Asset Sales	41								0	0	0
Subtotal-Other Financing Sources (lines 38 thru 40)	42	23,882,141	1,311,593	0	0	35,648,250	0	5,762,062	66,604,046	71,705,636	67,303,450
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43	83,543,639	66,436,588	6,318,150	10,918,283	49,356,669	0	74,299,978	290,873,307	284,130,839	297,375,099
Beginning Fund Balance July 1	44	22,109,861	13,889,812	13,697,846	8,728,932	20,243,258	0	77,317,385	155,987,094	150,589,673	140,686,807
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45	105,653,500	80,326,400	20,015,996	19,647,215	69,599,927	0	151,617,363	446,860,401	434,720,512	438,061,906

LONG TERM DEBT SCHEDULE
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS
PAGE 1

City Name: DAVENPORT

Fiscal Year
2020

Debt Name (A)		Amount of Issue (B)	Type of Debt Obligation (C)	Date Certified to County Auditor (D)	Debt Resolution Number (E)	Principal Due FY 2020 (F)	Interest Due FY 2020 +(G)	Bond Reg./ Paying Agent Fees Due FY 2020 +(H)	Total Obligation Due FY 2020 =(I)	Paid from Funds OTHER THAN Current Year Debt Service Taxes =-(J)	Amount Paid Current Year Debt Service Levy =(K)
(1)	2012A		GO	2/8/2012	2012-46	1,790,000	611,400		2,401,400	2,162,840	238,560
(2)	2012B		GO	3/28/2012	2012-97	225,000	26,215		251,215	251,215	0
(3)	2012D		GO	3/28/2013	2012-99	2,220,000	254,850		2,474,850	1,495,245	979,605
(4)	2013A		GO	2/13/2013	2013-40	1,080,000	365,837		1,445,837	1,186,322	259,515
(5)	2014A		GO	2/12/2014		1,315,000	589,113		1,904,113	1,392,783	511,330
(6)	2014B Refunding		GO	2/12/2014	2014-32	1,680,000	218,250		1,898,250	1,201,190	697,060
(7)	2015A		GO	2/11/2015	2015-74	1,400,000	494,994		1,894,994	1,398,076	496,918
(8)	2016A		GO	2/24/2016	2016-77	2,660,000	1,216,850		3,876,850	3,292,470	584,380
(9)	2016B Refunding		GO	2/24/2016	2016-78	720,000	91,123		811,123	811,123	0
(10)	2016C Refunding		GO	2/24/2016	2016-79	980,000	166,950		1,146,950	697,490	449,460
(11)	2017A		GO	2/22/2017	2017-69	1,325,000	653,531		1,978,531	1,304,700	673,831
(12)	2017B Refunding		GO	2/22/2017	2017-70	530,000	169,000		699,000	419,482	279,518
(13)	2017C Refunding		GO	2/22/2017	2017-71	1,870,000	533,350		2,403,350	1,119,030	1,284,320
(14)	2018A		GO	3/14/2018	2018-85	3,020,000	125,438		3,145,438	1,111,210	2,034,228
(15)	2018B		GO	3/14/2018	2018-86	810,000	242,515		1,052,515	1,002,015	50,500
(16)	2019A		GO			1,450,000	878,108		2,328,108	1,115,022	1,213,086
(17)			NO SELECTION						0		0
(18)			NO SELECTION						0		0
(19)			NO SELECTION						0		0
(20)			NO SELECTION						0		0
(21)			NO SELECTION						0		0
(22)			NO SELECTION						0		0
(23)			NO SELECTION						0		0
(24)			NO SELECTION						0		0
(25)			NO SELECTION						0		0
(26)			NO SELECTION						0		0
(27)			NO SELECTION						0		0
(28)			NO SELECTION						0		0
(29)			NO SELECTION						0		0
(30)			NO SELECTION						0		0
TRANSFER OF FUNDS INTO DEBT SERVICE FUND NEEDED TO COVER GO DEBT PAYMENTS				TOTALS		23,075,000	6,637,524	0	29,712,524	19,960,213	9,752,311

LONG TERM DEBT SCHEDULE
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS
PAGE 2

City Name: DAVENPORT

USE THIS PAGE ONLY AFTER FILLING LINES 1 THRU 30 ABOVE.

Fiscal Year
2020

Debt Name (A)		Amount of Issue (B)	Type of Debt Obligation (C)	Date Certified to County Auditor (D)	Debt Resolution Number (E)	Principal Due FY 2020 (F)	Interest Due FY 2020 +(G)	Bond Reg./ Paying Agent Fees Due FY 2020 +(H)	Total Obligation Due FY 2020 =(I)	Paid from Funds OTHER THAN Current Year Debt Service Taxes =-(J)	Amount Paid Current Year Debt Service Levy =(K)
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NOTICE OF PUBLIC HEARING BUDGET ESTIMATE

FISCAL YEAR BEGINNING JULY 1, 2019 - ENDING JUNE 30, 2020

City of **DAVENPORT**, Iowa

The City Council will conduct a public hearing on the proposed Budget at 226 W. 4th St. Davenport, IA 52801

on 2/13/2019 at 5:30PM
(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.

563-326-7750

phone number

Brandon Wright

City Clerk/Finance Officer's NAME

		Budget FY 2020	Re-estimated FY 2019	Actual FY 2018
		(a)	(b)	(c)
Revenues & Other Financing Sources				
Taxes Levied on Property	1	74,667,390	70,468,912	71,218,200
Less: Uncollected Property Taxes-Levy Year	2	0	0	1,596,080
Net Current Property Taxes	3	74,667,390	70,468,912	69,622,120
Delinquent Property Taxes	4	0	0	24,525
TIF Revenues	5	6,318,150	7,265,196	7,269,974
Other City Taxes	6	24,864,710	24,527,739	22,097,218
Licenses & Permits	7	2,015,300	1,959,400	2,566,236
Use of Money and Property	8	1,898,310	1,212,395	2,916,195
Intergovernmental	9	35,566,943	34,574,477	38,701,955
Charges for Fees & Service	10	69,894,476	67,004,550	69,203,277
Special Assessments	11	32,500	27,500	42,346
Miscellaneous	12	9,011,482	5,385,034	17,627,803
Other Financing Sources	13	28,448,250	23,717,000	22,695,000
Transfers In	14	38,155,796	47,988,636	44,608,450
Total Revenues and Other Sources	15	290,873,307	284,130,839	297,375,099
Expenditures & Other Financing Uses				
Public Safety	16	47,503,471	45,374,300	44,125,932
Public Works	17	19,659,449	19,743,827	17,783,827
Health and Social Services	18	0	0	0
Culture and Recreation	19	13,396,896	12,770,205	12,463,193
Community and Economic Development	20	15,990,613	13,286,436	15,499,334
General Government	21	11,307,643	11,066,414	10,160,972
Debt Service	22	22,754,795	18,332,037	41,137,392
Capital Projects	23	48,214,169	39,051,062	36,448,236
Total Government Activities Expenditures	24	178,827,036	159,624,281	177,618,886
Business Type / Enterprises	25	74,093,494	71,120,501	65,244,897
Total ALL Expenditures	26	252,920,530	230,744,782	242,863,783
Transfers Out	27	38,155,796	47,988,636	44,608,450
Total ALL Expenditures/Transfers Out	28	291,076,326	278,733,418	287,472,233
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-203,019	5,397,421	9,902,866
Beginning Fund Balance July 1	30	155,987,094	150,589,673	140,686,807
Ending Fund Balance June 30	31	155,784,075	155,987,094	150,589,673

CITY OF DAVENPORT

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 5 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer.

Input the amount of General Fund Levy request to be used

	Request with Utility Replacement (A)	Property Taxes Levied (B)
1 Portion of General Fund Levy Used for Emerg. Mgmt. Comm.	0	0
2 Support of a Local Emerg.Mgmt.Comm.	0	0
3 TOTAL FOR FISCAL YEAR 2018	0	0

City of Davenport
FY 2020 Budget Summary Overview

Fund	Revenues			Expenditures							Budgeted Excess/ (Deficiency)
	Projected	Transfers	Total	Salaries &	Supplies &	Equipment/	Allocated	Debt	Transfers	Total	
	Revenues	In	Resources	Benefits	Services	Capital	Costs	Service	Out	Expenditures	
General Funds											
General Fund	48,985,201	1,647,612	50,632,813	40,048,501	4,797,451	77,500	5,735,451	-	-	50,658,903	(26,090)
Special Public Safety	224,632	-	224,632	446,163	-	-	15,840	-	-	462,003	(237,371)
Library Special Levy	1,323,203	-	1,323,203	1,028,615	172,230	-	170,580	-	-	1,371,425	(48,222)
Hotel/Motel Tax Fund	2,940,000	-	2,940,000	113,025	1,602,160	-	52,391	-	1,255,000	3,022,576	(82,576)
Trust and Agency	22,372,542	-	22,372,542	20,117,530	-	-	2,656,070	-	-	22,773,600	(401,058)
Emergency Tax Levy	1,220,112	-	1,220,112	-	-	-	-	-	1,220,112	1,220,112	-
Total General Funds	77,065,690	1,647,612	78,713,302	61,753,834	6,571,841	77,500	8,630,332	-	2,475,112	79,508,619	(795,317)
Special Revenue Funds											
Self-Supporting Improvement Districts	1,569,670	-	1,569,670	-	1,497,920	-	-	71,750	-	1,569,670	-
Fair Housing Fund	109,450	-	109,450	129,529	11,400	-	5,218	-	-	146,147	(36,697)
HUD Section 8	3,889,500	274,093	4,163,593	404,874	3,639,711	-	119,008	-	-	4,163,593	-
Community Development Block Grant	2,210,602	500,000	2,710,602	556,922	2,028,103	-	117,895	-	-	2,702,920	7,682
Community Development Loan Pool/Sp. Revenue	2,485,000	-	2,485,000	54,162	2,425,695	-	5,143	-	500,000	2,985,000	(500,000)
Road Use Tax	13,010,000	1,016,000	14,026,000	7,620,116	2,690,079	525,300	1,909,725	-	1,600,000	14,345,220	(319,220)
Riverfront Improvement Fund	312,000	75,000	387,000	103,384	155,300	-	17,941	-	52,500	329,125	57,875
Youth Sports	168,000	-	168,000	140,312	60,700	-	-	-	-	201,012	(33,012)
Local Option Sales Tax	16,690,500	21,500	16,712,000	2,305,248	-	817,319	66,800	-	13,832,000	17,021,367	(309,367)
Total Special Revenue Funds	40,444,722	1,886,593	42,331,315	11,314,547	12,508,908	1,342,619	2,241,730	71,750	15,984,500	43,464,054	(1,132,739)
Proprietary Funds											
Sewer Maintenance	20,285,000	80,000	20,365,000	2,490,339	670,237	293,000	1,588,866	7,261,299	7,497,476	19,801,217	563,783
Water Pollution Control Plant	2,536,343	6,344,106	8,880,449	4,506,585	2,795,601	497,500	1,080,763	-	-	8,880,449	-
WPCP Equipment Replacement	258,697	1,083,370	1,342,067	-	-	-	-	444,308	200,000	644,308	697,759
Solid Waste Collection	6,302,832	-	6,302,832	2,962,295	1,319,810	67,650	1,044,657	695,563	-	6,089,975	212,857
Clean Water Utility	2,954,899	25,000	2,979,899	1,489,667	414,440	67,000	272,181	222,750	950,000	3,416,038	(436,139)
Parking	1,325,500	830,000	2,155,500	355,675	333,250	-	216,193	980,250	-	1,885,368	270,132
Transit	6,073,056	-	6,073,056	3,814,542	1,638,829	-	1,089,601	32,620	-	6,575,592	(502,536)
Airport	310,010	-	310,010	116,615	136,699	-	63,407	38,700	-	355,421	(45,411)
Heritage Housing	1,030,194	-	1,030,194	128,817	282,209	-	259,847	8,944	348,224	1,028,041	2,153
Scattered Site Housing	280,000	74,131	354,131	105,504	100,490	-	148,137	-	-	354,131	-
RiverCenter Operating	4,356,100	655,000	5,011,100	-	4,736,358	-	176,442	98,300	-	5,011,100	-
Golf Course Operating	1,669,400	-	1,669,400	927,581	580,250	-	400,836	-	-	1,908,667	(239,267)
River's Edge Sports Center	642,800	50,000	692,800	363,781	278,570	-	177,646	-	-	819,997	(127,197)
Total Enterprise Funds	48,024,831	9,141,607	57,166,438	17,261,401	13,286,743	925,150	6,518,576	9,782,734	8,995,700	56,770,304	396,134
Internal Service Funds											
Information Management Systems	2,830,321	-	2,830,321	1,284,019	1,468,255	-	78,047	-	-	2,830,321	-
Employee Insurance	16,870,000	-	16,870,000	144,467	18,039,490	-	28,729	-	-	18,212,686	(1,342,686)
Risk Management	5,885,700	70,000	5,955,700	1,166,328	4,557,334	-	232,038	-	-	5,955,700	-
Total Internal Service Funds	25,586,021	70,000	25,656,021	2,594,814	24,065,079	-	338,814	-	-	26,998,707	(1,342,686)
Total Proprietary Funds	73,610,852	9,211,607	82,822,459	19,856,215	37,351,822	925,150	6,857,390	9,782,734	8,995,700	83,769,011	(946,552)
Debt Service Funds											
General Debt Service	10,493,362	9,757,000	20,250,362	-	-	-	-	18,491,275	830,000	19,321,275	929,087
Tax Increment Debt Service	6,318,150	-	6,318,150	-	3,508,600	-	-	4,191,770	275,000	7,975,370	(1,657,220)
Total Debt Service Funds	16,811,512	9,757,000	26,568,512	-	3,508,600	-	-	22,683,045	1,105,000	27,296,645	(728,133)
Total Capital Project Funds	42,156,669	7,200,000	49,356,669	-	-	39,506,562	-	-	1,142,500	49,356,669	-
TOTAL FY 2020 BUDGET	250,089,445	29,702,812	279,792,257	92,924,596	59,941,171	41,851,831	17,729,452	32,537,529	29,702,812	283,394,998	(3,602,741)

City of Davenport

FY 2020 Budget - Changes in Fund Balance by Fund

Fund	Est. Beginning Fund Balance 6/30/2018	FY 2019 Revenues	FY 2019 Expenditures	Est. Beginning Fund Balance 6/30/2019	FY 2020 Revenues	FY 2020 Expenditures	Budgeted Excess/ (Deficiency)	Est. Ending Fund Balance 6/30/2020
General Funds								
General Fund	13,468,872	49,326,383	49,070,910	13,724,345	50,632,813	50,658,903	(26,090)	13,698,255
Special Public Safety	700,000	209,685	427,797	481,888	224,632	462,003	(237,371)	244,517
Parks Special Needs	26,145	-	-	26,145	-	-	-	26,145
Special Library Levy	937,356	1,221,039	1,262,199	896,196	1,323,203	1,371,425	(48,222)	847,974
Hotel/Motel Tax Fund	143,464	2,750,000	2,686,843	206,621	2,940,000	3,022,576	(82,576)	124,045
Flood Fund	600,000	-	-	600,000	-	-	-	600,000
Trust and Agency	3,642,895	21,671,587	21,671,587	3,642,895	22,372,542	22,773,600	(401,058)	3,241,837
Emergency Tax Levy	-	1,180,296	1,180,296	-	1,220,112	1,220,112	-	-
Total General Funds	19,518,732	76,358,990	76,299,632	19,578,090	78,713,302	79,508,619	(795,317)	18,782,773
Special Revenue Funds								
Self-Supporting Improvement Districts	816,940	1,124,207	1,124,207	816,940	1,569,670	1,569,670	-	816,940
Fair Housing Fund	(11,572)	109,450	135,479	(37,601)	109,450	146,147	(36,697)	(74,298)
HUD Section 8	69,733	3,841,643	3,841,643	69,733	4,163,593	4,163,593	-	69,733
Community Development Block Grant	(27,388)	2,575,000	2,575,000	(27,388)	2,710,602	2,702,920	7,682	(19,706)
Community Development Loan Pool/Sp. Revenue	2,621,454	2,200,000	2,200,000	2,621,454	2,485,000	2,985,000	(500,000)	2,121,454
Road Use Tax	1,853,992	14,202,000	14,301,605	1,754,387	14,026,000	14,345,220	(319,220)	1,435,167
Riverfront Improvement Commission	86,462	320,000	323,461	83,001	387,000	329,125	57,875	140,876
Youth Sports	114,927	175,000	192,363	97,564	168,000	201,012	(33,012)	64,552
Local Option Sales Tax	7,738,492	16,907,500	17,183,034	7,462,958	16,712,000	17,021,367	(309,367)	7,153,591
Total Special Revenue Funds	13,263,040	41,454,800	41,876,792	12,841,048	42,331,315	43,464,054	(1,132,739)	11,708,309
Proprietary Funds								
Sewer Maintenance	3,522,185	18,848,000	18,469,140	3,901,045	20,365,000	19,801,217	563,783	4,464,828
Water Pollution Control Plant	158,604	8,655,483	8,655,483	158,604	8,880,449	8,880,449	-	158,604
WPCP Equipment Replacement	2,734,363	1,299,952	1,370,000	2,664,315	1,342,067	644,308	697,759	3,362,074
Solid Waste Collection	1,120,803	5,863,840	5,931,672	1,052,971	6,302,832	6,089,975	212,857	1,265,828
Clean Water Utility	2,702,626	2,851,210	3,220,603	2,333,233	2,979,899	3,416,038	(436,139)	1,897,094
Parking	2,947	1,994,668	1,994,668	2,947	2,155,500	1,885,368	270,132	273,079
Transit	88,906	6,260,864	6,370,735	(20,965)	6,073,056	6,575,592	(502,536)	(523,501)
Airport	-	346,035	362,848	(16,813)	310,010	355,421	(45,411)	(62,224)
Heritage Housing	73,308	810,000	813,721	69,587	1,030,194	1,028,041	2,153	71,740

City of Davenport

FY 2020 Budget - Changes in Fund Balance by Fund

Fund	Est. Beginning Fund Balance 6/30/2018	FY 2019 Revenues	FY 2019 Expenditures	Est. Beginning Fund Balance 6/30/2019	FY 2020 Revenues	FY 2020 Expenditures	Budgeted Excess/ (Deficiency)	Est. Ending Fund Balance 6/30/2020
Scattered Site Housing	1,080	343,285	343,285	1,080	354,131	354,131	-	1,080
RiverCenter Operating	706,105	5,240,200	5,246,072	700,233	5,011,100	5,011,100	-	700,233
Golf Course Operating	14,877	1,725,400	1,842,915	(102,638)	1,669,400	1,908,667	(239,267)	(341,905)
River's Edge Sports Center	4,369	671,300	726,526	(50,857)	692,800	819,997	(127,197)	(178,054)
Total Enterprise Funds	11,130,173	54,910,237	55,347,668	10,692,742	57,166,438	56,770,304	396,134	11,088,876
Information Management Systems	-	2,775,960	2,775,960	-	2,830,321	2,830,321	-	-
Employee Insurance	3,965,097	15,675,000	17,138,733	2,501,364	16,870,000	18,212,686	(1,342,686)	1,158,678
Risk Management	7,697,323	5,628,757	5,438,569	7,887,511	5,955,700	5,955,700	-	7,887,511
Total Internal Service Funds	11,662,420	24,079,717	25,353,262	10,388,875	25,656,021	26,998,707	(1,342,686)	9,046,189
Total Proprietary Funds	22,792,593	78,989,954	80,700,930	21,081,617	82,822,459	83,769,011	(946,552)	20,135,065
Debt Service Funds								
General Debt Service	7,841,174	19,883,945	18,968,587	8,756,532	20,250,362	19,321,275	929,087	9,685,619
Tax Increment Debt Service	9,394,384	7,265,196	7,526,965	9,132,615	6,318,150	7,975,370	(1,657,220)	7,475,395
Total Debt Service Funds	17,235,558	27,149,141	26,495,552	17,889,147	26,568,512	27,296,645	(728,133)	17,161,014
Total Capital Project Funds	17,142,273	40,649,062	40,649,062	17,142,273	49,356,669	49,356,669	-	17,142,273
TOTALS	91,433,272	264,601,947	266,021,968	88,532,175	279,792,257	283,236,059	(3,602,741)	84,929,434

City of Davenport, Iowa Staffing Summary Report

	FY 2018				FY 2019				FY 2020			
	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	0.75	1.00	-	1.75
City Council	0.75	10.00	-	10.75	0.75	10.00	-	10.75	0.75	10.00	-	10.75
Finance												
Administration	5.00	-	-	5.00	6.00	-	-	6.00	5.00	-	-	5.00
Revenue	6.50	0.50	-	7.00	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	23.50	0.50	-	24.00	24.50	0.50	-	25.00	23.50	0.50	-	24.00
City Administration												
Administration	4.25	-	0.60	4.85	6.00	0.75	0.60	7.35	6.00	1.35	-	7.35
Communications	1.75	0.75	-	2.50	-	-	-	-	-	-	-	-
Total City Administration	6.00	0.75	0.60	7.35	6.00	0.75	0.60	7.35	6.00	1.35	-	7.35
Information Technology	9.50	-	-	9.50	8.50	-	-	8.50	8.50	0.75	-	9.25
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	6.00	1.13	-	7.13	6.00	1.13	-	7.13
CPED												
Administration	3.75	-	-	3.75	3.30	-	-	3.30	3.85	-	-	3.85
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	7.00	-	-	7.00	6.55	-	-	6.55
Housing Rehabilitation	5.75	-	-	5.75	5.70	-	-	5.70	5.05	-	-	5.05
Economic Development	2.00	-	-	2.00	3.00	-	-	3.00	2.00	-	-	2.00
Total CPED	23.00	-	-	23.00	24.00	-	-	24.00	22.45	-	-	22.45
Civil Rights	4.00	0.44	-	4.44	4.00	0.44	-	4.44	4.00	0.44	-	4.44
Neighborhood Services	11.00	4.50	-	15.50	11.00	4.50	-	15.50	20.00	4.50	-	24.50
Public Works												
Administration	3.00	-	-	3.00	7.00	-	-	7.00	7.00	-	-	7.00
Facilities	13.30	5.50	-	18.80	13.75	4.15	-	17.90	13.75	3.80	-	17.55
Engineering	30.00	3.25	-	33.25	27.00	1.75	-	28.75	27.00	1.75	-	28.75
Building Inspections	9.00	-	-	9.00	9.00	-	-	9.00	-	-	-	-
Water Pollution Control Plan	33.00	-	-	33.00	32.00	-	-	32.00	32.00	-	-	32.00
Compost	11.20	2.25	0.66	14.11	11.20	2.25	0.66	14.11	11.20	2.25	0.66	14.11
Clean Water	4.00	-	0.59	4.59	4.00	-	0.59	4.59	4.00	-	0.59	4.59
Streets	51.00	0.75	-	51.75	52.53	0.75	-	53.28	52.53	0.75	-	53.28
Forestry	7.00	-	0.46	7.46	7.00	-	0.46	7.46	7.00	-	0.46	7.46
Solid Waste	31.50	-	-	31.50	31.30	-	-	31.30	31.30	-	-	31.30
Sanitary Sewer Maintenance	13.50	0.38	-	13.88	12.34	0.38	-	12.72	12.34	0.38	-	12.72
Storm Sewer Maintenance	10.33	0.38	-	10.71	10.33	0.38	-	10.71	10.33	0.38	-	10.71
Fleet Management	36.00	3.75	-	39.75	35.55	3.75	-	39.30	35.00	3.75	-	38.75
Citibus	24.00	6.78	-	30.78	25.00	12.75	-	37.75	24.00	12.75	-	36.75

City of Davenport, Iowa Staffing Summary Report

	FY 2018				FY 2019				FY 2020			
	Full Time	Part Time	Seasonal	Total	Full Time	Part Time	Seasonal	Total	Full Time	Part Time	Seasonal	Total
Traffic Engineering	1.00	-	-	1.00	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	6.00	-	-	6.00	7.00	-	-	7.00	7.00	0.65	-	7.65
Total Public Works	288.83	23.04	1.71	313.58	291.00	26.16	1.71	318.87	281.45	26.46	1.71	309.62
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	102.00	-	-	102.00	107.00	-	-	107.00	107.00	-	-	107.00
Investigations	38.00	-	-	38.00	37.00	-	-	37.00	37.00	-	-	37.00
Services	42.00	-	-	42.00	42.00	-	-	42.00	41.00	-	-	41.00
Forfeiture and Seizure	-	-	-	-	-	-	-	-	-	-	-	-
Total Police	187.00	7.00	-	194.00	191.00	7.00	-	198.00	190.00	7.00	-	197.00
Fire												
Administration	2.00	-	-	2.00	2.00	-	-	2.00	2.00	-	-	2.00
Prevention	3.00	-	-	3.00	3.00	-	-	3.00	3.00	-	-	3.00
Hazmat	1.00	-	-	1.00	1.00	-	-	1.00	1.00	-	-	1.00
Suppression	128.00	-	-	128.00	128.00	-	-	128.00	128.00	-	-	128.00
Training	2.00	-	-	2.00	2.00	-	-	2.00	2.00	-	-	2.00
Total Fire	136.00	-	-	136.00	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	38.22	-	45.22	7.00	37.72	-	44.72
Recreation Programs	6.00	7.65	7.51	21.16	6.00	13.91	6.75	26.66	6.00	12.91	6.75	25.66
Self Sustaining Programs	-	23.20	5.84	29.04	-	23.20	-	23.20	-	25.20	-	25.20
River's Edge	1.00	9.49	-	10.49	1.00	9.49	-	10.49	1.00	9.49	-	10.49
Total Parks & Recreation	21.00	92.57	19.81	133.38	21.00	100.83	13.21	135.04	21.00	101.33	13.21	135.54
Library												
Administration	6.00	4.17	-	10.17	4.00	1.21	-	5.21	4.00	1.21	-	5.21
Library Services	32.00	15.48	-	47.48	36.00	14.02	-	50.02	37.00	12.00	-	49.00
Total Library	38.00	19.65	-	57.65	40.00	15.23	-	55.23	41.00	13.21	-	54.21
Grand Total	759.58	160.83	22.12	942.53	769.75	167.79	16.12	953.06	766.40	167.92	14.92	949.24

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn 563-888-2286

Wards:

Action / Date

1/2/2019

Subject:

Third Consideration: Ordinance for Case REZ18-16: Request of Rob Davis with Bush Construction to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O, Office-Shop District to R-5M, Medium Density Residential District. [Ward 6]

Recommendation:

Adopt the Ordinance.

Background:

Request is to allow a building greater than the 25 feet tall currently allowed in the Code. Owner envisions a four story building consisting of apartments arranged in a co-op style of ownership.

The R-5M District allows buildings of up to 90 feet in height.

As of this writing the number of units or the exact height of the building(s) is unknown. Four story apartment buildings typically have heights of 48 to 60 feet.

It is likely that a final vote by the Council on this proposal will occur following adoption of the new code. It is expected that, if this rezoning effort is successful, the property would be zoned R-MF. This district contains a draft height limitation of 70 feet.

Technical Review:

No negative comments have been received. The City Traffic Engineer believes that the existing street network can accommodate traffic generated on the site.

Public Input:

A neighborhood meeting was held on Thursday, November 8, 2018 at 5:00 pm at Harvest Bible Church. Approximately 40 people attended. Concerns raised included traffic, parking, noise, lighting and storm water management.

At the public hearing at the Plan and Zoning Commission, approximately four people expressed their opposition to the rezoning.

Several people have submitted written protests and objections to the proposal; they are attached.

The protest rate is 5.2%.

Discussion:

As previously stated, the only reason the rezoning is being requested is to accommodate a taller building on this property. In staff's opinion, building height should not on its own determine land use compatibility. Other factors, such as activity, land use, noise and other environmental impacts have more potential damage to surrounding areas.

This property is generally located on an edge and is adjacent to an arterial street. In locations such as this, staff is inclined to support higher density with contributes to higher efficiency in the delivery of City services, provided surrounding neighborhoods are protected.

Allowing the greater height on this property may reduce the footprint of any development and increase overall open space.

In this location, staff would be unlikely to support a rezoning to a higher intensity commercial district such as C-2. In terms of neighborhood impact, staff believes there are not significant differences between the existing C-O and proposed R-5M.

Finally, the City encourages development of a variety of housing types to serve its diverse population. Co-ops are allowed in R-5M

Plan and Zoning Commission Recommendation

At its December 4, 2018 meeting, the Plan and Zoning Commission forwarded this case to the City Council for approval, with the following findings and conditions:

Findings:

1. The rezoning request is consistent with the Comprehensive Plan for the following reasons:
 - a. The property is located along an edge of an area designated RG - Residential General.
 - b. The property is located adjacent to an arterial street, where higher density development is appropriate.
 - c. Traffic generation from this property will not burden the local street network.
2. Rezoning to multifamily will increase housing variety and choice within the vicinity and City in general.

Condition: That the property be zoned R-MF, Residential, Multifamily District, upon adoption of the new code.

ATTACHMENTS:

Type	Description
▢ Cover Memo	Ordinance
▢ Backup Material	Application
▢ Backup Material	Location Map
▢ Backup Material	Current Zoning Map
▢ Backup Material	Concept Plan
▢ Backup Material	Future Zoning Map
▢ Backup Material	Hearing Notice

- ▣ Cover Memo
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material
- ▣ Backup Material

Proposed Use Matrix from new code.
 Public Engagement Summary
 Gabel Comments
 P&Z Letter
 Taylor Opposition
 Protest Calculation 12-26-18
 VanErt Comments
 Wulf Objection

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	12/26/2018 - 4:13 PM

ORDINANCE NO.

ORDINANCE for Case REZ18-16 being the request of Rob Davis of Bush Construction to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O, Office Shop District to R-5M, Medium Density Dwelling District. [Ward 6]

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-5M" Medium Density Dwelling District.

Lot 3 of Crow Valley Plaza Tenth Addition, City of Davenport, Iowa.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The rezoning request is consistent with the Comprehensive Plan for the following reasons:
 - a. The property is located along an edge of an area designated RG - Residential General.
 - b. The property is located adjacent to an arterial street, where higher density development is appropriate.
 - c. Traffic generation from this property will not burden the local street network.
2. Rezoning to multifamily will increase housing variety and choice within the vicinity and City in general.

Condition:

That the property be zoned R-MF, Residential, Multifamily District, upon adoption of the new code.

Section 3. At its December 4, 2018 meeting, the Plan and Zoning Commission voted to forward the case to the City Council with a recommendation to approve.

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: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____



1717 State Street, Suite 201
Bettendorf, IA 52722
563.344.0260
www.imegcorp.com

TRANSMITTAL LETTER

TO: Matt Flynn
City of Davenport
226 West 4th Street
Davenport, Iowa 52801
Delivery Method: Delivery

DATE: October 26, 2018
FROM: MaryLou Jeskie
JOB NAME: Lot 3 of Crow Valley Tenth Addition
LOCATION: Davenport, Iowa
IMEG #: 18003939

WE ARE TRANSMITTING THE FOLLOWING TO YOU:

Copies	Description
1	Check #032808 in the Amount of \$898.25 for Rezoning Application Fee
1	Rezoning Application (Emailed on 10-25-18 to Planning@ci.davenport.ia.us)
1	Authorization to Act as Applicant (Emailed on 10-25-18 to Planning@ci.davenport.ia.us)
1	Plan Sheet A100 Crow Valley Co-op Site Plan & Perspective (Emailed on 10-25-18 to Planning@ci.davenport.ia.us)
☐ For Your Information ☐ As Requested ☐ Shop Drawings	
☒ For Review/Comment ☐ For Distribution ☐ For Your Use	

REMARKS:

If you have any further information, please feel free to contact us.

Thank you.

Signed: _____

Received by: _____

Date: _____

Zoning Map Amendment Application

226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* Lot 3 of Crow Valley Plaza Tenth Addition

***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name: Rob Davis
Company: Bush Construction
Address: 5401 Victoria Avenue
City/State/Zip: Davenport, Iowa 52807
Phone: (563) 344-3796
Email: rdavis@bushconstruct.com

Owner (if different from Applicant)

Name: Greg Bush
Company: McCarthy Improvement
Address: 5401 Victoria Avenue
City/State/Zip: Davenport, Iowa 52807
Phone: (563) 359-0500
Email: Gbush@MCB-Corp.com

Engineer (if applicable)

Name: Jason Holdorf
Company: IMEG Corp.
Address: 1717 State Street Suite 201
City/State/Zip: Bettendorf, Iowa 52722
Phone: (563) 823-6035
Email: Jason.L.Holdorf@imegcorp.com

Architect (if applicable)

Name: Jennifer Spencer
Company: Gary W. Anderson Architects
Address: 200 Prairie Street
City/State/Zip: Rockford, Illinois 61107
Phone: (815) 963-1900
Email: jspencer@gwaarchitects.com

Attorney (if applicable)

Name: Joe Judge
Company: Lane & Waterman, LLP
Address: 220 N. Main Street Suite 600
City/State/Zip: Davenport, Iowa 52801-1987
Phone: (563) 333-6660
Email: jjudge@L-Wlaw.com

Application Form Type:

Plan and Zoning Commission

Rezoning (Zoning Map Amendment) ☒
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Final Development Plan ☐
Voluntary Annexation ☐
Subdivision ☐

Zoning Board of Adjustment

Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Design Review Board

Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Historic Preservation Commission

Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:Existing Zoning: Proposed Zoning Map Amendment: Total Land Area: Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$5.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Plan and Zoning Commission public hearing:

- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

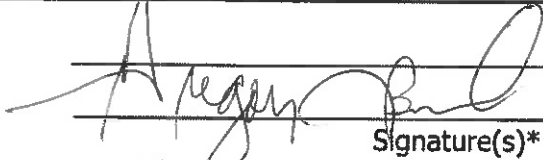
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the request:

- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Authorization to Act as Applicant

I, Greg Bush, McCarthy Bush Corporation
authorize Rob Davis, Bush Construction Company, Inc.
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at Lot 3 of Crow Valley Plaza Tenth Addition.

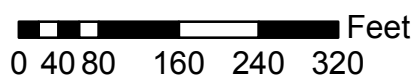
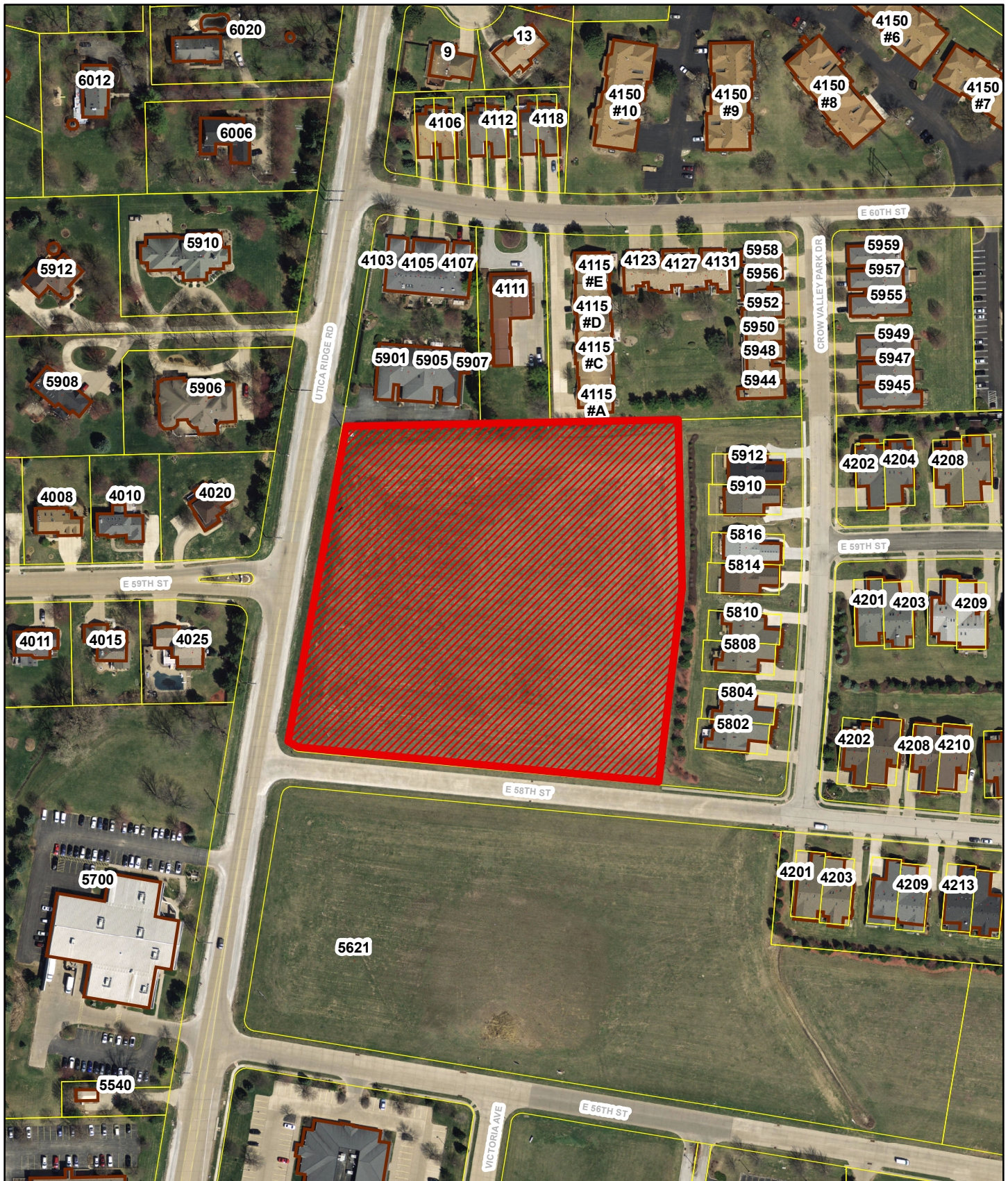


Signature(s)*

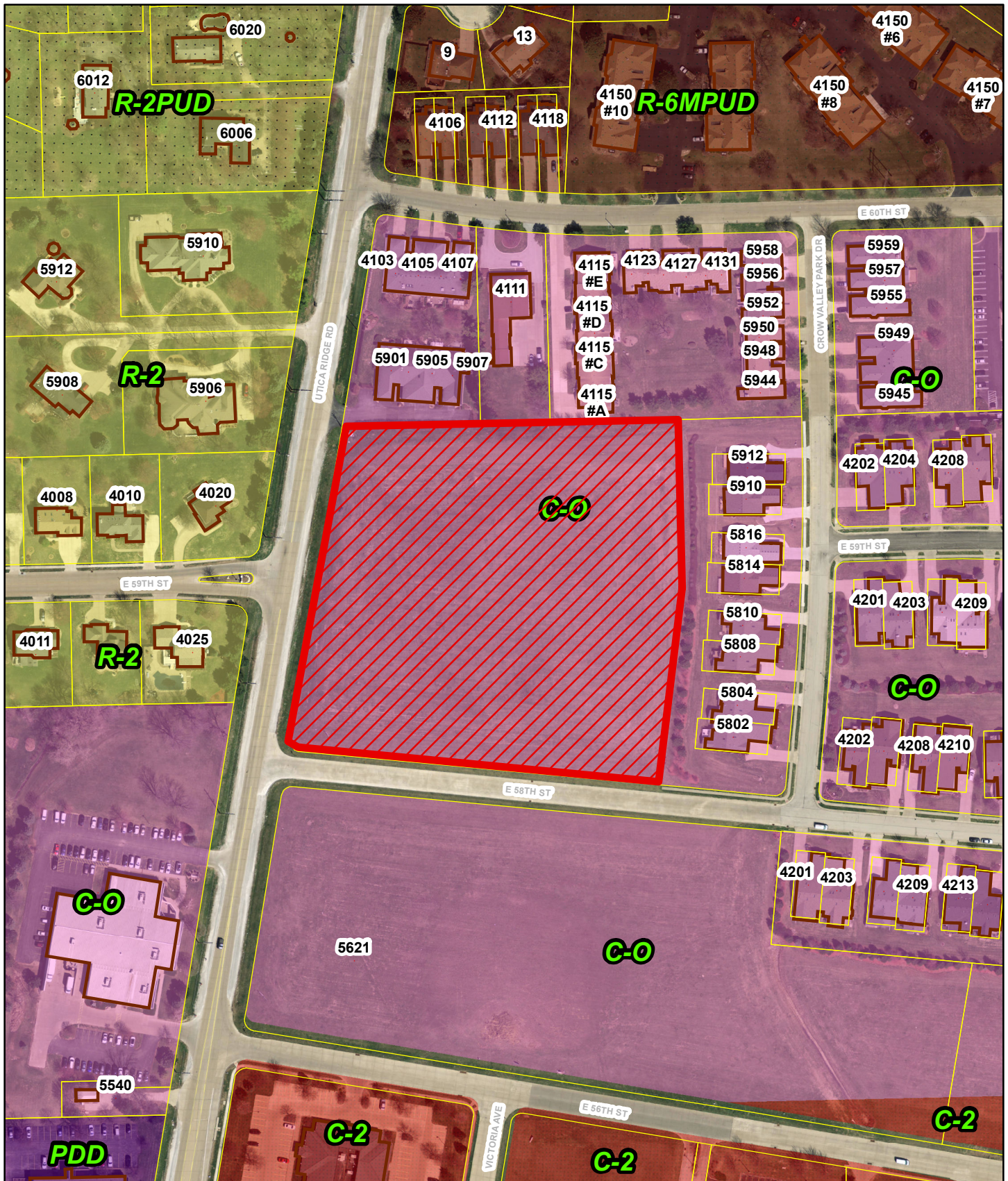
*Please note: original signature(s) required.

REZ18-16: Location Map

Bush Construction C-O to R-5M



REZ18-16: Existing Zoning Bush Construction C-O to R-5M

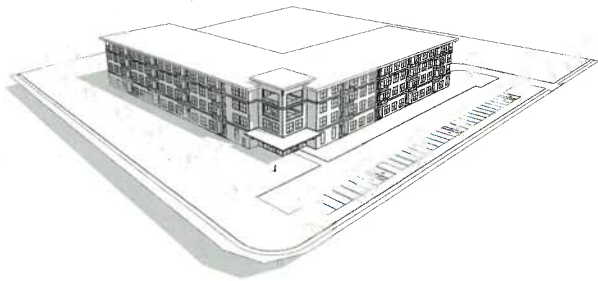


0 40 80 160 240 320 Feet





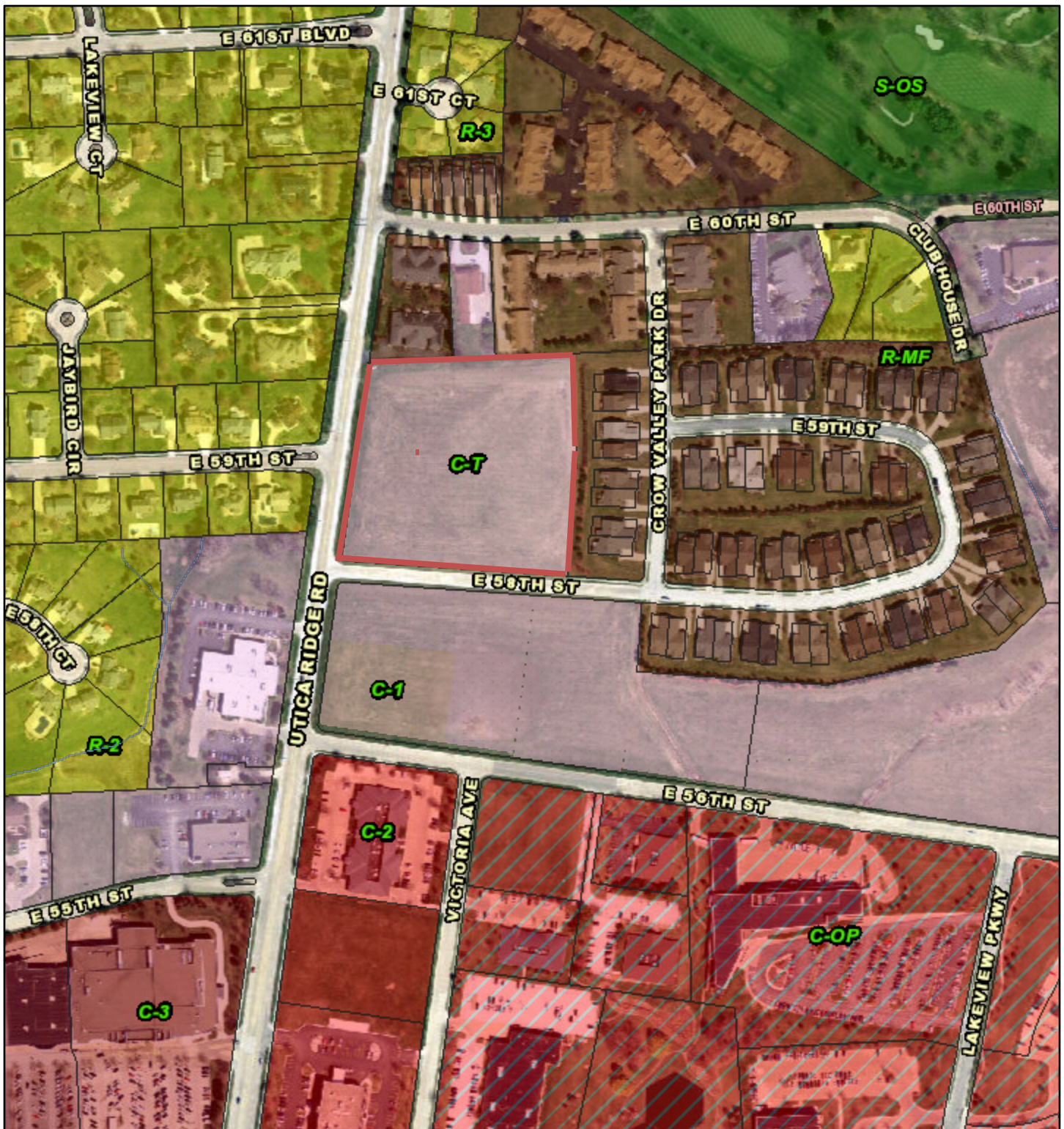
Crow Valley Co-op



① Site
1" = 100'-0"

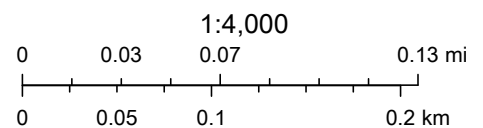


REZ18-16 Future Zoning



10/30/2018 1:11:01 PM

- Parks
- Parcels
- Street Centerline (Labels only)
- Creeks
 - Named Creeks
 - Unnamed Tributaries
- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- Piped Creeks
- City Limit
- Proposed Zoning



Scott County Iowa, Bi-State Regional Commission

**NOTICE
PUBLIC HEARING
DAVENPORT PLAN AND ZONING COMMISSION
MONDAY, NOVEMBER 19, 2018, 5:00 PM
CITY HALL COUNCIL CHAMBERS 226 WEST FOURTH STREET
DAVENPORT, IOWA 52801**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-16: Request by Rob Davis, Bush Construction, to rezone 5.93 acres, more or less, of property located at northeast of the intersection of E. 58th Street and Utica Ridge Road from C-O Office Shop District to R-5M, Medium Density Dwelling District [Ward 6] (See map of the affected property on reverse side of this notice).

A public hearing will be held on the matter by the Plan and Zoning Commission at the location, date and time listed above. At the public hearing, the Commission will hear comments for and against the proposal, and field questions. As a property owner within 200 feet of the proposed rezoning, you have the opportunity to formally protest the action. To do so, please fill out and return the form below. You may send an email or letter to the Community Planning Division Staff, and your protest will be registered.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-16

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

REZ18-16: Location Map

Bush Construction C-O to R-5M

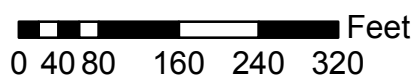
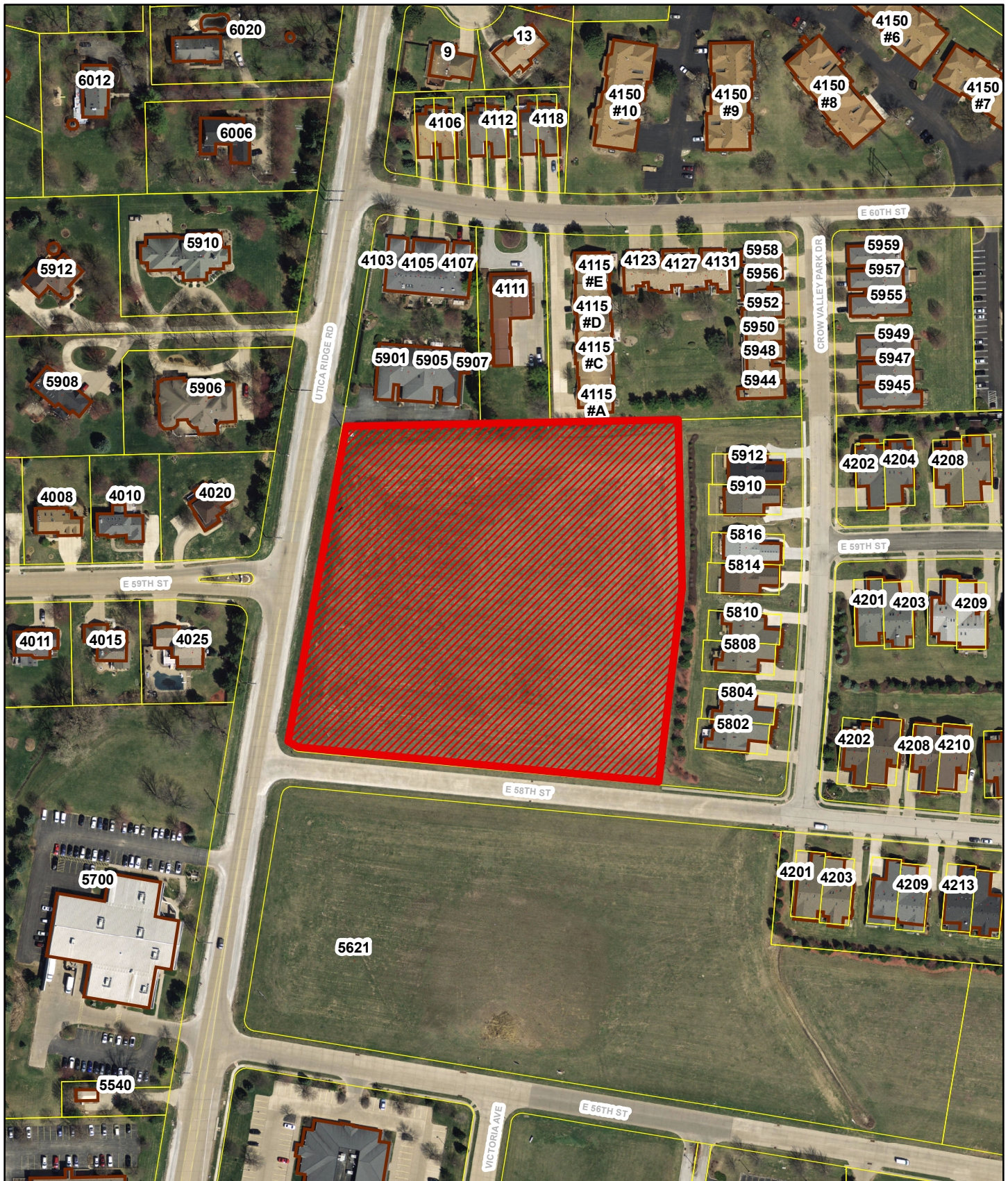


TABLE 8-1: USE MATRIX		R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Principal Use																						
Adult Use																	S	S				Sec. 8.3.A
Agriculture																			P			
Amusement Facility - Indoor										P	P		P	P	P			P				
Amusement Facility - Outdoor											S				S	P		S				
Animal Care Facility - Large Animal																						
Animal Care Facility - Small Animal								S	S	P	P		S	S	P			P	P			Sec. 8.3.B
Animal Breeder																			P			Sec. 8.3.B
Art Gallery								P	P	P	P		P	P	P			P				
Arts and Fitness Studio								P	P	P	P		P	P	P			P				
Bar									S	P	P		P	P	P			P				
Bed and Breakfast	P	P	P	S	S	S											P					Sec. 8.3.C
Billboard											P					P	P					Sec. 8.3.D
Body Modification Establishment									P	P	P		P		P			P				
Broadcasting Facility TV/Radio									P	P	P		P	P	P			P	S	P		Sec. 8.3.E
Campground																						Sec. 8.3.F
Car Wash										P	P											
Casino																						
Cemetery																				P		
Children's Home							P			P	P							S				Sec. 8.3.G
Principal Use		R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Community Center	P	P	P	P	P	P		P	P	P	P		P	P	P			P	P	P	P	
Community Garden	P	P	P	P	P	P	P	P	P	P	P		P	P	P			P	P	P	P	Sec. 8.3.H
Conservation Area																			P	P		
Country Club																				P		
Cultural Facility								P	P	P	P		P	P	P			P	P	P	P	
Day Care Center						P		P	P	P	P		P	P	P			P			P	Sec. 8.3.I
Day Care Home	P	P	P	P	P	P													P			Sec. 8.3.I
Drive-Through Facility									S	P	P		S		P			P				Sec. 8.3.J
Drug/Alcohol Treatment Facility, Residential										S	S				S			S			S	Sec. 8.3.K
Drug Treatment Clinic										S	S				S			S			S	Sec. 8.3.K
Domestic Violence Shelter							P		P	P	P				P			P			P	Sec. 8.3.G
Dwelling - Accessory Dwelling Unit	P	P	P	P	P																	Sec. 8.3.L
Dwelling - Manufactured Home							P												S			Sec. 8.3.M

TABLE 8-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Dwelling - Multi-Family					P		P	P	P	P		P	P	P							Sec. 8.3.N
Dwelling - Townhouse					P		P	P	P	P		P	P	P							Sec. 8.3.N
Dwelling - Single-Family	P	P	P	P			P	P	P				P								Sec. 8.3.O
Dwelling - Two-Family			P	P			P	P	P				P								Sec. 8.3.O
Educational Facility - Primary or Secondary	P	P	P	P	P															P	
Educational Facility - University or College										P	P	P		P						P	
Educational Facility - Vocational							S	S	S	P	P	P	S	P	P	P	P	S	S	P	
Fairground							P	P	P	P	P	P	P	P			P				
Financial Institution																					Sec. 8.3.P
Financial Institution, Alternative										S				S	P		P				
Food Bank															P		P				
Food Pantry									P	S				S		S	S				
Funeral Home							S	S	S	P				P		P	P				
Gas Station								S	P	P				P	P	P	P				Sec. 8.3.Q
Golf Course/Driving Range																		P			
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P			P	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Greenhouse/Nursery - Retail										P				P			P	S			
Group Home	P	P	P	P	P																Sec. 8.3.R
Halfway House									S	S				S			S		S		Sec. 8.3.K
Healthcare Institution															P		P			P	
Heavy Rental and Service														S	P		P				
Heavy Retail										S				S			S				
Homeless Shelter									S	S				S			S		S		Sec. 8.3.K
Hotel									P	P	P	P	S	P			P				
Industrial - General											P				P	P	P				
Industrial - Light								P	P	P	P	P		P	P	P	P				
Industrial Design										P		P	P	P	P	P	P				
Live Performance Venue																					
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P			Sec. 8.3.S
Manufactured Home Park						P															
Medical/Dental Office							P	P	P	P	P	P	P	P	P	P	P			P	
Micro-Brewery/Distillery/Winery									P	P	P	P	P	P	P	P	P				

TABLE 8-1: USE MATRIX																					
PRINCIPAL USE	R-1	R-2	R-3	R-4	R- MF	R- MHP	C-T	C-1	C-2	C-3	C- OP	C-D	C-V	C-E	I-1	I-2	I-MU	S- AG	S- OS	S- IC	USE STANDARD
Needle Exchange Service		S	S	S	S				S	S				S			S			S	Sec. 8.3.K
Neighborhood Commercial Establishment																					
Office							P	P	P	P	P	P	P	P	P	P	P			P	Sec. 8.3.T
Outdoor Dining								P	P	P	P	P	P	P			P				Sec. 8.3.U
Parking Lot (Principal Use)								S	S	S	S	S	S	S			S			P	Chapter 10
Parking Structure (Principal Use)								S	S	P	P	S	S	P			P			P	Chapter 10
Personal Service Establishment							P	P	P	P	P	P	P	P	P	P	P			P	
Place of Worship	P	P	P	P	P		S	S	P	P		P	P	P				P		P	
Private Recreation Facility								P	P	P		P	P	P			P			P	
Public Park	P	P	P	P	P		P	P	P	P	P	P	P	P			P	P	P	P	
Public Safety Facility							P	P	P	P	P	P	P	P			P	P		P	
Public Works Facility											P				P	P	P	P		P	
Reception Facility	S	S	S	S				S	S	P		S	S	P			P	S			Sec. 8.3.V
Recreational Vehicle (RV) Park																		S	S		Sec. 8.3.E
Research and Development											P				P	P	P			P	
Residential Care Facility						P					P			P						P	Sec. 8.3.W
Restaurant								P	P	P	P	P	P	P	P	P	P			P	
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P			P	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R- MF	R- MHP	C-T	C-1	C-2	C-3	C- OP	C-D	C-V	C-E	I-1	I-2	I-MU	S- AG	S- OS	S- IC	USE STANDARD
Retail Alcohol Sales												S		P	P		P				Sec. 8.3.X
Retail Sales of Fireworks															P	P					
Salvage Yard																S					
Self-Storage Facility: Enclosed									S	P	P			P	P	P	P				Sec. 8.3.Y
Self-Storage Facility: Outdoor										S				P	P	P	S				Sec. 8.3.Y
Social Service Center									P	P				P			P			P	
Solar Farm											P				P	P		S		P	Sec. 8.3.Z
Specialty Food Service								P	P	P				P	P	P	P				
Storage Yard - Outdoor															P	P					Sec. 8.3.AA
Truck Stop															P	P					
Vehicle Dealership – Enclosed										P	S	P		P	S		P				
Vehicle Dealership – With Outdoor Storage/Display										S				S	S		P				
Vehicle Operation Facility															P	P				P	
Vehicle Rental – Enclosed										P	S	P		P	S		P				

MISSION DRAFT
November 6, 2018

[illegible]

**NOTICE
PUBLIC MEETING
THURSDAY, NOVEMBER 8, 2018, 5:00 PM
HARVEST BIBLE CHAPEL
3800 E. 53RD ST., DAVENPORT, IOWA 52807**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-16: Request by Rob Davis, Bush Construction, to rezone 5.93 acres, more or less, of property located at northeast of the intersection of E. 58th Street and Utica Ridge Road from C-O Office Shop District to R-5M, Medium Density Dwelling District [Ward 6] (See map of the affected property on reverse side of this notice).

Both current and proposed zoning classifications allow for multi-family development. The proposed R-5M classification allows for structures up to ninety (90) feet in height whereas the existing C-O classification has a height limitation of twenty five (25) feet.

Please also note that the City expects to adopt a new zoning ordinance prior to the development of this property. If the rezoning request is successful, the future R-MF (Residential, Multi-Family) classification is proposed to have a height limitation of seventy (70) feet.

A public meeting, hosted by the applicant, will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Monday, November 19, 2018, 5:00 pm at Davenport City Hall. You will receive an additional notice prior to this meeting.

If you have any questions regarding the proposal, please contact the Community Planning Division.

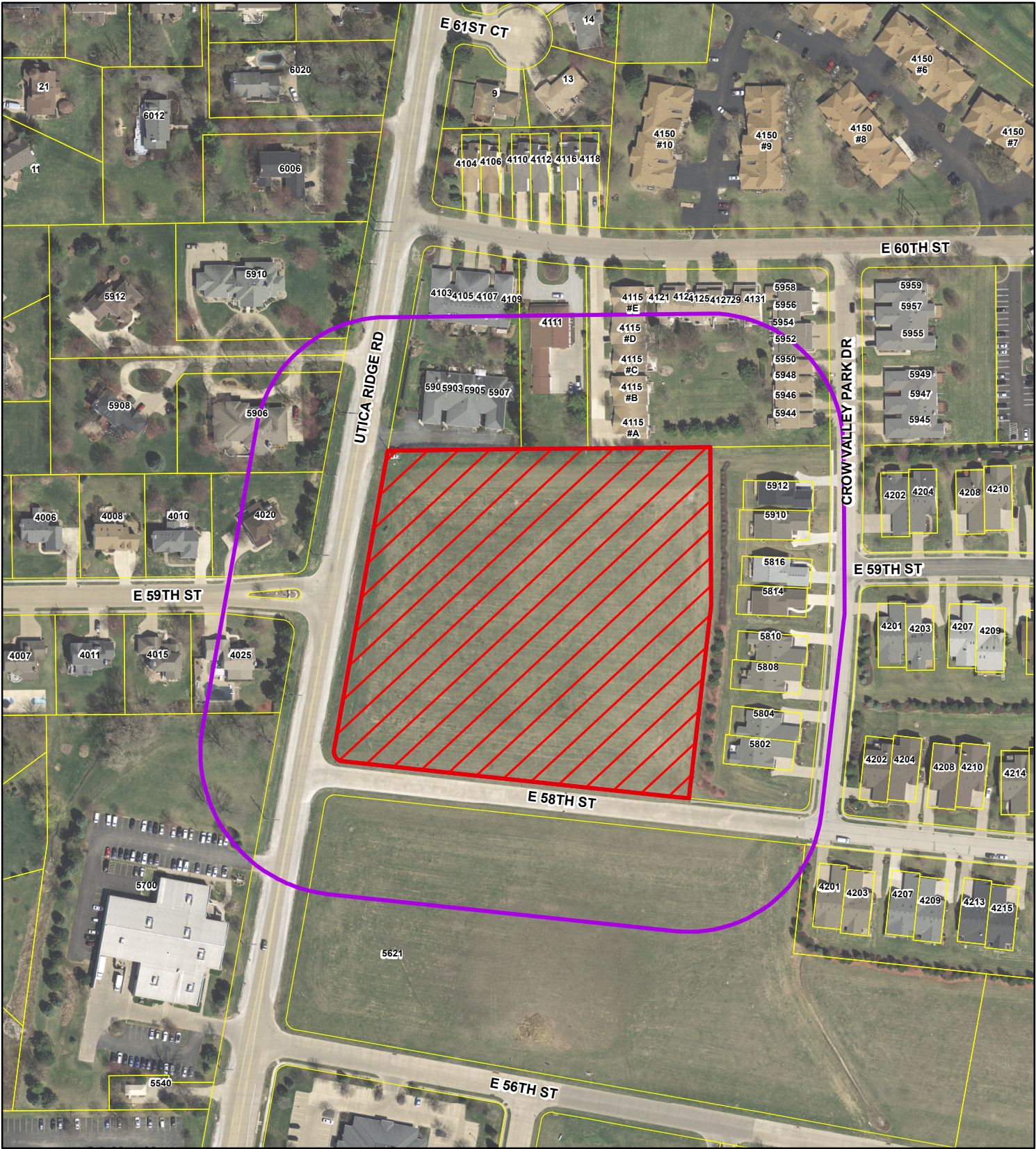
Case No. REZ18-16

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

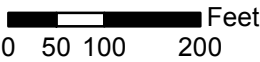
Request for a Zoning Map Amendment (Rezoning)

Adjacent Property Owner Notice Area



Legend

-  Subject Property
-  100 Ft. Notice Buffer



1 inch = 200 feet



From: [Ann Friedman](#)
To: [Planning Division – CPED](#)
Subject: Case No. REZ18-16
Date: Friday, November 16, 2018 1:28:18 PM

Hello,

I am writing to find out how I can protest this development. I am unable to attend meetings but I am not in favor of this development as this will negatively impact my neighborhood.

Please advise.

Thank you

Ann M. Friedman
4105 E 60th St
616-450-8586

Registered

CITY OF DAVENPORT REZONING PROTEST FORM

DONNA - JEANNE DOHERTY
I/we TERENCE DOHERTY who own property located at
(be specific as possible) 4109 E. 60TH ST DAVENPORT, IA 52807

The developers only gave vague information on the building and especially on the property left after the initial building is completed. The 4 story building doesn't fit in to the proposed area AT ALL.

Hereby protest the proposed rezoning by Bush Construction described in Case No. REZ18-16.

This will negatively affect the value of all the homes in the area. The rezoning should be tabled until it is completely explained to everyone.

Signed: Terence Doherty Date: 11-17-18
Donna-Jeanne Doherty

Please return this form to the email address above or mail/drop off at CPED, 226 West 4th Street, Davenport, IA 52801

Neighbors never learned about this proposed development from Bush Construction. They never did the courtesy of notifying us.

We learned about the proposed zoning change from the City of Davenport on Saturday, November 3rd before the Thursday, November 9th meeting – not even one week prior.

At the neighborhood meeting, Rob Davis of Bush Construction presented a vague black and white CAD drawing and lots of floor plans for the Co-op that they intend to build, but no concrete information for the homeowners who would be affected.

In their drawing the building is situated on the Southwest corner of the property

When homeowners asked about the remaining (more than 50% of the property) they mentioned there might be a pergola or garden someday.

When asked about the proposed height of the project Rob Davis said it would be about 50 feet, revised that to 58 feet and then suggested that the building they were showing us did not show a roof design yet.

The developers (Bush Construction) are proposing a 62 unit, 4-story structure with 68 underground parking spaces. What about parking for a second car and visitors?

When asked about the paved parking area (which on the drawing shows approximately 18-20 spaces) Rob Davis was extremely vague about additional surface parking.

The Developer (Bush Construction) is asking to rezone approximately 6 acres of land to R-5M

This would allow the developer to erect a building up to 90 feet tall.

West of the Bush property are luxurious 2-story single family dwellings.

North and East are structures with a maximum height of 25 feet as far as the eye can see. Currently the only commercial development directly South of this Bush property is a single story building.

The neighbors are rightly alarmed because even 4 stories is significantly out of scale with everything that surrounds this proposed zoning change.

One of our neighbors, within the protest zone for this proposed development was told by (Ellyce Billany?) The Marketing Director, that there would not be another Co-op put up in this area.

The neighbors are also alarmed because they have very little hard information on what really will be built on this site.

We ask that you deny, or at the very least table this rezoning effort until affected homeowners have a clear understanding of the developers' intentions, and are given an opportunity to respond accordingly.

Questions:

- Would the per unit HOA fee include taxes?
- Would future residents own 1/62nd of the entire rezoned property or just the structure?

Neighbors, Homeowners, and Taxpayers opposed to the rezoning effort. 563-505-9846 Craig & Sue Gabel

From: [Patricia Harris](#)
To: [Flynn, Matt](#)
Subject: Public Input re REZ18-16 attached
Date: Monday, November 26, 2018 9:00:36 AM
Attachments: [REZ18-16 Public Input \(26 Nov 2018\).pdf](#)

Hello Matt,

Please find attached my objection to the proposed rezoning.

By the way, at the Nov. 19 P&Z meeting, a few people in the Adjacent Property Owner Notice Area indicated they had not received forms for filing objections. They indicated they had notified City Staff, but I wanted to pass that along.

Also, the Online Agenda posted on the City of Davenport's website prior to the Nov 19 meeting referred to Case No. REZ18-16 under "New Business" with a link to the City Staff report, but it doesn't appear there anymore. And I don't see it under "Items". I thought it was helpful because it had Petitioner's drawing of the proposed "Crow Valley Co-op". Is this matter still scheduled for review by the Plan & Zoning Commission at its December 4 meeting?

Thank you,

Patricia Harris

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:		MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807
P&Z Chair:	Bob Inghram		binghram@activethermal.net	
Mayor's Clerk:	Nevada Lemke		nlemke@ci.davenport.ia.us	
Council Clerk:	Tiffany Thorndike		tthorndike@ci.davenport.ia.us	
Neighborhood:	N/A			
Ward/Ald:	6th Ward	Alderman Clewell	rclewell@ci.davenport.ia.us	46 Notices Sent
Ward/Ald:	At-Large	Alderman Condon	jcondon@ci.davenport.ia.us	
Ward/Ald:	At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
Y0901-11	5906 UTICA RIDGE RD	PRAKASH R BONTU TRUST	5906 UTICA RIDGE RD	DAVENPORT IA 52807
Y0807-01	5912 UTICA RIDGE RD	BOUCHAREB ABDENAIM	5912 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-13	4025 E 59TH ST	GREGORY A DESMET	4025 E 59TH ST	DAVENPORT IA 52807
Y0807-14B	5700 UTICA RIDGE RD	DIXON PROPERTIES LLC	5700 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10	5910 UTICA RIDGE RD	MARK J NELSON	5910 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10A	3845 SEA OAKS CR	LAKEHURST OWNERS ASSOCIATION	3845 SEA OAKS CR	DAVENPORT IA 52807
Y0901-64	5912 CROW VALLEY DR	JANET M VANERT MAUI QUALIFIED	5912 CROW VALLEY DR	DAVENPORT IA 52807
Y0901-63		JOHN GEORGE FULLER REVOC LIVIN	5112 SYLAN RD	RICHMOND VA 23225
Y0901-62	5816 CROW VALLEY PARK DR	WILLIAM A MILLER	5816 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-61	1821 PINEACRE AV	CHRISTOPHER A RAYBURN REVOC TRUST	1821 PINEACRE AV	DAVENPORT IA 52803
Y0901-60	5810 CROW VALLEY PARK DR	JOHN C HOWES	5810 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-59A	5808 CROW VALLEY PARK DR	JEROME C HANSEN TRUST	5808 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-58A	5804 CROW VALLEY PARK DR	NORMA J CASSIDY TRUST	5804 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-57		RODNEY B JOHNSON	21730 BELVEDERE LANE	ESTERO FL 33928
Y0901-12	4020 E 59TH ST	LARRY & MARY JO SOUTHWICK TRUST	4020 E 59TH ST	DAVENPORT IA 52807
Y0807-02	5908 UTICA RIDGE RD	BRYON E BLACK	5908 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01A	4111 E 60TH ST	VALDALE LLC	4111 E 60TH ST	DAVENPORT IA 52807
Y0901A02	5401 VICTORIA AV	MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807
Y0901-01C	4103 E 60TH ST UNIT 1	JACK W SIMPSON	4103 E 60TH ST UNIT 1	DAVENPORT IA 52807
Y0901-01D	4105 E 60TH ST	MICHAEL FRIEDMAN	4105 E 60TH ST	DAVENPORT IA 52807
Y0901-01E	4107 E 60TH ST UNIT3	MERCEDES M HASENMILLER	4107 E 60TH ST UNIT3	DAVENPORT IA 52807
Y0901-01F	4109 E 60TH ST	DOCHERTY TERENCE K	4109 E 60TH ST	DAVENPORT IA 52807
Y0901-01G		MONA ALQULALI	507 S 4TH ST	CLINTON IA 52732
Y0901-01H	5903 UTICA RIDGE RD	PATRICIA A TAYLOR REVOC TRUST	5903 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01I	5905 UTICA RIDGE RD	FRANCES M TRUITT REV TRUST	5905 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01J	5907 UTICA RIDGE RD	L CRAIG GABEL REVOC TRUST	5907 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-29A	4121 E 60TH ST	MICHAEL J BELLENDIER	4121 E 60TH ST	DAVENPORT IA 52807
Y0901-30A	4123 E 60TH ST	ELIZABETH J KADAVY	4123 E 60TH ST	DAVENPORT IA 52807
Y0901-31A	4125 60TH ST UNIT 3	RICHARD E SPEIDEL	4125 60TH ST UNIT 3	DAVENPORT IA 52807
Y0901-32A	4127 E 60TH ST	ROBERT D EVERETT	4127 E 60TH ST	DAVENPORT IA 52807
Y0901-33A	4129 E 60TH ST	LACEY D DEAN	4129 E 60TH ST	DAVENPORT IA 52807
Y0901-34A	4131 E 60TH ST #6	JANE M LORENZEN-DIETZ	4131 E 60TH ST #6	DAVENPORT IA 52807
Y0901-35A	5958 CROW VALLEY PARK DR	ALLISON M SANYI	5958 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-36A	5956 CROW VALLEY PARK DR	JEFFREY A CARSON	5956 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-37A	5954 CROW VALLEY PARK DR	ERIN ALBERTSON	5954 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-38A	5952 CROW VALLEY PARK DR	THOMAS P GIRSCH	5952 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-39A	5950 CROW VALLEY PK DR	CHRISTINE A CLARK	5950 CROW VALLEY PK DR	DAVENPORT IA 52807
Y0901-40A	5948 CROW VALLEY PARK DR	JENNIFER R HEUER	5948 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-41A	5946 CROW VALLEY PARK DR	MICHELLE HENDRICKS	5946 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-42A	5944 CROW VALLEY PK DR	EUGENE E EARP	5944 CROW VALLEY PK DR	DAVENPORT IA 52807
Y0901-43A	4115 E 60TH ST #E	SHIRLEY M DUNCAN	4115 E 60TH ST #E	DAVENPORT IA 52807
Y0901-44A	4115 E 60TH ST UNIT D	JILL L SULLIVAN	4115 E 60TH ST UNIT D	DAVENPORT IA 52807
Y0901-45A	4115 E 60TH ST UNIT C	MARY E KRIER REVOC TRUST	4115 E 60TH ST UNIT C	DAVENPORT IA 52807
Y0901-46A	4115 E 60TH ST UNIT B	DEBORAH A DUBIK REVOC TRUST	4115 E 60TH ST UNIT B	DAVENPORT IA 52807
Y0901-47A	4115 E 60TH ST UNIT A	HENRY & VIVIAN BECKER	4115 E 60TH ST UNIT A	DAVENPORT IA 52807
Y0901-56B	4125 E 60TH ST	FAIRWAY PINES INC	4125 E 60TH ST	DAVENPORT IA 52807

Protest Calculation - REZ18-16

PARCEL NUMBER	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
Y0901-11	16310.35	3.1%		0.0%	5906 UTICA RIDGE RD	PRAKASH R BONTU TRUST	5906 UTICA RIDGE RD	DAVENPORT IA 52807
Y0807-01	1562.71	0.3%		0.0%	5912 UTICA RIDGE RD	BOUCHAREB ABDENAIM	5912 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-13	16029.28	3.0%		0.0%	4025 E 59TH ST	GREGORY A DESMET	4025 E 59TH ST	DAVENPORT IA 52807
Y0807-14B	18070.22	3.4%		0.0%	5700 UTICA RIDGE RD	DIXON PROPERTIES LLC	5700 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10	640.35	0.1%		0.0%	5910 UTICA RIDGE RD	MARK J NELSON	5910 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10A	862.72	0.2%		0.0%	3845 SEA OAKS CR	LAKEHURST OWNERS ASSOCIATION	3845 SEA OAKS CR	DAVENPORT IA 52807
Y0901-64	4608.66	0.9%		0.0%	5912 CROW VALLEY DR	JANET M VANERT MAUI QUALIFIED	5912 CROW VALLEY DR	DAVENPORT IA 52807
Y0901-63	4592.79	0.9%		0.0%	5910 CROW VALLEY DR	JOHN GEORGE FULLER REVOC LIVIN	5112 SYLAN RD	RICHMOND VA 23225
Y0901-62	4564.86	0.9%		0.0%	5816 CROW VALLEY PARK DR	WILLIAM A MILLER	5816 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-61	4548.11	0.9%		0.0%	1821 PINEACRE AV	CHRISTOPHER A RAYBURN TRUST	1821 PINEACRE AV	DAVENPORT IA 52807
Y0901-60	4534.81	0.9%		0.0%	5810 CROW VALLEY PARK DR	JOHN C HOWES	5810 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-59A	4619.23	0.9%	YES	0.9%	5808 CROW VALLEY PARK DR	JEROME C HANSEN TRUST	5808 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-58A	4572.37	0.9%		0.0%	5804 CROW VALLEY PARK DR	NORMA J CASSIDY TRUST	5804 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-57	4573.10	0.9%		0.0%	5802 CROW VALLEY PARK DR	RODNEY B JOHNSON	21730 BELVEDERE LANE	ESTERO FL 33928
Y0901-12	17086.19	3.2%		0.0%	4020 E 59TH ST	LARRY & MARY JO SOUTHWICK TRUST	4020 E 59TH ST	DAVENPORT IA 52807
Y0901-02	2101.39	0.4%		0.0%	5908 UTICA RIDGE RD	BRYON E BLACK	5908 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01A	20011.14	3.8%		0.0%	4111 E 60TH ST	VALDALE LLC	4111 E 60TH ST	DAVENPORT IA 52807
Y0901A02	102470.24	19.4%		0.0%	5401 VICTORIA AV	MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807
Y0901-01C	4522.25	0.9%		0.0%	4103 E 60TH ST UNIT 1	JACK W SIMPSON	4103 E 60TH ST UNIT 1	DAVENPORT IA 52807
Y0901-01D	4522.25	0.9%	YES	0.9%	4105 E 60TH ST	MICHAEL FRIEDMAN	4105 E 60TH ST	DAVENPORT IA 52807
Y0901-01E	4522.25	0.9%		0.0%	4107 E 60TH ST UNIT3	MERCEDES M HASENMILLER	4107 E 60TH ST UNIT3	DAVENPORT IA 52807
Y0901-01F	4522.25	0.9%	YES	0.9%	4109 E 60TH ST	DOCHERTY TERENCE K	4109 E 60TH ST	DAVENPORT IA 52807
Y0901-01G	4522.25	0.9%		0.0%	5901 UTICA RIDGE RD	MONA ALQULALI	507 S 4TH ST	CLINTON IA 52732
Y0901-01H	4522.25	0.9%		0.0%	5903 UTICA RIDGE RD	PATRICIA A TAYLOR REVOC TRUST	5903 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01I	4522.25	0.9%	YES	0.9%	5905 UTICA RIDGE RD	FRANCES M TRUITT REV TRUST	5905 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01J	4522.25	0.9%	YES	0.9%	5907 UTICA RIDGE RD	L CRAIG GABEL REVOC TRUST	5907 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-29A	3517.21	0.7%		0.0%	4121 E 60TH ST	MICHAEL J BELLENDIER	4121 E 60TH ST	DAVENPORT IA 52807
Y0901-30A	3517.21	0.7%		0.0%	4123 E 60TH ST	ELIZABETH J KADAVY	4123 E 60TH ST	DAVENPORT IA 52807
Y0901-31A	3517.21	0.7%		0.0%	4125 60TH ST UNIT 3	RICHARD E SPEIDEL	4125 60TH ST UNIT 3	DAVENPORT IA 52807
Y0901-32A	3517.21	0.7%		0.0%	4127 E 60TH ST	ROBERT D EVERETT	4127 E 60TH ST	DAVENPORT IA 52807
Y0901-33A	3517.21	0.7%		0.0%	4129 E 60TH ST	LACEY D DEAN	4129 E 60TH ST	DAVENPORT IA 52807
Y0901-34A	3517.21	0.7%		0.0%	4131 E 60TH ST #6	JANE M LORENZEN-DIETZ	4131 E 60TH ST #6	DAVENPORT IA 52807
Y0901-35A	3517.21	0.7%		0.0%	5958 CROW VALLEY PARK DR	ALLISON M SANYI	5958 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-36A	3517.21	0.7%		0.0%	5956 CROW VALLEY PARK DR	JEFFREY A CARSON	5956 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-37A	3517.21	0.7%		0.0%	5954 CROW VALLEY PARK DR	ERIN ALBERTSON	5954 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-38A	3517.21	0.7%		0.0%	5952 CROW VALLEY PARK DR	THOMAS P GIRSCH	5952 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-39A	3517.21	0.7%		0.0%	5950 CROW VALLEY PK DR	CHRISTINE A CLARK	5950 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-40A	3517.21	0.7%		0.0%	5948 CROW VALLEY PARK DR	JENNIFER R HEUER	5948 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-41A	3517.21	0.7%		0.0%	5946 CROW VALLEY PARK DR	MICHELLE HENDRICKS	5946 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-42A	3517.21	0.7%		0.0%	5944 CROW VALLEY PK DR	EUGENE E EARP	5944 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-43A	3517.21	0.7%		0.0%	4115 E 60TH ST #E	SHIRLEY M DUNCAN	4115 E 60TH ST #E	DAVENPORT IA 52807
Y0901-44A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT D	JILL L SULLIVAN	4115 E 60TH ST UNIT D	DAVENPORT IA 52807
Y0901-45A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT C	MARY E KRIER REVOC TRUST	4115 E 60TH ST UNIT C	DAVENPORT IA 52807
Y0901-46A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT B	DEBORAH A DUBIK REVOC TRUST	4115 E 60TH ST UNIT B	DAVENPORT IA 52807
Y0901-47A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT A	HENRY & VIVIAN BECKER	4115 E 60TH ST UNIT A	DAVENPORT IA 52807
COMMONS	59230.59	11.2%		0.0%	E 58TH & CROW VALLEY PARK DR	VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722
COMMONS	261.16	0.0%		0.0%	E 58TH & CROW VALLEY PARK DR	VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722

PARCELS 394,255.3 74.6%
R-O-W 133,919.6 25.4%
TOTAL
NOTICE AREA 528,174.9 100%

4.3% PROTEST RATE

Protests: 5
 Properties: 47
 Alderman:

From: [Craig Gabel](#)
To: [Planning Division – CPED](#)
Subject: Re: Case No REZ18-16
Date: Wednesday, November 14, 2018 1:15:25 PM

Please be advised that on November 19th public hearing, we intend to formally protest the proposed 4-story building.

Thank you,

Sue & Craig Gabel
5907 Utica Ridge Road
Davenport

From: cothoms@mchsi.com
To: [Flynn, Matt](#)
Subject: REZ18-16 Rezoning Request (northeast corner of Utica Ridge and East 58th Street)
Date: Monday, November 26, 2018 10:39:04 AM

Matt,

I am a resident at 4202 E 58th St, Davenport. I don't know where exactly we stand with this request but I'd like to voice my objection to the height and scale of the proposed condo complex that is being proposed. We were initially told it would be sized more comparably to the condos at Blackbird Commons, which I do not object to. At a recent meeting at Harvest Bible Chapel, the organizers of that meeting said it would be more on the scale of the complex they've already build further south off Utica Ridge, which is massive. The rendering they showed to the group was no where close to scale, appearing to only take up approximately 1/4 of the existing lot. What is the zoning for only allowing a 3 story building instead of the proposed 4 story?

Thank you for allowing me to voice my objection to the size of this project.

Cosette Thoms
4202 E 58th St
Davenport, IA 52807
309-269-8198

Re: Address to the Zoning Commission December 4, 2018

As neighboring properties to the proposed zoning change Case #RE218-16, we see nothing in the proposed R-5M that applies to the Bush Construction 4-story 55+ community project. How does the proposed building fit within the R-5M description?

Description of R-5M provided by Planning Office:

This district is intended to provide for residential development of walk-up apartments, garden apartments, group or row houses, housing two or more families, at relatively low density, and in those areas where such development would be compatible with surrounding uses, where the density would not create service problems, and where municipal service facilities are available.

- | | |
|---|---------|
| • Low Density | No |
| • Walk-up Apartments | No |
| • Garden Apartments | No |
| • Group or row houses | No |
| • 2 or more families @ LOW Density | No |
| • Compatible with surrounding uses | No |
| • Density would not create “service” issues (traffic??) | Wrong |
| • Municipal service facilities available | Unsure? |

All other buildings in the area have had to abide by the zoning restrictions in this area. Height restrictions were strenuously enforced on all other residential and commercial structures.

No effort has been made by Bush Construction to address neighborhood concerns. We specifically asked at the last commission meeting for details about the vague proposal which will negatively impact our property values and quality of life.

We are opposed to the zoning changes being considered regardless of what Bush Construction is trying to do. Any change to the zoning that would allow a building higher than those in the surrounding area would change the personality and aesthetics of the neighborhood.

December 5, 2018

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

Dear Mayor and Council:

At its regular meeting of December 4, 2018, the Plan and Zoning Commission considered Case No. REZ18-16: Request by Rob Davis of Bush Construction to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O Office Shop District to R-5M Medium Density Dwelling District. [Ward 6]

Findings:

1. The rezoning request is consistent with the Comprehensive Plan for the following reasons:
 - a. The property is located along an edge of an area designated RG - Residential General.
 - b. The property is located adjacent to an arterial street, where higher density development is appropriate.
 - c. Traffic generation from this property will not burden the local street network.
2. Rezoning to multifamily will increase housing variety and choice within the vicinity and City in general.

Condition:

That the property be zoned R-MF, Residential, Multifamily District, upon adoption of the new code.

The Commission voted 8-1 (Reinartz no; Quinn abstain) to forward the case to the City Council for its approval.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

From: [patricia taylor](#)
To: [Planning Division – CPED](#)
Subject: REZ18-16
Date: Monday, December 24, 2018 6:11:27 PM

I wish to file my objection to this rezoning request by Rob Davis of Bush Construction. First, let me say remarks at prior zoning meeting that there is "little opposition" is inaccurate. There was no reason this needed to be pushed through during the holidays when it is difficult for people to attend these meetings, unless of course your purpose is to "push" this through. I urge you to delay a decision on this matter.

There was a reason for the prior zoning on this land and that should be explored. What has changed for this zoning except some companies' desire to make money at the expense of individuals and families who have invested their lives and homes in this area. Again, asked at a prior zoning committee why, since the height of the building was a major objection, couldn't the building be a 2 story instead of a 4 story building? The answer given was it wasn't financially feasible. This meaning it would not make them the money they wanted. The 2 story was not even given a consideration. This could have been a point of compromise between homeowners surrounding this project and the Bush Construction Company. However, this was dismissed immediately without any discussion.

I would urge you, before a quick decision is made to consider this area is totally comprised of one story condos and villas, and one story businesses. Across Utica Ridge Road are two story luxury homes. This monolithic building would be an eyesore and totally out of place. Please, since you are making decisions, drive by the already in existence first Coop, off Utica Ridge just a few blocks south of this proposed site, to visualize the immense size. Then, drive by the site Bush Construction is requesting rezoning and visualized the inappropriate size of this building in this area.

Again, I urge you to delay this decision.

Protest Calculation - REZ18-16

PARCEL NUMBER	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
Y0901-11	16310.35	3.1%		0.0%	5906 UTICA RIDGE RD	PRAKASH R BONTU TRUST	5906 UTICA RIDGE RD	DAVENPORT IA 52807
Y0807-01	1562.71	0.3%		0.0%	5912 UTICA RIDGE RD	BOUCHAREB ABDENAIM	5912 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-13	16029.28	3.0%		0.0%	4025 E 59TH ST	GREGORY A DESMET	4025 E 59TH ST	DAVENPORT IA 52807
Y0807-14B	18070.22	3.4%		0.0%	5700 UTICA RIDGE RD	DIXON PROPERTIES LLC	5700 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10	640.35	0.1%		0.0%	5910 UTICA RIDGE RD	MARK J NELSON	5910 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10A	862.72	0.2%		0.0%	3845 SEA OAKS CR	LAKEHURST OWNERS ASSOCIATION	3845 SEA OAKS CR	DAVENPORT IA 52807
Y0901-64	4608.66	0.9%		0.0%	5912 CROW VALLEY DR	JANET M VANERT MAUI QUALIFIED	5912 CROW VALLEY DR	DAVENPORT IA 52807
Y0901-63	4592.79	0.9%		0.0%	5910 CROW VALLEY DR	JOHN GEORGE FULLER REVOC LIVIN	5112 SYLAN RD	RICHMOND VA 23225
Y0901-62	4564.86	0.9%		0.0%	5816 CROW VALLEY PARK DR	WILLIAM A MILLER	5816 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-61	4548.11	0.9%		0.0%	1821 PINEACRE AV	CHRISTOPHER A RAYBURN TRUST	1821 PINEACRE AV	DAVENPORT IA 52807
Y0901-60	4534.81	0.9%		0.0%	5810 CROW VALLEY PARK DR	JOHN C HOWES	5810 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-59A	4619.23	0.9%	YES	0.9%	5808 CROW VALLEY PARK DR	JEROME C HANSEN TRUST	5808 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-58A	4572.37	0.9%		0.0%	5804 CROW VALLEY PARK DR	NORMA J CASSIDY TRUST	5804 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-57	4573.10	0.9%		0.0%	5802 CROW VALLEY PARK DR	RODNEY B JOHNSON	21730 BELVEDERE LANE	ESTERO FL 33928
Y0901-12	17086.19	3.2%		0.0%	4020 E 59TH ST	LARRY & MARY JO SOUTHWICK TRUST	4020 E 59TH ST	DAVENPORT IA 52807
Y0807-02	2101.39	0.4%		0.0%	5908 UTICA RIDGE RD	BRYON E BLACK	5908 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01A	20011.14	3.8%		0.0%	4111 E 60TH ST	VALDALE LLC	4111 E 60TH ST	DAVENPORT IA 52807
Y0901A02	102470.24	19.4%		0.0%	5401 VICTORIA AV	MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807
Y0901-01C	4522.25	0.9%		0.0%	4103 E 60TH ST UNIT 1	JACK W SIMPSON	4103 E 60TH ST UNIT 1	DAVENPORT IA 52807
Y0901-01D	4522.25	0.9%	YES	0.9%	4105 E 60TH ST	MICHAEL FRIEDMAN	4105 E 60TH ST	DAVENPORT IA 52807
Y0901-01E	4522.25	0.9%		0.0%	4107 E 60TH ST UNIT3	MERCEDES M HASENMILLER	4107 E 60TH ST UNIT3	DAVENPORT IA 52807
Y0901-01F	4522.25	0.9%	YES	0.9%	4109 E 60TH ST	DOCHERTY TERENCE K	4109 E 60TH ST	DAVENPORT IA 52807
Y0901-01G	4522.25	0.9%		0.0%	5901 UTICA RIDGE RD	MONA ALQULALI	507 S 4TH ST	CLINTON IA 52732
Y0901-01H	4522.25	0.9%	YES	0.9%	5903 UTICA RIDGE RD	PATRICIA A TAYLOR REVOC TRUST	5903 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01I	4522.25	0.9%	YES	0.9%	5905 UTICA RIDGE RD	FRANCES M TRUITT REV TRUST	5905 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-01J	4522.25	0.9%	YES	0.9%	5907 UTICA RIDGE RD	L CRAIG GABEL REVOC TRUST	5907 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-29A	3517.21	0.7%		0.0%	4121 E 60TH ST	MICHAEL J BELLENDIER	4121 E 60TH ST	DAVENPORT IA 52807
Y0901-30A	3517.21	0.7%		0.0%	4123 E 60TH ST	ELIZABETH J KADAVY	4123 E 60TH ST	DAVENPORT IA 52807
Y0901-31A	3517.21	0.7%		0.0%	4125 60TH ST UNIT 3	RICHARD E SPEIDEL	4125 60TH ST UNIT 3	DAVENPORT IA 52807
Y0901-32A	3517.21	0.7%		0.0%	4127 E 60TH ST	ROBERT D EVERETT	4127 E 60TH ST	DAVENPORT IA 52807
Y0901-33A	3517.21	0.7%		0.0%	4129 E 60TH ST	LACEY D DEAN	4129 E 60TH ST	DAVENPORT IA 52807
Y0901-34A	3517.21	0.7%		0.0%	4131 E 60TH ST #6	JANE M LORENZEN-DIETZ	4131 E 60TH ST #6	DAVENPORT IA 52807
Y0901-35A	3517.21	0.7%		0.0%	5958 CROW VALLEY PARK DR	ALLISON M SANYI	5958 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-36A	3517.21	0.7%		0.0%	5956 CROW VALLEY PARK DR	JEFFREY A CARSON	5956 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-37A	3517.21	0.7%		0.0%	5954 CROW VALLEY PARK DR	ERIN ALBERTSON	5954 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-38A	3517.21	0.7%		0.0%	5952 CROW VALLEY PARK DR	THOMAS P GIRSCH	5952 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-39A	3517.21	0.7%		0.0%	5950 CROW VALLEY PK DR	CHRISTINE A CLARK	5950 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-40A	3517.21	0.7%		0.0%	5948 CROW VALLEY PARK DR	JENNIFER R HEUER	5948 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-41A	3517.21	0.7%		0.0%	5946 CROW VALLEY PARK DR	MICHELLE HENDRICKS	5946 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-42A	3517.21	0.7%		0.0%	5944 CROW VALLEY PK DR	EUGENE E EARP	5944 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-43A	3517.21	0.7%		0.0%	4115 E 60TH ST #E	SHIRLEY M DUNCAN	4115 E 60TH ST #E	DAVENPORT IA 52807
Y0901-44A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT D	JILL L SULLIVAN	4115 E 60TH ST UNIT D	DAVENPORT IA 52807
Y0901-45A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT C	MARY E KRIER REVOC TRUST	4115 E 60TH ST UNIT C	DAVENPORT IA 52807
Y0901-46A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT B	DEBORAH A DUBIK REVOC TRUST	4115 E 60TH ST UNIT B	DAVENPORT IA 52807
Y0901-47A	3517.21	0.7%		0.0%	4115 E 60TH ST UNIT A	HENRY & VIVIAN BECKER	4115 E 60TH ST UNIT A	DAVENPORT IA 52807
COMMONS	59230.59	11.2%		0.0%	E 58TH & CROW VALLEY PARK DR	VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722
COMMONS	261.16	0.0%		0.0%	E 58TH & CROW VALLEY PARK DR	VILLAS AT CROW VALLEY 2ND ADD	4555 UTICA RIDGE RD	BETTENDORF IA 52722

PARCELS 394,255.3 74.6%
R-O-W 133,919.6 25.4%
TOTAL
NOTICE AREA 528,174.9 100%

5.2% PROTEST RATE

Protests:

6

Properties:

47
Alderman:

Parcel	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:		MCCARTHY IMPROVEMENT CO	5401 VICTORIA AV	DAVENPORT IA 52807
P&Z Chair:	Bob Inghram		bingham@activethermal.net	
Mayor's Clerk:	Nevada Lemke		nlemke@ci.davenport.ia.us	
Council Clerk:	Tiffany Thorndike		tthorndike@ci.davenport.ia.us	
Neighborhood:	N/A			
Ward/Ald:	6th Ward	Alderman Clewell	rclewell@ci.davenport.ia.us	46 Notices Sent
Ward/Ald:	At-Large	Alderman Condon	jcondon@ci.davenport.ia.us	
Ward/Ald:	At-Large	Alderman Gripp	kgripp@ci.davenport.ia.us	
Y0901-11	5906 UTICA RIDGE RD	PRAKASH R BONTU TRUST	5906 UTICA RIDGE RD	DAVENPORT IA 52807
Y0807-01	5912 UTICA RIDGE RD	BOUCHAREB ABDENAIM	5912 UTICA RIDGE RD	DAVENPORT IA 52807
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Y0807-14B	5700 UTICA RIDGE RD	DIXON PROPERTIES LLC	5700 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10	5910 UTICA RIDGE RD	MARK J NELSON	5910 UTICA RIDGE RD	DAVENPORT IA 52807
Y0901-10A	3845 SEA OAKS CR	LAKEHURST OWNERS ASSOCIATION	3845 SEA OAKS CR	DAVENPORT IA 52807
Y0901-64	5912 CROW VALLEY DR	JANET M VANERT MAUI QUALIFIED	5912 CROW VALLEY DR	DAVENPORT IA 52807
Y0901-63	5910 CROW VALLEY DR	JOHN GEORGE FULLER REVOC LIVIN	5112 SYLAN RD	RICHMOND VA 23225
Y0901-62	5816 CROW VALLEY PARK DR	WILLIAM A MILLER	5816 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-61	1821 PINEACRE AV	CHRISTOPHER A RAYBURN REVOC TRUST	1821 PINEACRE AV	DAVENPORT IA 52803
Y0901-60	5810 CROW VALLEY PARK DR	JOHN C HOWES	5810 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-59A	5808 CROW VALLEY PARK DR	JEROME C HANSEN TRUST	5808 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-58A	5804 CROW VALLEY PARK DR	NORMA J CASSIDY TRUST	5804 CROW VALLEY PARK DR	DAVENPORT IA 52807
Y0901-57	5802 CROW VALLEY PARK DR	RODNEY B JOHNSON	21730 BELVEDERE LANE	ESTERO FL 33928
Y0901-12	4020 E 59TH ST	LARRY & MARY JO SOUTHWICK TRUST	4020 E 59TH ST	DAVENPORT IA 52807
Y0807-02	5908 UTICA RIDGE RD	BRYON E BLACK	5908 UTICA RIDGE RD	DAVENPORT IA 52807
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Y0901-01E	4107 E 60TH ST UNIT3	MERCEDES M HASENMILLER	4107 E 60TH ST UNIT3	DAVENPORT IA 52807
Y0901-01F	4109 E 60TH ST	DOCHERTY TERENCE K	4109 E 60TH ST	DAVENPORT IA 52807
Y0901-01G	5901 UTICA RIDGE RD	MONA ALQULALI	507 S 4TH ST	CLINTON IA 52732
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Y0901-33A	4129 E 60TH ST	LACEY D DEAN	4129 E 60TH ST	DAVENPORT IA 52807
Y0901-34A	4131 E 60TH ST #6	JANE M LORENZEN-DIETZ	4131 E 60TH ST #6	DAVENPORT IA 52807
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Y0901-36A	5956 CROW VALLEY PARK DR	JEFFREY A CARSON	5956 CROW VALLEY PARK DR	DAVENPORT IA 52807
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Y0901-43A	4115 E 60TH ST #E	SHIRLEY M DUNCAN	4115 E 60TH ST #E	DAVENPORT IA 52807
Y0901-44A	4115 E 60TH ST UNIT D	JILL L SULLIVAN	4115 E 60TH ST UNIT D	DAVENPORT IA 52807
Y0901-45A	4115 E 60TH ST UNIT C	MARY E KRIER REVOC TRUST	4115 E 60TH ST UNIT C	DAVENPORT IA 52807
Y0901-46A	4115 E 60TH ST UNIT B	DEBORAH A DUBIK REVOC TRUST	4115 E 60TH ST UNIT B	DAVENPORT IA 52807
Y0901-47A	4115 E 60TH ST UNIT A	HENRY & VIVIAN BECKER	4115 E 60TH ST UNIT A	DAVENPORT IA 52807
Y0901-56B	4125 E 60TH ST	FAIRWAY PINES INC	4125 E 60TH ST	DAVENPORT IA 52807

OBJECTID	FID_Buffer_Id	BufferDist	FID_Owner Parcel	Address	Occupancy	Frontage
1	0	0	200	0 Y0807-01	5912 UTIC/ Single-Fam	0
2	0	0	200	1 Y0807-02	5908 UTIC/ Single-Fam	0
3	0	0	200	2 Y0807-14B	5700 UTIC/	0
4	0	0	200	3 Y0901-01A	4111 E 60T	0
5	0	0	200	4 Y0901-10	5910 UTIC/ Single-Fam	0
6	0	0	200	5 Y0901-10A		0
7	0	0	200	6 Y0901-11	5906 UTIC/ Single-Fam	0
8	0	0	200	7 Y0901-12	4020 E 59T Single-Fam	155
9	0	0	200	8 Y0901-13	4025 E 59T Single-Fam	148.8
10	0	0	200	9 Y0901-57	5802 CROV Single-Fam	0
11	0	0	200	10 Y0901-58A	5804 CROV Single-Fam	0
12	0	0	200	11 Y0901-59A	5808 CROV Single-Fam	0
13	0	0	200	12 Y0901-60	5810 CROV Single-Fam	0
14	0	0	200	13 Y0901-61	5814 CROV Single-Fam	0
15	0	0	200	14 Y0901-62	5816 CROV Single-Fam	0
16	0	0	200	15 Y0901-63	5910 CROV Single-Fam	0
17	0	0	200	16 Y0901-64	5912 CROV Single-Fam	0
18	0	0	200	18 Y0901A02		0
19	0	0	200	19		0
20	0	0	200	20		0
21	0	0	200	21		0
22	0	0	200	22		0

Cont1_CSZ	Subdivison	Lot	Block	Yr_Built	Rental	Land_Value	Building_V	Total_Valu
	LAKEHURST		2	1991	N	89800	341300	431100
	LAKEHURST		3	1989	N	88830	291850	380680
	LAKEHURST		1	0	N	993500	0	993500
	CROW VAL		1	0	N	110400	0	110400
	LAKEHURST		1	1990	N	96960	472720	569680
	LAKEHURST 00A			0	N	0	0	0
	LAKEHURST		4	1992	N	78420	612500	690920
	LAKEHURST		5	1992	N	66530	193350	259880
	LAKEHURST		25	1992	N	63240	233000	296240
	VILLAS AT C		57	2008	N	51050	278390	329440
	VILLAS AT C		58	2008	N	51050	261270	312320
	VILLAS AT C		59	2007	N	51050	266910	317960
	VILLAS AT C		60	2007	N	51050	261040	312090
	VILLAS AT C		61	2012	N	51050	238530	289580
	VILLAS AT C		62	2012	N	45050	95850	140900
	VILLAS AT C		63	2013	N	36040	0	36040
	VILLAS AT C		64	2013	N	36040	0	36040
	CROW VAL		2	0	N	0	0	0
				0		0	0	0
				0		0	0	0
				0		0	0	0
				0		0	0	0

Shape_Len	Shape_Area	Area
188.8108	1561.708	1562
225.5653	2101.387	2101
588.7606	18070.22	18070
600.1056	20011.14	20011
129.2966	640.3462	640
171.1893	862.7201	863
516.4918	16310.36	16310
530.9477	17086.19	17086
504.8187	16029.28	16029
296.4296	4573.1	4573
296.6574	4572.365	4572
297.4931	4619.235	4619
296.2676	4534.808	4535
296.3118	4548.108	4548
296.3308	4564.865	4565
297.3576	4592.785	4593
297.5032	4608.659	4609
1674.715	102470.2	102470
87.58988	261.1645	261
3008.033	59230.6	59231
765.3842	36178.46	36178
1057.103	66826.71	66827

Note to File

Janet Van Ert 5912 Crow Valley Park Drive, called to object to REZ18-16 on account of building height.

From: [CPED Info](#)
To: [Flynn, Matt](#)
Cc: [contactus](#)
Subject: FW: Rezoning on Utica Ridge
Date: Wednesday, January 09, 2019 10:03:06 AM

-----Original Message-----

From: contactus
Sent: Wednesday, January 09, 2019 8:22 AM
To: CPED Info
Cc: contactus
Subject: FW: Rezoning on Utica Ridge

Please respond to this eGov request below and copy contactus@ci.davenport.ia.us

Sincerely,
Customer Experience Team
City of Davenport
TM

-----Original Message-----

From: Jeanne Wolf [<mailto:jkwolf626@gmail.com>]
Sent: Tuesday, January 08, 2019 3:21 PM
To: contactus
Subject: Rezoning on Utica Ridge

I want to post a protest regarding the rezoning of the plots east of Utica Ridge north of 58th Street in Davenport. As I understand this field is being rezoned so that Bush Construction can add another 4 story, 62 unit building. In October Bush was allowed to rezone a plot of land south of this area for a beauty shop. Opposition was expressed at that time for the same reason I am protesting further development this time. This spot zoning near residential living is unacceptable. We are already struggling with water that has no place to go and is eroding our back yards. The builders decades ago didn't adequately provide drainage for the homes in Lakehurst. Now the east side of Utica, that has absorbed water for decades, will be turned into concrete. This area will not absorb water and will increase an already broken water removal system.

The construction that has eaten up our neighborhoods and residential areas is one more reason people are leaving Davenport. Trees and bushes are destroyed and bare land waits for concrete to fill the space. Water continues to erode areas of town that used to be stable areas of land. We struggle as a state to keep our young professionals in Iowa. Our city continues to deter individuals from buying homes and condos here because people do not want to be next to a car lot, apartments or bars that causes water problems and 24 hour a day lighting in the neighborhoods. The additional traffic strains are already decaying roads on 53rd and parking lots throughout the city. Erosion and flooding have not been adequately addressed and the increase in this construction on Utica Ridge will make this problem worse.

The home owners south of 53rd hired an attorney to stop the building of multiple story and dozens of units near their homes for similar reasons. Why must home owners fight city hall with attorneys to provide quality neighborhoods in Davenport? If we want people to live here and stay here the planning and zoning committee and city council need to listen to homeowners. These concerns have been expressed to our alderman.

I learned today that I have to go to the 2nd floor of City Hall to get a protest paper to voice my concerns. Given that the City Council meetings tomorrow my schedule doesn't allow me to get to City Hall for the paper.

Sincerely,

Jeanne Wolf

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Matt Flynn 563-888-2286
Wards:

Action / Date
1/2/2019

Subject:
Third Consideration: Ordinance for Case REZ18-17: Request of Tim Shaffer, Dale's Service Center, to rezone 1915 Zenith Avenue from R-4 Moderate Density Dwelling District to C-2, General Commercial District. [Ward 1]

Recommendation:
Adopt the Ordinance.

Background:
Background:

Reason for Request:

Petitioner recently was successful in rezoning two adjacent lots on West Locust Street to C-2 in order to accommodate a business expansion (REZ18-12).

Upon completing a survey of the property, it was determined that a discrepancy existed, resulting in inadequate property to accommodate the desired expansion. The proposed rezoning comprises the lot immediately north of one of the lots recently rezoned.

Site Information:

Property is 0.20 acres, more or less.

Comprehensive Plan:

Property is within the Urban Service Boundary.

Property is designated RG, Residential General, in the Comprehensive Plan. 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.

Technical Review:

Request for technical review has been made. No service issues have been noted.

Public Input:

Notice Signs were posted on November 5

Seventeen notices were sent to property owners inviting them to a neighborhood meeting on November 19. No neighbors attended.

Notice of Public Hearing was posted in the Quad City Times on November 30, 2018.

A public hearing was held before the Plan and Zoning Commission on December 4, 2018. No one other than the petitioner spoke.

No opposition has been expressed; the protest rate is 0.0%.

Discussion:

This property is owned by the family that operates the existing automotive repair business. Due to a discrepancy in the legal description, it was not included within the recently approved rezoning request. If this discrepancy was discovered earlier, it would have been included.

The rezoning represents an incremental expansion of a commercial node along a busy arterial street. While the Comprehensive Plan identifies this property as RG, Residential General, limited commercial nodes along the edges can be found acceptable.

Due to the business' success, some activities (parking, maneuvering, deliveries) have on occasion occurred on Zenith Avenue. Approving the rezoning will allow for all of the business operations to occur on-site.

No opposition to either of the rezoning requests is a testament to the good operation and need for this type of business in West Davenport.

Plan and Zoning Commission Recommendation

The Plan and Zoning Commission forwarded Case REZ18-17 to the City Council for approval with the following findings and conditions:

Findings:

1. The property is consistent with the Comprehensive Plan as it is a limited commercial development along an edge of a node designated RG, Residential General.
2. The property has access and frontage along Locust Street, a major arterial street.
3. Rezoning will facilitate the expansion of a healthy, growing business in West Davenport.

Conditions:

1. Screening along the north property line will meet zoning requirements but at a minimum contain a 6 foot high wood fence.
2. Upon adoption of the new zoning ordinance, the property shall be zoned C-2, Corridor Commercial Zoning District.

The vote to approve was unanimous 8-0.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Application
▣ Backup Material	Location Map and Notice
▣ Backup Material	Public Hearing Notice
▣ Backup Material	Existing Zoning Map
▣ Backup Material	Proposed Zoning Map
▣ Backup Material	Future Land Use Map
▣ Backup Material	P&Z Letter

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Flynn, Matt	Approved	12/26/2018 - 4:13 PM

ORDINANCE NO.

ORDINANCE for Case REZ18-17 being the request of Tim Shaffer to rezone 0.20 acres, more or less, of property located at 1915 Zenith Avenue from R-3, Low Density Dwelling District to C-2, General Commercial District. [Ward 1]

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "C-2" General Commercial District.

Part of the East Half (1/2) of the Southeast Quarter (1/4) of Section 20, Township 78 North Range 3 East of the 5th P.M., and more particularly described as follows: Commencing at a point Four Hundred Sixty-two (462) feet West and One Hundred Fifty (150) feet North of the Southeast corner of said Section 20; thence North Fifty (50) feet; thence West parallel with the South line of said Section 20, One Hundred Eighty one and 5/10 (181.5) feet to the east line of a roadway; thence South along the East Line of said roadway, Fifty (50) feet; thence East parallel with the south line of said Section 20, One Hundred Eighty One and 5/10 (181.50) to the place of beginning.

Exempting therefrom that portion conveyed to the City of Davenport, Iowa, by Quit Claim Deed dated July 23, 1962 and filed October 7, 1965 at Book 282 Deeds, Page 8.

Section 2. That the following findings and conditions are hereby imposed upon said rezoning:

Findings:

1. The property is consistent with the Comprehensive Plan as it is a limited commercial development along an edge of a node designated RG, Residential General.
2. The property has access and frontage along Locust Street, a major arterial street.
3. Rezoning will facilitate the expansion of a healthy, growing business in West Davenport.

Conditions:

1. Screening along the north property line will meet zoning requirements but at a minimum contain a 6 foot high wood fence.
2. Upon adoption of the new zoning ordinance, the property shall be zoned C-2, Corridor Commercial Zoning District.

Section 3. At its December 18, 2018 meeting, the Plan and Zoning Commission voted to forward the case to the City Council with a recommendation to approve.

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: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____

Zoning Map Amendment Application

226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* 1915 N. Zenith Ave

*If no property address, please submit a legal description of the property.

Applicant (Primary Contact)**

Name: TIM SHAFFER
Company: DOES SERVICE CENTER
Address: 3830 W. LOCUST ST
City/State/Zip: DAVENPORT IA 52804
Phone: 563 940-6114
Email: TIM@DOESG.COM

Application Form Type:

Plan and Zoning Commission

- Rezoning (Zoning Map Amendment) ☒
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Final Development Plan ☐
Voluntary Annexation ☐
Subdivision ☐

Owner (if different from Applicant)

Name: RICHARD SHAFFER
Company: DOES SERVICE CENTER
Address: 3830 W. LOCUST ST
City/State/Zip: DAVENPORT IA 52804
Phone: 563 343-0189
Email: RSHAFFER@DOESG.COM

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Engineer (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Design Review Board

- Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

- Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

**If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.

Request:Existing Zoning: Proposed Zoning Map Amendment: Total Land Area: Please SelectDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$5.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:**(1) Application:**

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Plan and Zoning Commission public hearing:

- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the request:

- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant:

Date:

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by:

Date:

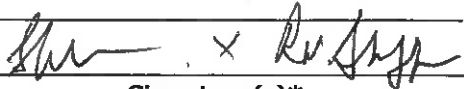
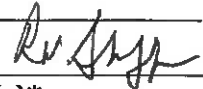
Planning staff

Date of the Public Hearing:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, Richard D. SHAFER
authorize Tim SHAFER
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at 1915 N. Zenith Ave 52804.

 x 
Signature(s)*

*Please note: original signature(s) required.

**NOTICE
PUBLIC MEETING
MONDAY, NOVEMBER 19, 2018, 6:00 PM
DALE'S SERVICE CENTER
3830 W. LOCUST ST., DAVENPORT, IOWA 52806**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-17: Request by Rob Davis, Bush Construction, to rezone 0.20 acres, more or less, of property located at 1915 Zenith Avenue from R-4 Moderate Density Dwelling District to C-2, General Commercial District [Ward 1] (See map of the affected property on reverse side of this notice).

This rezoning is proposed to accommodate an expansion of Dale's Service Center.

A public meeting, hosted by the applicant, will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Tuesday, December 4, 2018, 5:00 pm at Davenport City Hall. You will receive an additional notice prior to this meeting.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-17

EMAIL: planning@ci.davenport.ia.us

Phone: (563) 326-7765

Location Map REZ18-17 1915 Zenith R-4 to C-2



0 25 50 100 150 200 Feet





**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Hearing Details:

Date: 12/4/2018
Time: 5:00 PM
Location: Council Chambers at City Hall, 226 West 4th Street Davenport, Iowa
Subject: Public hearing for a rezoning request before the Plan and Zoning Commission
Case #: REZ18-17

Ward: **1st**

To: All property owners within 200 feet of the subject property located at **1915 N. Zenith Avenue.**

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a rezoning request. The purpose of the rezoning request is to change the property's allowed uses by changing the zoning classification.

Request Description

REZ18-17: Request of Dale's Service Center for a rezoning from "R-3" to "C-2" General Commercial at 1915 N. Zenith Avenue to facilitate additional driveway/parking area. [Ward 1]

What are the Next Steps after the Public Hearing?

This public hearing is the first step in the review/approval process. The Commission's recommendation from this public hearing will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing as you received this notice. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

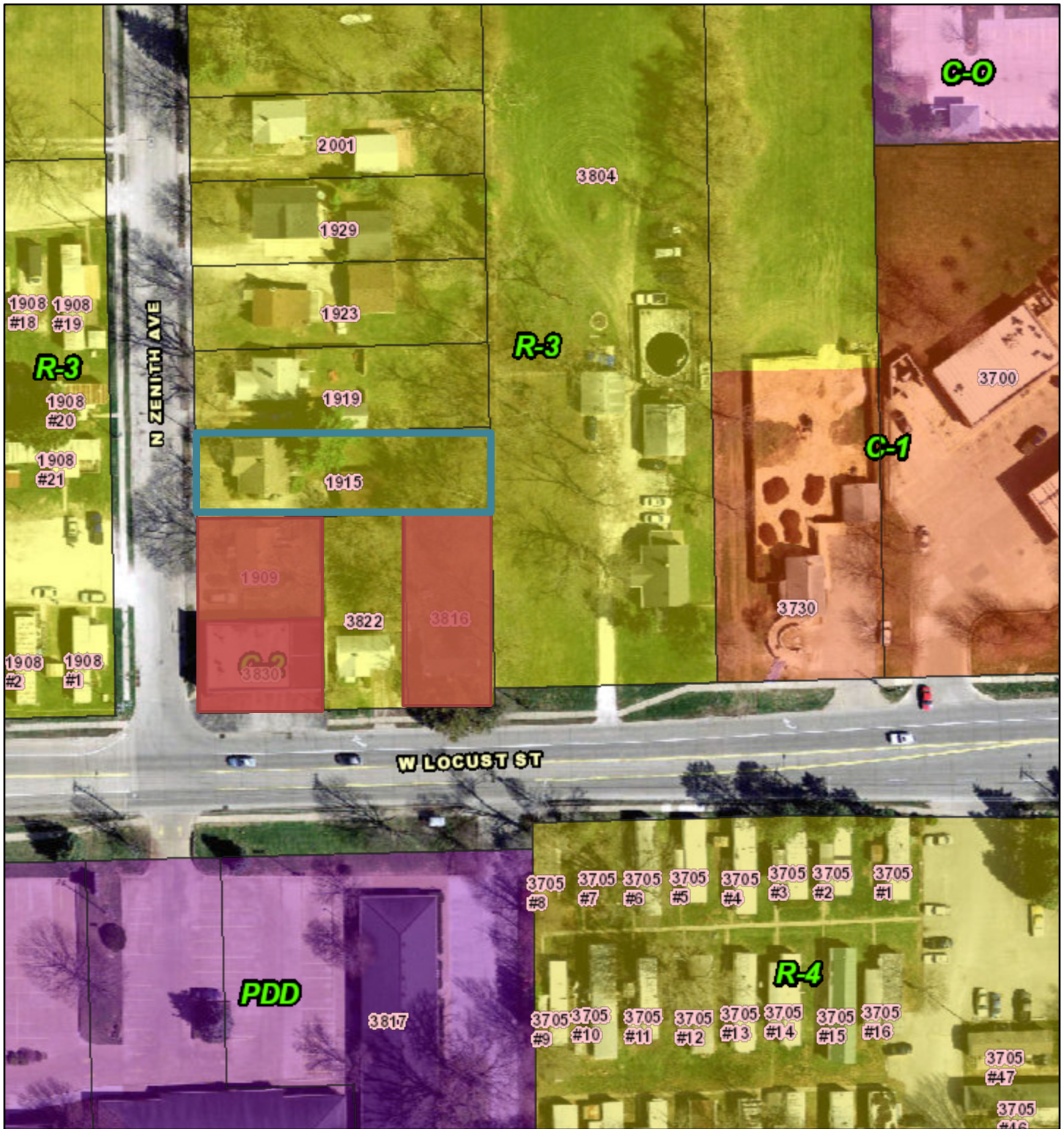
As a neighboring property owner, you may have an interest in commenting on the proposed request either in writing/email or in person at the public hearing. If you intend to send in written comments, it is appreciated if those comments could be received by Community Planning no later than 12:00 PM *one day before* the public hearing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Mathew Flynn, AICP, the case planner assigned to this project at matt.flynn@ci.davenport.ia.us or 563-888-2286. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.

Existing Zoning



11/29/2018, 11:32:48 AM

- Parks
- Parcels
- Street Centerline (Labels only)
- Piped Creeks
- City Limit
- Address Points

Creeks

- Named Creeks
- Unnamed Tributaries

Zoning Districts

- A-1 Agricultural
- R-1 Low Density Dwelling District

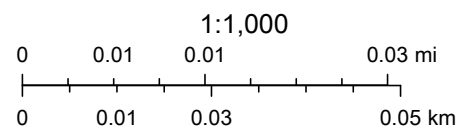
Scott County Iowa, Bi-State Regional Commission

Proposed Zoning



11/29/2018, 12:23:45 PM

- Parks
- Piped Creeks
- City Limit
- Address Points
- Street Centerline (Labels only)
- Recognized Neighborhoods
- 33rd Street Watch
- Central Community Circle
- Named Creeks
- Unnamed Tributaries



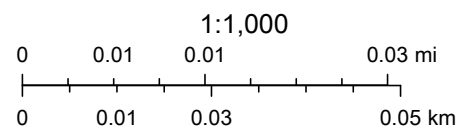
Scott County Iowa, Bi-State Regional Commission

Future Land Use



11/29/2018, 11:34:45 AM

- Parks
- Parcels
- Street Centerline (Labels only)
- Creeks
 - Named Creeks
 - Unnamed Tributaries
- Piped Creeks
- City Limit
- Address Points
- Land Use+2035
 - Urban Corridor
 - Commercial Node



Scott County Iowa, Bi-State Regional Commission

December 19, 2018

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

Dear Mayor and Council:

At its regular meeting of December 19, 2018, the Plan and Zoning Commission considered Case No. REZ18-16: Request by Rob Davis of Bush Construction to rezone 5.93 acres, more or less, of property located north of East 58th Street and east of Utica Ridge Road from C-O Office Shop District to R-5M Medium Density Dwelling District. [Ward 6]

Findings:

1. The property is consistent with the Comprehensive Plan as it is a limited commercial development along an edge of a node designated RG, Residential General.
2. The property has access and frontage along Locust Street, a major arterial street.
3. Rezoning will facilitate the expansion of a healthy, growing business in West Davenport.

Conditions:

1. Screening along the north property line will meet zoning requirements but at a minimum contain a 6 foot high wood fence.
2. Upon adoption of the new zoning ordinance, the property shall be zoned C-2, Corridor Commercial Zoning District.

The Commission voted 9-0 to forward the case to the City Council for its approval.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

City of Davenport

Agenda Group:
Department: Community Planning & Economic Development
Contact Info: Ryan Rusnak 563-888-2022
Wards:

Action / Date
12/4/2018

Subject:

Third Consideration: Ordinance for Case REZ18-19: Request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]

Recommendation:

Adopt the Ordinance.

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: 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).

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

Zoning:

The property is currently zoned PID Planned Institutional District, R-4 Moderate Density Dwelling District and C-2 General Commercial District.

The majority of the property was rezoned to PID in 2012. In conjunction with the rezoning, a land use plan and narrative of intent and compatibility with surrounding area were approved.

Since 2012, St. Ambrose University has acquired two property at the southeast portion of the campus.

Technical Review:

Streets.

The property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. No impacts to streets are proposed.

Storm Water.

Development of the property will need to comply with the City's stormwater requirements.

Sanitary Sewer.

There is sanitary sewer adjacent to the property.

Other Utilities.

Other normal utility services are available.

Public Input:

Letters were sent to property owners within 500 feet of the St. Ambrose University Campus notifying them of the November 28, 2018 neighborhood meeting and the December 3, 2018 Plan and Zoning Commission Public Hearing.

Pursuant to the Planned Institutional District Ordinance, St. Ambrose University notified neighborhood organizations located within five hundred feet of the campus at least 60 days prior to the application being submitted. The meeting was held on September 6, 2018 and was for the purpose of sharing the details of the petition, answering questions and receiving feedback.

Staff has not received any verbal or written objections.

Discussion:

St. Ambrose University wants to renovate and construct substantial addition to McMullen Hall, which is located at the southwest corner of the campus adjacent to the West Locust Street and Gaines Street Intersection. McMullen Hall is currently situated approximately 70 feet from the West Locust Street right-of-way. The addition would reduce the setback to 35 feet to the West Locust Street right-of-way.

Major amendments to a Planned Institutional District: Proposed changes to either the land use plan or narrative of intent and compatibility with surrounding area shall first be submitted to the community planning and economic development director or his/her designee. If it is determined that there is a major amendment, the property owner shall return to the city plan and zoning commission and city council pursuant to Section 17.57.010C4. The community planning and economic development director or his/her designee shall have the authority to approve minor amendments.

A major amendment includes a decrease of 10% or more of any setback shown on the Land Use Plan. Therefore, the expansion has been deemed a major amendment.

St. Ambrose University is rezoning two properties at the southeast portion of the campus it acquired since the 2012 rezoning.

Recommendation:

Findings:

1. The use of the property would comply with the Davenport 2035 Civic & Institutional Future Land Use Map designation; and
2. Due to the location of the proposed development, the impact to the surrounding residential properties would be minimal.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case

REZ18-19 to the City Council with a recommendation subject to the following condition:

1. In the event that the "PID" Planned Institutional District is supplanted by the "S-IC" Institutional Campus District classification, the City shall rezone the property to the "S-IC" Institutional Campus District classification.

The vote for approval was 7–yes, 0-no and 1-abstention.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ordinance
▣ Backup Material	Plan and Zoning Commission Letter to City Council and Vote Results
▣ Backup Material	Zoning Map
▣ Backup Material	Land Use Map
▣ Backup Material	Amended Land Use Plan
▣ Backup Material	Amended Narrative of Intent and Compatibility with Surrounding Area
▣ Backup Material	Neighborhood Meeting Notice and Public Hearing Notices

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	12/20/2018 - 5:22 PM
Community Development Committee	Berger, Bruce	Approved	12/20/2018 - 5:22 PM
City Clerk	Admin, Default	Approved	12/21/2018 - 5:27 PM

ORDINANCE NO. 2019-

ORDINANCE for Case No. REZ18-19 being the request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned.

The property has the following legal description:

Part of the South Half of Section 23, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Real property located within the boundaries of West Lombard Street to the north, West Locust Street to the south, Brown Street to the west and Harrison Street to the east. Said property contains 53.13 acres, more or less.

Section 2. That the following findings and condition is hereby imposed upon said rezoning (see Plan and Zoning Commission letter dated December 19, 2018 letter for findings in its recommendation for approval):

In the event that the "PID" Planned Institutional District is supplanted by the "S-IC" Institutional Campus District classification, the City shall rezone the property to the "S-IC" Institutional Campus District classification.

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: _____
Brian Krup, Deputy City Clerk

Published in the *Quad City Times* on _____

December 19, 2018

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

At its regular meeting of December 18, 2018, the City Plan and Zoning Commission considered Case REZ18-19: Request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. The purpose of the request is to allow a substantial addition to the building located at the northeast corner of West Locust Street and Gaines Street. [Wards 4 & 5]

Findings:

1. The use of the property would comply with the Davenport 2035 Civic & Institutional Future Land Use Map designation; and
2. Due to the location of the proposed development, the impact to the surrounding residential properties would be minimal.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case REZ18-19 to the City Council with a recommendation subject to the following condition:

1. In the event that the "PID" Planned Institutional District is supplanted by the "S-IC" Institutional Campus District classification, the City shall rezone the property to the "S-IC" Institutional Campus District classification.

The vote for approval was 7–yes, 0–no and 1–abstention.

Respectfully submitted,

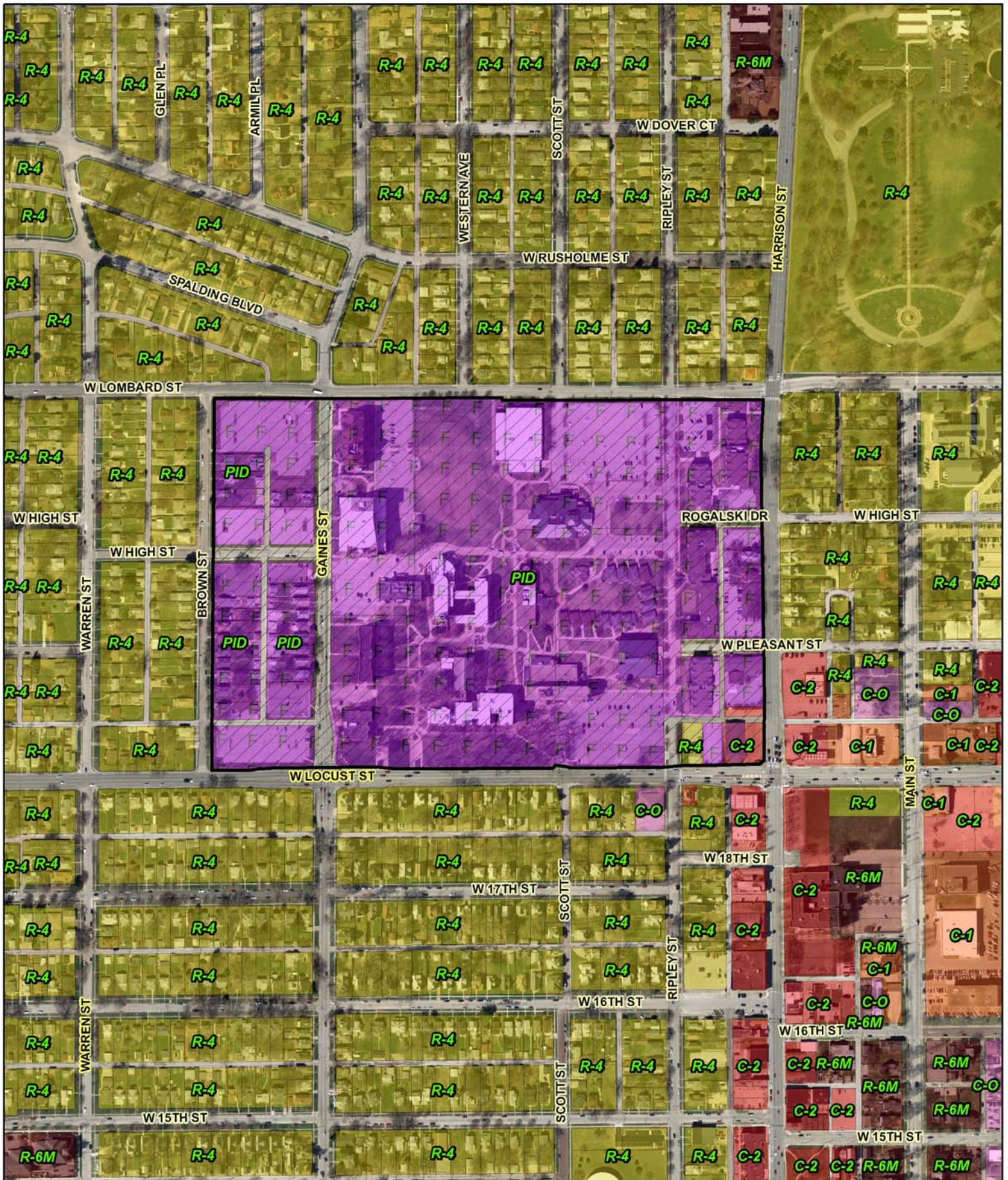


Robert Inghram, Chairperson
City Plan and Zoning Commission

City Plan & Zoning Commission Voting Record
Meeting Date: 12-18-2018
Meeting Location: Council Chambers-City Hall

Name:	Public Hearing Roll Call	Regular Meeting Roll Call	12-04-2018 Minutes	M	S	REZ18-17	M	S	REZ18-19	M	S	FPV18-01	M	S							
Connell	Present	Present	Yes		x	Yes		x	Yes			Yes		x							
Hepner	Present	Present	Yes	x		Yes			Yes			Yes									
Inghram	Present	Present																			
Johnson	Present	Present	Yes			Yes			Yes		x	Yes									
Lammers	Excused	Excused																			
Maness	Present	Present	Yes			Yes			Yes			Yes									
Medd	Excused	Excused																			
Quinn	Present	Present	Yes			Yes			Abstain			Yes									
Reinartz	Present	Present	Yes			Yes			Yes			Yes									
Tallman	Present	Present	Yes			Yes	x		Yes	x		Yes	x								
Schneider	Present	Present	Yes			Yes			Yes			Yes									
Result			8-0			8-0			7-0-1			8-0									

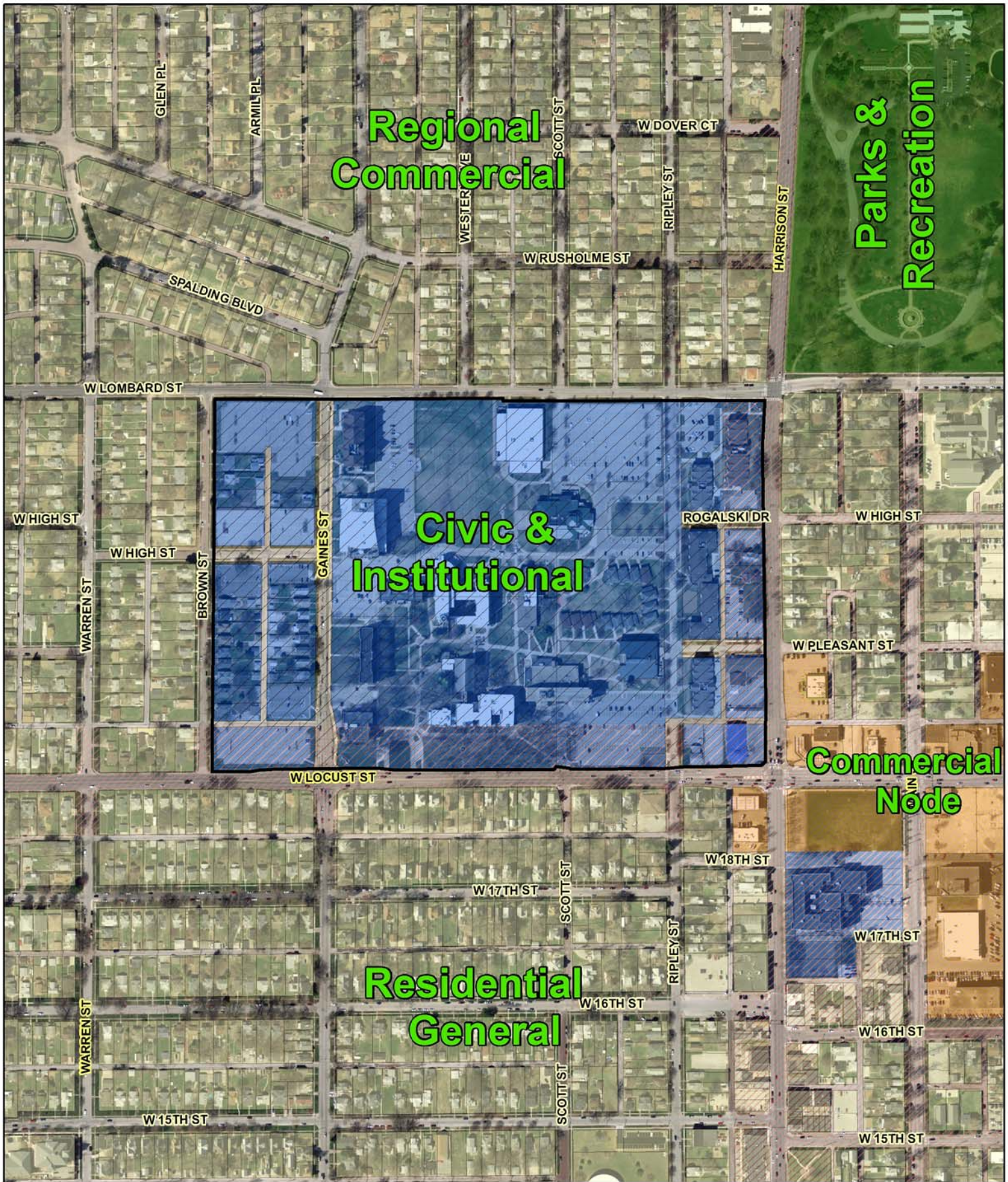
Notes:



Subject Property

N





 Subject Property



ST. AMBROSE PLANNED INSTITUTIONAL DISTRICT DAVENPORT, IOWA



City Plan and Zoning Commission Case No. REZ12-01
St. Ambrose University Main Campus Rezoning
Existing Zoning Map



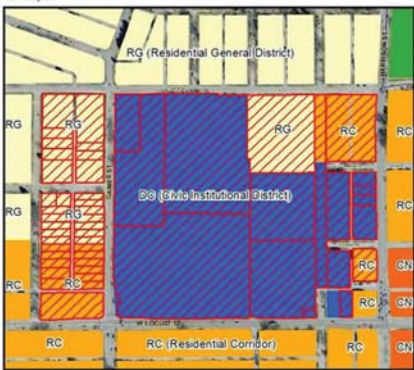
Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.

Legend

Parcels included in Rezoning Petition



City Plan and Zoning Commission Case No. REZ12-01
St. Ambrose University Main Campus Rezoning
Davenport 2025 Proposed Land Use Map



Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.

Legend

Parcels included in Rezoning Petition



VICINITY MAP
NOT TO SCALE

ST. AMBROSE UNIVERSITY
518 WEST LOCUST STREET
DAVENPORT, IA
563-333-6000

SOILS DATA

Map Unit Setting	Map Unit Setting	Map Unit Setting
48202--Diverse Urban land complex, 2 to 9 percent slopes	48202--Diverse Urban land complex, 9 to 14 percent slopes	48202--Diverse Urban land complex, 9 to 2 percent slopes
Elevation: 700 to 1,400 feet	Elevation: 700 to 1,400 feet	Elevation: 660 to 1,400 feet
Mean annual precipitation: 33 to 38 inches	Mean annual precipitation: 33 to 38 inches	Mean annual precipitation: 33 to 38 inches
Mean annual air temperature: 48 to 52 degrees F	Mean annual air temperature: 48 to 52 degrees F	Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 170 to 200 days	Frost-free period: 170 to 200 days	Frost-free period: 170 to 200 days
Map Unit Composition	Map Unit Composition	Map Unit Composition
Coarse and finer sand: 50 percent	Coarse and finer sand: 50 percent	Medium and finer sand: 50 percent
Urban land: 40 percent	Urban land: 40 percent	Urban land: 40 percent
Setting	Setting	Setting
Landform: Hillslopes	Landform: Hillslopes	Landform: Flats
Landform position (two-dimensional): Shoulder, summit	Landform position (two-dimensional): Backslope	Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interflow, side slope	Landform position (three-dimensional): Side slope	Landform position (three-dimensional): Interflow
Down-slope shape: Convex	Down-slope shape: Convex	Down-slope shape: Linear
Across-slope shape: Convex	Across-slope shape: Convex	Across-slope shape: Convex
Parent material: Loess	Parent material: Loess	Parent material: Loess
Properties and qualities	Properties and qualities	Properties and qualities
Slope: 2 to 9 percent	Slope: 9 to 14 percent	Slope: 0 to 2 percent
Depth to restrictive feature: More than 60 inches	Depth to restrictive feature: More than 60 inches	Depth to restrictive feature: More than 60 inches
Drainage class: Well drained	Drainage class: Well drained	Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (inches): Moderately low to moderately high (0.5 to 1.4 to 4.5 inches)	Capacity of the most limiting layer to transmit water (inches): Moderately low to moderately high (0.5 to 1.4 to 4.5 inches)	Capacity of the most limiting layer to transmit water (inches): Moderately low to moderately high (0.5 to 1.4 to 4.5 inches)
Depth to water table: More than 60 inches	Depth to water table: More than 60 inches	Depth to water table: About 12 to 42 inches
Frequency of flooding: None	Frequency of flooding: None	Frequency of flooding: None
Frequency of ponding: None	Frequency of ponding: None	Frequency of ponding: None
Available water capacity: High (about 1.5 inches)	Available water capacity: High (about 1.5 inches)	Available water capacity: High (about 1.5 inches)
Typical profile	Typical profile	Typical profile
0 to 8 inches: Silt loam	0 to 8 inches: Silt loam	0 to 8 inches: Silt loam
8 to 60 inches: Silty clay loam	8 to 60 inches: Silty clay loam	8 to 60 inches: Silty clay loam

INDEX OF SHEETS

LAND USE PLAN	C-1
MCMULLEN HALL LAND USE PLAN	C-1.1
EXISTING CONDITIONS	C-2
SITE ARE AND SOILS CLASSIFICATION	C-3
UTILITY PLAN	C-4
GRADING AND DRAINAGE PLAN	C-5
DATA SHEET	C-6
LANDSCAPE DETAIL SHEET	C-7

UTILITY NOTE

THE LOCATIONS OF THOSE 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 CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE 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 MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, 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.

MISSMAN, INC. HAS ADOPTED SAFETY PROCEDURES FOR ITS EMPLOYEES WHO PROVIDE PROFESSIONAL ENGINEERING AND SURVEYING SERVICES. A COPY OF THESE PROCEDURES IS AVAILABLE FROM THE SAFETY OFFICER. MISSMAN, INC. PERSONNEL ARE NOT TRAINED IN CONTRACTOR (CONSTRUCTION) SAFETY AND COMPLIANCE PROCEDURES. THE METHODS AND MEANS TO COMPLY WITH CONSTRUCTION SITE SAFETY ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

ST. AMBROSE UNIVERSITY P.I.D.
DAVENPORT, IOWA

COVER SHEET

Missman Project No:
C111031

File Name:

C:\111031_Dave.dwg

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Field Book No:

Drawn By: RJJ

Checked By: JLM

Date: 11/06/18

Sheet 1 of 9

NO.	REVISIONS	DESCRIPTION	DATE
1	REVISION	REVISION	11/06/2018
2	REVISION	REVISION	11/06/2018



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NOTE: ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

- LEGEND**
- 4' HIGH ORNAMENTAL FENCE
 - CAMPUS EXPANSION PROPERTY
 - PROPOSED LANDSCAPE
 - PROPOSED STRUCTURE
 - PROPOSED PARKING
 - PROPOSED SIGNAGE

- NOTES**
- Any and all properties included within the boundaries of the P.I.D. that do not have proposed future uses specified on the Land Use Plan prior to the Date Sheet, may continue to be used as they currently exist and/or as permitted under the P.I.D. zoning classification. Such properties may also be used for open space purposes in the event of demolition of an existing building or group of buildings. All demolition sites shall be filled, graded level, and a minimum shall be restored with planted grass seed or soil.
 - Fence locations and openings depicted on the map may be adjusted based on neighborhood input and/or further review during the pre-construction phase.

PROPERTY SUMMARY - RESUMES	
Total Area Owned by P.I.D.	- 53.12 AC.
Area of Properties Not Owned by S.A.U.	- 1.40 AC.
Area of Unimproved Land	- 2.76 AC.
Area of P.I.D. Owned by S.A.U.	- 48.97 AC.

REVISIONS	
NO.	DESCRIPTION
1	REVISIONS
2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS

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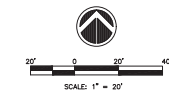
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DAVENPORT, IOWA

LAND USE PLAN

Missman Project No: C11L031
File Name: C11L031_Dave.dwg
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Field Book No:
Drawn By: AEK
Checked By: J.L.H.
Date: 11/06/18

C-1

Sheet 2 of 9



NOTE: ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

LEGEND	
IF HIGH CONSTRUCTION FENCE	
	CAMPUS EXPANSION PROPERTY
	PROPOSED LANDSCAPE
	PROPOSED STRUCTURE
	PROPOSED PARKING
	PROPOSED SIGNAGE

- NOTES
- Any and all properties included within the boundaries of this PID, that do not have proposed future uses specified on the Land Use Plan prior to the Data Sheet, may continue to be used as they currently exist and/or as permitted under the PID zoning classification. Such properties may also be used for open space purposes in the event of demolition of an existing building or group of buildings. All demolition sites shall be flat, graded level, and as a minimum shall be restored with planted grass seed or soil.
 - Fence locations and openings depicted on the map may be adjusted based on neighborhood input and/or further review during the pre-construction phase.

REVISIONS	
NO.	DESCRIPTION
1	MISSISSIPPI CITY OF DAVENPORT COMMENTS
2	MISSISSIPPI CITY OF DAVENPORT COMMENTS
3	MISSISSIPPI CITY OF DAVENPORT COMMENTS
4	MISSISSIPPI CITY OF DAVENPORT COMMENTS
5	MISSISSIPPI CITY OF DAVENPORT COMMENTS

DATE	11/13/2023
11/13/2023	
11/13/2023	
11/13/2023	
11/13/2023	



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ST. AMBROSE UNIVERSITY P.I.D. DAVENPORT, IOWA	MC MULLEN HALL LAND USE PLAN
--	------------------------------

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Checked By: JH
Date: 09/31/18
C-1.1
Sheet 3 of 9



REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR CITY OF DAVENPORT COMMENTS
2	ISSUED FOR CITY OF DAVENPORT COMMENTS

ST. AMBROSE UNIVERSITY P.I.D. DAVENPORT, IOWA	
GRADING AND DRAINAGE PLAN	

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Field Book No:

Drawn By: RJJ

Checked By: JLH

Date: 10/16/18

C-5

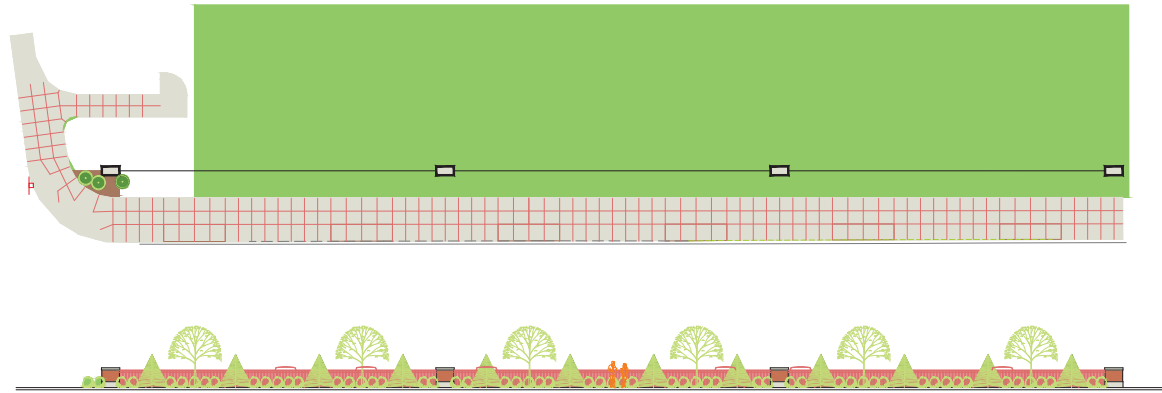
Sheet 7 of 9

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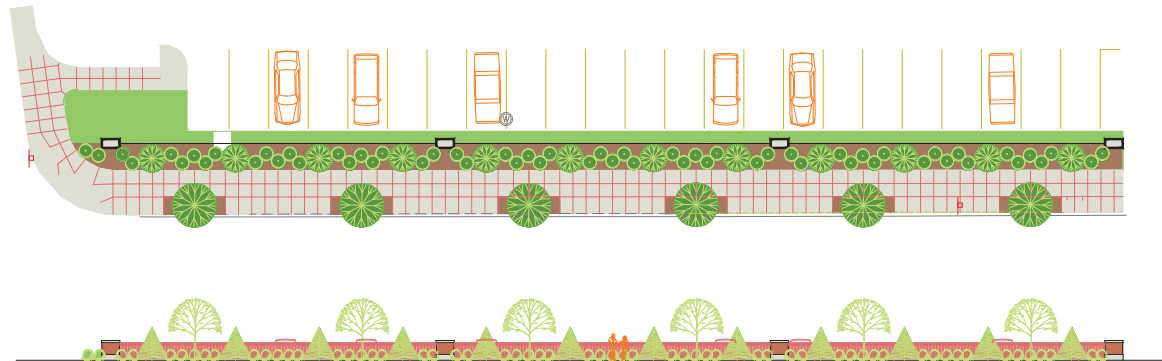
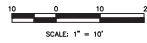
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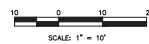
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CAMPUS EDGE DETAIL



CAMPUS EDGE AT PARKING



REVISIONS	
NO.	DESCRIPTION
1	REVISIONS
2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS
6	REVISIONS
7	REVISIONS
8	REVISIONS
9	REVISIONS
10	REVISIONS

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ST. AMBROSE UNIVERSITY P.I.D.
 DAVENPORT, IOWA
 LANDSCAPE DETAIL SHEET

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 Drawn By: RJJ
 Checked By: J.L.H.
 Date: 1/2/12
C-7
 Sheet 9 of 9

Amendment Required

The University would like to renovate and expand McMullen Hall, the building located on the southwest corner of campus at the intersection of Locust and Gaines Streets. McMullen Hall is a 24,127 square foot building that houses classrooms and faculty offices. The University would like to renovate and expand this building to house our College of Business. The addition would be to the south, and would be 15,950 square feet, with a building pad size of 6,030 square feet. While the size of the addition (which was not included in our 2011 Land Use Plan) does not trigger an amendment to our Land Use Plan, the fact we are moving closer to Locust Street does trigger an amendment. McMullen Hall currently sits approximately 70 feet from Locust Street. We are allowed to reduce that setback by 10%, or 7 feet, without triggering an amendment. However, our plan will reduce the setback to 35 feet, or a 50% reduction. This setback is still greater than the current City requirements, but does require an amendment to our Land Use Plan.

In addition, at the time our Land Use Plan was approved, three parcels on the southeast portion of our main campus were not included in the plan. The former Eye Care Pavilion, parking to the north of the building and a house east of the Eye Care building were not included as they were owned by the owners of the Eye Care Pavilion. They are currently zoned R – 4 Moderate Density Dwelling District and C – 2, General Commercial District. As these properties are now a part of our main campus, we would like to also include them in our Land Use Plan and zone them PID.

Finally, as the Eye Care Pavilion was owned by outside parties, the City owned and maintained streets and alleys around these properties. As these properties are now owned by St. Ambrose, we would also like to include these streets and alleys in our Land Use Plan and zone them PID as well.

The original application for our Land Use Plan has been updated for these three changes and can be seen below.

Current Situation

General:

St. Ambrose University (the "University") is a private, Catholic, coeducational, liberal arts institution of higher education. The University is organized as an Iowa nonprofit corporation and is a tax-exempt charitable organization described in Section 501(c)(3) of the Internal Revenue Code. The main campus of the University is located at 518 West Locust Street in Davenport, Iowa on a tract of approximately 52.5 acres. The main campus is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. The campus proper appears to end at Gaines Street to the west but the University owns a majority of the houses and property between Gaines and Brown Street.

University Buildings:

The University's main campus has 22 major buildings including classroom/office facilities, student residence halls, and a field house. These buildings and their main usage are listed below:

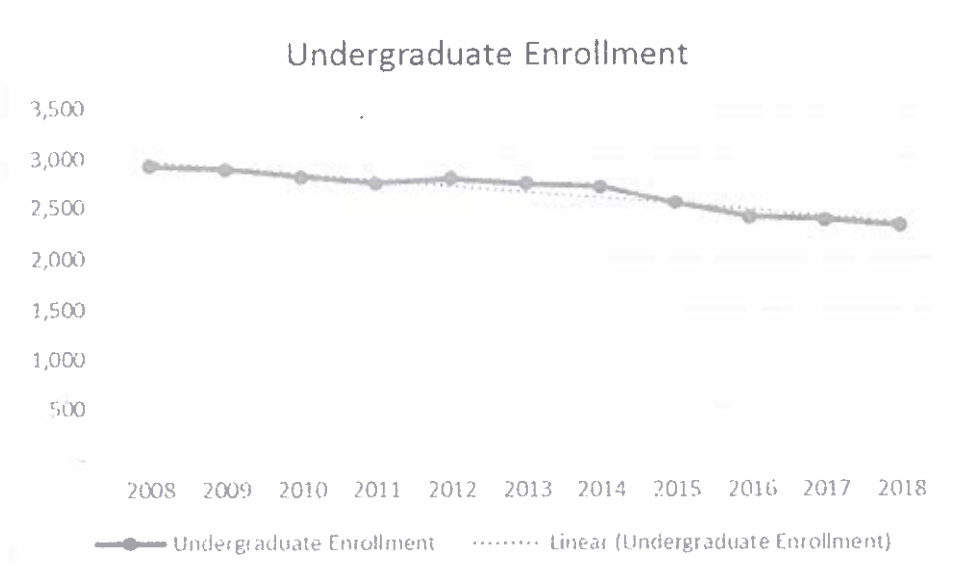
- Admissions and Welcome Center – Admissions related offices and spaces to meet with prospective students and their families.
- Ambrose Hall – Administrative offices, classrooms and faculty offices.
- Le Claire Hall – Former shop and offices for the University's Physical Plant Departments (Maintenance and Housekeeping). Empty now.
- McMullen Hall – Classrooms and faculty offices.
- Davis Hall – Single room residence hall (119 beds) with faculty and staff offices in the basement.

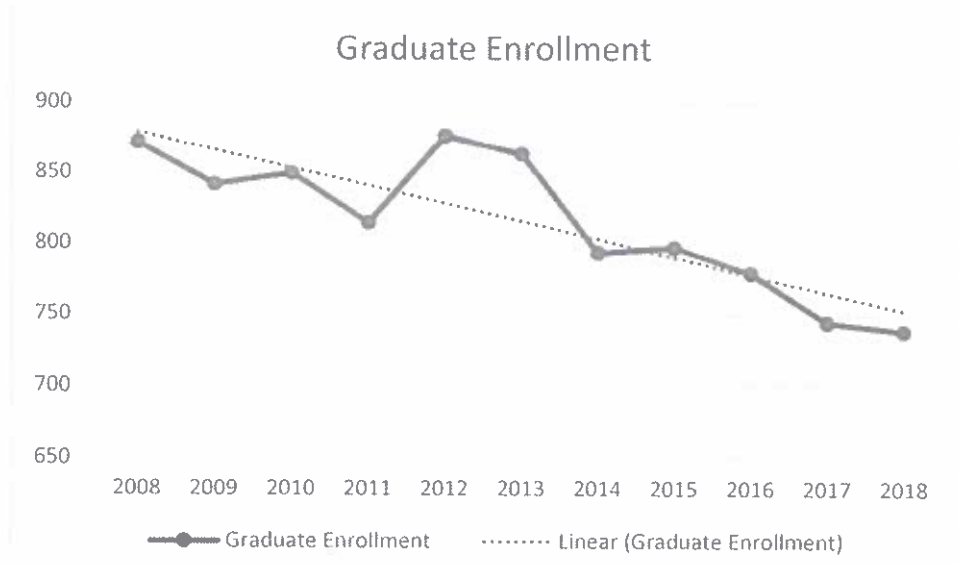
- Lewis Hall – Science classrooms, labs and faculty offices.
- Galvin Fine Arts Center – Performing arts venue, classrooms, faculty offices, and TV and radio stations.
- McCarthy Hall – Basement and 1st floor house classrooms. Residence hall rooms on floors two through four (93 beds).
- Christ the King Chapel – University chapel with faculty and staff offices located in the basement.
- Hayes Hall – Classrooms, offices and labs for Engineering and Kinesiology.
- Rohlman Hall – Residence hall (201 beds).
- Wellness and Recreation Center and Lee Lohman Arena – Competition arena, indoor track, weight rooms, fitness areas, locker rooms, and staff offices.
- Rogalski Center – Student Center, ballrooms, food court and staff offices.
- Bechtel Hall – Residence hall (140 beds).
- Tiedemann Hall – Residence hall (126 beds).
- Hagen Hall – Residence hall (140 beds).
- Franklin Hall – Residence hall (204 beds).
- Physical Plant Building – Houses the University's Maintenance and Housekeeping Departments.
- Library – Houses the University's library and informational technology departments.
- Cosgrove Hall – Residence rooms on the top four floors (224 beds), cafeteria on the main level and a student lounge and offices in the basement.
- University Townhouses – Townhouse style residence hall (104 beds).
- North Hall – Residence hall (204 beds).

The University also owns numerous houses that are leased to undergraduate students. These houses hold 125 - 150 beds.

Enrollment:

The University's enrollment has decreased 16.6% since 2010, when the original Campus Master Plan was approved. The undergraduate enrollment has mirrored these numbers with total undergraduate enrollment decreasing 17.7% since 2010. Graduate enrollments are down 13.1% since 2010. Charts showing undergraduate enrollment and graduate enrollment are shown below:





Student Housing:

The University's residence halls held 1,590 students in the fall of 2018. This includes 113 beds located in off-campus houses. Not including overflow housing located in residence hall lounges, total capacity on campus is 1,705 beds. In the fall of 2018, the University houses approximately 69% of its undergraduate students on campus.

Parking:

In the fall of 2018, the University has 1,666 main campus parking spaces. This does not include parking spaces at the Health Science Building, St. Vincent's Center or at the CCSD Building on Pleasant Street.

Future Projections

The University's goal is to stabilize enrollment in the next few years. It is felt undergraduate enrollment will range between 2,450 and 2,500 students per year, compared to the 2,316 in undergraduate enrollment in the fall of 2018. It is felt graduate enrollment will also increase, but the majority of this increase is assumed to be on-line students. It is felt this enrollment can grow to 800-850 students over the next five years.

Campus Facilities Master Plan

In the fall of 2010, the University hired VOA and Associates from Chicago to prepare a campus facilities master plan. This plan was to identify the University's facilities needs over the next 10 years, through 2021. This plan identified the following facilities needs over the next 10 years. The bolded text is an update of these needs to 2018.

Buildings needing significant renovation:

- Ambrose Hall (**Not completed, planned in future years**)
- Le Claire Hall (**Not completed, planned in future years**)
- Davis Hall (**Not completed, planned in future years**)
- Galvin Fine Arts Center (**Not completed, planned in future years**)

Buildings needing some renovation:

- Physical Education Center and Lee Lohman Arena (**Completed**)

- Lewis Hall **(Completed)**
- Hayes Hall **(3/4 Complete. Planned completion 2020)**
- Cosgrove Hall **(Not completed, planned in future years)**
- Bookstore **(Completed)**

New structures/parking lots needed:

- Addition to the Physical Education Center and Lee Lohman Arena **(Completed)**
- New lobby and addition to the Galvin Fine Arts Center **(Not completed, planned in future years)**
- 256 space parking structure at the corner of High and Gaines Streets **(Not completed. Will be evaluated if enrollment increases)**
- Two new residence halls to replace the Townhouses **(Not completed. Will be evaluated if enrollment increases)**
- The University currently does not own three properties on the east side of the campus. These parcels are B0054-33, B0054-32 and B0059-20. If the University is able to acquire these properties our intention is to convert these properties into parking lots, consistent with the parcels that surround them. These houses and garages will be demolished at that time. **(All but one property has been acquired. Demolition on one property is planned)**
- As noted below, the Zoning Board of Adjustment has already approved three parking lots between Gaines and Brown Streets. The parcels included in this approval are shown below. However, these parking lots will be expanded if the following parcels can be acquired: B0062-47, B0062-48, and B0062-56. These houses and garages will be demolished at that time. **(Approved project completed, expanded lots not completed)**
- There are also three minor additions that will be made to buildings on campus. A small structure will be built on the south end of Cosgrove Hall to screen the existing loading dock from Locust Street. This structure will house the University's bio-diesel plant. There is also a planned addition to north end of Cosgrove Hall to expand the University's dining services. Finally, there are small additions planned to LeClaire Hall when it is renovated. This will include a stair tower and elevator to make the building accessible. **(Only the Cosgrove Hall addition has been completed)**
- Improvements already approved by the Zoning Board of Adjustment and not a part of this request:
 - A new residence hall at the corner of Lombard and Harrison Streets **(Completed)**
 - Parking lots between Gaines and Brown Streets south of High Street (84 spots). This would require the demolition of the houses on parcels B0051-30, B0051-31, B0062-30, B0051-33 and B0051-32. **(Completed)**
 - Parking lots between Gaines and Brown Streets north of the Locust Street lot (54 spots). This would require the demolition of the houses on parcels B0062-37 and B0062-38. **(Completed)**

Required Information

Completed Application:

See Appendix I

Boundary Survey:

A boundary survey was not completed for this site as the University's main campus is well defined. The legal description of the area the University is looking to re-zone is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. While it appears the campus ends at Gaines Street to the west, the University owns a majority of the property between Gaines and Brown Streets with the intention of acquiring the rest as they become available. A map of the property owned by the University between

Gaines and Brown Streets can be found in Appendix II. The areas outlined in red or pink are not owned by the University.

Drawing of the Development:

See attached map of the proposed development plan in Appendix III, sheet 2 of 8.

Number of Gross Acres in the Project

The total number of gross acres between Locust, Harrison, Lombard and Brown Streets is 52.5.

Existing and Proposed Parking Spaces

The University has 1,666 parking spaces on our main campus, and 477 spaces off campus to handle the faculty, staff and students that use our off campus facilities. The 44 spaces at the Locust/Marquette lot handle the faculty, staff and students at our facility on Pleasant Street, just north of the lot. The 234 spaces on the Genesis Medical Center Central Park campus support the activity for the Center for Health Science Education at the corner of Marquette and Lombard streets. In 2018, the University entered into a lease with Genesis to lease 125 additional spaces. In the past, students who took classes at this location parked at the main campus and walked or bused to this facility. These students can now park on site and we feel this will reduce the number of students parking in the neighborhoods between the main campus and this building. The 100 spaces at 54th Street support the graduate College of Business and Professional Development students who attend class at this location. The 99 spaces at St. Vincent's are the spaces on Central Park that are used as overflow parking for the main campus. These off-campus spaces do not include the other spaces at the St. Vincent's Center or the spaces at the Ambrose Dome.

Rogalski Lot	322
Ripley Street lot	14
North Hall lot	86
Tiedemann Hall Lot	26
Hagen Hall lot	54
Franklin Hall lot	15
Welcome Center lot - one	43
Welcome Center lot - two	229
Cosgrove Hall lot	174
Locust Street lot	22
McMullen Hall lot	199
High Street lot	143
Lower Galvin Center lot	169
Lombard Street lot	91
Upper Galvin Center lot	11
Ambrose Circle lot	28
Maintenance Shop lot	17
Kreiter Hall lot	13
Multicultural House lot	10
Total main campus	1,666
Locust/Marquette lot	44
Genesis	109
Genesis leased lot	125
SVC, overflow	99
54th Street property	100
Total all facilities	2,143

Existing and Proposed Lot Coverage

See Appendix III, sheet 7 of 8. The lot coverage in 2018 from buildings equals 11.0 acres, and is 14.0 acres for parking lots. That leaves 27.5 acres that are non-structural (green space). The proposed development plan in 2010 had 8.0 acres of buildings, 11.5 acres of parking and 33.0 acres of green space. The major difference between the 2010 plan and our revised plan is the expansion of McMullen Hall and a Wellness and Recreation Center that is bigger than planned.

Existing and Proposed Square Footage and Floor Area Ratio of Buildings

The existing and proposed total square footage and floor area ratio of buildings is as follows:

	Square Footage	Floor Area Ratio
Existing:		
Ambrose Hall	97,900	24,390
Le Claire Hall	23,400	12,822
McMullen Hall	25,500	8,146
Davis Hall	41,600	7,554
Lewis Hall	35,000	8,601
Galvin Fine Arts Center	75,500	29,615
McCarthy Hall	58,000	11,620
Christ the King Chapel	29,400	19,150
Hayes Hall	27,520	*
Rohlman Hall	49,700	11,100
PE Center and Lee Lohman Arena	45,300	31,884
Wellness and Recreation Center	86,251	69,013
Rogalski Center	64,400	22,033
Bechtel Hall	34,400	9,004
Tiedemann Hall	37,900	22,977
Hagen Hall	49,700	**
Franklin Hall	46,700	12,444
Physical Plant	8,900	9,174
Library	58,800	15,129
Cosgrove Hall	77,600	20,470
University Townhouses	60,600	17,811
North Hall	54,200	13,955
Admissions and Welcome Center	10,748	7,393
Proposed:		
McMullen Hall addition	15,950	6,030
Residence Hall One	54,400	13,600
Residence Hall Two	54,400	13,600
Galvin Fine Arts addition	45,700	14,500
Parking deck	75,000	40,000

* Hayes Hall floor area is included in the Christ the King Chapel

** Hagen Hall's floor area is included in the Tiedemann total.

Existing Land Use and Zoning

The main campus of the University at 518 West Locust Street is zoned PID based on the Land Use Plan approved in 2010. The property surrounding the main campus is zoned as follows:

West – Zoned R - 4 – Moderate Density Dwelling District

South – Primarily zoned R - 4 – Moderate Density Dwelling District. In the area southeast of campus the complexion of the properties changes to C - 0, Office Shop District, C -1, Neighborhood Shopping District and C – 2, General Commercial District. Commercial properties in this area include the Kwik Shop, Greatest Grains, QC Automotive Paint, Main at Locust Pharmacy and a mix of other apartments and retail establishments. The area southeast of campus also includes the former JB Young Middle School which is zoned R-6M, High Density Dwelling District.

East – Similar to the area south of campus, the area to the east is primarily R – 4, Moderate Density Dwelling District, but it switches to C - 0, Office Shop District, C -1, Neighborhood Shopping District and C – 2, General Commercial District as you move to the southeast. This area includes a Village Inn, KFC Restaurant, a Shell Gas Station, a chiropractic office, dental offices and other miscellaneous retail. Other exempt properties east of the main campus include St. Paul Lutheran Church and Vander Veer Park.

North – Zoned R - 4 – Moderate Density Dwelling District

As the University's main campus is in a residential area, there is less than 100 feet from the campus property line to the nearest structure. As noted above, these are typically residential properties and the commercial businesses listed above.

Existing and Proposed Services

Existing and proposed services to the main campus (water, sanitary and storm sewer, electric, gas, streets) and the capacity of those services can be seen in the map at Appendix III, sheet 5 of 8.

Site Constraints

See Appendix III, sheet 6 of 8. Many of the slopes in excess of 10% are located interior to the campus. The most prominent can be found north of Ambrose Hall, east of Rohlman Hall and north of the Christ the King Chapel. The majority of the locations on the edge of campus can be found along Gaines and Brown Streets. These slopes exist where the houses on Gaines Street fall away towards the street and where the land slopes down towards Lombard Street.

There is no part of the main campus that is included in a flood plain or floodway. However, there is a waterway that runs from the storm water area north of Ambrose Hall, between Rohlman and Hayes Halls, and continues to move north and west until it reaches the storm system around McCarthy Hall. This waterway is also indicated in Appendix III, sheet 6 of 8.

Soil conditions can be found at Appendix III, sheet 7 of 8. While there do not appear to be any issues, soil boring tests will be necessary after the new structures are designed.

Topographical Map

Topographical map for the main campus can be seen in Appendix III, sheet 6 of 8. St. Ambrose will also obtain a survey for each project as it is being designed. The topographical data comes from the State of Iowa LIDAR Survey.

Existing and Proposed Building Locations

A map showing the existing and proposed building pad locations can be seen in Appendix III, sheet 2 of 8. The building area, number of stories, a list of proposed uses and gross floor area can be seen below:

	Square Footage	Stories	Height (Feet)	Gross Floor Area	Uses	Built/ Renovated
Existing:						
Ambrose Hall	97,900	4	48	24,390	Classrooms; offices	1882/1974
Le Claire Hall	23,400	2	40	12,822	Empty/Storage	1916/1987
McMullen Hall	25,500	2	24	8,146	Classrooms; offices	1940/1997
Davis Hall	41,600	4	40	7,554	Residence Hall	1922/1941
Lewis Hall	35,000	4	42	8,601	Classrooms; offices	1930/1991
Galvin Fine Arts Center	75,500	3	60	29,615	Auditorium, classrooms	1969
McCarthy Hall	58,000	4	40	11,620	Classrooms; residence hall	2008
Christ the King Chapel	29,400	1	36	19,150	Chapel; offices	1952/2006
Hayes Hall	27,520	3	36	*	Classrooms; residence hall	1966
Rohlman Hall	49,700	4	40	11,100	Residence Hall	1959/2001
PE Center and Lee Lohman Arena	45,300	2	40	31,884	Arena; weightroom; fitness	1983
Wellness and Recreation Center	86,251	2	53	69,013	Fieldhouse, weight/cardio rooms	2017
Rogalski Center	64,400	2	36	22,033	Student Services; offices	2004
Bechtel Hall	34,400	4	40	9,004	Residence Hall	2004
Tiedemann Hall	37,900	4	40	22,977	Residence Hall	1996
Hagen Hall	49,700	4	40	**	Residence Hall	2000
Franklin Hall	46,700	4	40	12,444	Residence Hall	2005
Physical Plant	8,900	1	16	9,174	Bookstore; coffeeshop	1915/1997
Library	58,800	3	36	15,129	Library	1996
Cosgrove Hall	77,600	5	50	20,470	Residence Hall	1969
University Townhouses	60,600	2	24	17,811	Residence Hall	1990
North Hall	54,200	4	40	13,955	Residence Hall	2012
Admissions and Welcome Center	10,748	1	15	7,393	Offices	2016
Proposed:						
McMullen Hall addition	15,950	2	24	6,030	Classrooms; offices	
Residence Hall One	54,400	4	40	13,600	Residence Hall	
Residence Hall Two	54,400	4	160	13,600	Residence Hall	
Galvin Fine Arts addition	45,700	3	36	14,500	Classrooms; offices	
Parking deck	75,000	2	30	40,000	Parking	

* Hayes Hall floor area is included in the Christ the King Chapel total.

** Hagen Hall's floor area is included in the Tiedemann total.

The new buildings, parking structure and parking lots included in the University's application will meet all of the City of Davenport's requirements for setbacks and site elements, including landscaping.

Location of Existing and Proposed Parking

A map showing existing and proposed parking areas can be seen in Appendix III, sheet 2 of 8. It should be noted that the parking lots proposed between Gaines and Brown Street and the parking structure at Gaines and High Street will require the demolition of several houses. A few of these houses are not currently owned by the University and will need to be acquired to complete the development. See above.

Location of Existing and Proposed Loading Docks, Receiving and Trash Pickup Areas

A map showing existing and proposed loading docks, receiving and trash pick-up areas can be seen in Appendix III, sheet 4 of 8.

Location of Existing and Proposed Landscaping and Buffering

A map showing the existing and proposed landscaping and buffering can be seen in Appendix III, sheet 6 of 8. Details of what the decorative fencing and the related landscaping will look like can be found in Appendix III, sheet 8 of 8.

Location and Configuration of Existing and Proposed Access Points

A map showing the location and configuration of existing and proposed access points can be found in Appendix III, sheet 2 of 8.

Storm Water Management Plan

A storm water management plan, prepared by IMEG can be found in Appendix IV.

Location of Existing and Proposed Signage

A map showing the location of all existing and proposed free standing signage can be seen in Appendix III, sheet 2 of 8.

Traffic Impact Study

As the University is not planning on significant growth over the next ten years, the Traffic Engineer for the City of Davenport is not requesting a full Traffic Impact Study. However, he did provide maps from the Iowa Department of Transportation that show the traffic counts on the main roads and intersections around the University's main campus.

Locust Street, east of Brady Street, has automobile traffic of 21,200 vehicles on a daily basis. Locust Street, west of Brady Street has automobile traffic of 19,300 vehicles on a daily basis. Harrison Street, north of Locust Street has automobile traffic of 15,900 vehicles and south of Locust Street it has 12,900 vehicles. Gaines Street, north of Locust Street has automobile traffic of 2,760 vehicles and south of Locust Street it has 6,100 vehicles.

To put the University's planned growth into context, undergraduate enrollment is expected to increase by 135-185 students over the next few years. It is also not known if these students will be commuter students who come from the Quad City area or residential students. In any event, 135-185 cars added to the traffic counts listed above will not have a significant impact, even if they access these roads during the rush hour times during the morning and afternoon.

The 110 additional graduate students will also have very little impact on the traffic counts around campus. While the University's undergraduate students generally attend classes from 8:00 am through 4:00 pm, the graduate students

are mainly part-time and attend classes after 5:00 pm. Once again, 110 additional vehicles added to the counts listed above will have very little impact. The impact will be less as they will use these roads during non-peak hours.

Compatibility with Surrounding Area

The buildings of the University represent a variety of architectural styles. Early campus architecture was based on European influences such as French (Ambrose Hall with mansard roofs and circle top windows) and English Tudor Gothic (Davis Hall, Lewis Hall, and McMullen Hall with stone base and corner accents, pointed arch features and parapet crenellation). Later buildings were designed with a mix of European and American contemporary styles prevalent on many college and university campuses (Rohlfman, Cosgrove and Galvin). The architecture of the past 15 years is more of a modern American theme with traditional roof, brick and stone elements that complement existing buildings (Rogalski Center, West Hall, and North Hall) which will continue with the proposed buildings on the Master Plan.

The University has 3,055 students in the fall of 2018. This includes 2,316 undergraduates and 739 graduate students. As mentioned earlier, the University's Enrollment Plan calls for 3,250 – 3,350 total students by 2021. In the fall of 2018 the University employed 453 full-time faculty and staff and 133 part-time faculty and staff. The majority of the part-time employees are adjunct professors. It is estimated there are 100 contract employees on campus (food service and various trades). This would bring the total count to 686 employees. It is estimated this will increase to no more than 700 employees by 2021.

The University's goal has always been to present an attractive campus to our students, faculty and staff and be a good neighbor by maintaining our facilities and grounds at a high level. Two of the proposed new developments will be built on the outer edge of our campus. The first is a 256-space parking structure. As mentioned earlier, this structure will have a low profile and will not appear to be a multi-level parking deck. By taking advantage of the slope of Gaines Street as it goes north from Locust Street, the lower level of the structure will be largely hidden from view. As with all of the University's newer structures, this structure will be landscaped using trees, bushes, and other plants.

The other structure that was built on the edge of campus is the expansion to Lee Lohman Arena and the PE Center. As this building includes four basketball/volleyball courts, it has a higher profile. However, its roofline just slightly exceeds that of the existing PE Center to the east. The expansion also has trees to screen a portion of the building. The building also has windows along Lombard Street so that neighbors will not be looking at one large wall.

The University has an existing process to communicate with our neighbors. For many years, the University facilitated a group called the Neighborhood Relations Council. This group meets monthly and is made up of representatives from each distinct neighborhood that surrounds the University. The University first facilitated the meetings of this group, but they now meet independent of the University. In addition, the University also holds semi-annual Neighborhood Update Meetings with this group and all other interested neighbors. This group will be used in the future to address any issues that arise between the neighborhood and the University.

In many ways the original Planned Institutional District application was the University's attempt to catch up with its past growth and deal with neighborhood issues. A constant theme in our discussions with our neighbors is they would like us to house more of our students on campus and they want us to provide adequate parking for our faculty, students and staff. This plan calls for the construction of a 256-space parking ramp to address the issues of parking in the neighborhood. The University's enrollment plan calls for the addition of 135-185 more traditional, undergraduate students, so the plan calls for the construction of one new residence hall to accommodate these students. As this new residence hall will be built where the University has two-level townhouses, a second residence hall will be necessary to handle those students displaced by this construction.

The other projects also will allow the University to improve the environment on campus. The two areas that had the most demand for space included indoor recreation and academics (classroom and office). A 69,000 square addition to the PE Center now provides adequate recreation space and a 45,700 square foot addition to the Galvin Fine Arts Center will provide relief to our many academics departments.

The addition of more parking and residence hall rooms will improve the lighting, noise and parking issues in the neighborhood. The additions to our PE Center and Galvin Fine Arts Center will provide adequate space for our existing students and will have no negative impact on the neighborhood.

The University currently has adequate access to major thoroughfares to allow transportation to the main campus. This includes access via auto, bicycle and pedestrian. The University also is located by a hub for the City bus system.

In 2009 the University signed an agreement with CitiBus to allow all faculty, students and staff to ride the bus free of charge. The University pays the City 42 cents per ride. This program was initially designed to allow access to our Center for Health Science Education at Marquette and Lombard Streets. However, we are current seeing significant use on other City bus routes. Our contract with CitiBus will continue to be communicated to students to increase ridership. Other initiatives being studied include car rental programs for students and carpooling incentives.

Zoning Map Amendment Application

226 West 4th Street
Davenport, Iowa 52801

(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* 518 W. Locust Street

***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name: Michael Poster
Company: St. Ambrose University
Address: 51 W. Locust Street
City/State/Zip: Davenport, Iowa 52803
Phone: 563-333-6329
Email: postermichaelc@sau.edu

Owner (if different from Applicant)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Engineer (if applicable)

Name: Jason Holdorf
Company: IMEG Corp.
Address: 1717 State Street, Ste 201
City/State/Zip: Bettendorf, Iowa 52722
Phone: 563-823-6035
Email: Jason.L.Holdorf@imeqcorp.com

Architect (if applicable)

Name: Greg Gowey
Company: Studio 483
Address: 201 West 2nd Street, Ste. 608
City/State/Zip: Davenport, Iowa 52801
Phone: 563-326-2555
Email: ggowey@studio483.com

Attorney (if applicable)

Name: Curt Beason
Company: Lane & Waterman
Address: 220 N. Main Street Ste 600
City/State/Zip: Davenport, Iowa 52801
Phone: 563-324-3246
Email: cbeason@l-wlaw.com

Application For Type:

Plan and Zoning Commission

Rezoning (Zoning Map Amendment)
Subdivision
Final Development Plan
Right-of-way or Easement Vacation
Voluntary Annexation
Zoning Ordinance Text Amendment

Zoning Board of Adjustment

Hardship Variance
Special Use Permit
Special Use Permit - New Cell Tower
Home Occupation Permit
Special Exception
Appeal from an Administrative Decision

Design Review Board

Certificate of Design Approval Demolition
Request in the Downtown

Historic Preservation Commission

Certificate of Appropriateness
Landmark Nomination
Demolition Request

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:Existing Zoning: Proposed Zoning Map Amendment: Total Land Area: Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☒ Yes ☐ No**Submittal Requirements:**

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$5.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Plan and Zoning Commission public hearing:

- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Applicant or applicants representative must be present at the public meeting.
- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the request:

- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant:

Date:

Do you acknowledge and agree to the aforementioned submittal requirements, formal procedure and understand that you must be present at scheduled public meetings: Yes ☒

Received by:

Date:

Planning staff

Date of the Public Hearing:

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I,
authorize
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at .

Signature(s)*

*Please note: original signature(s) required.

Proposed Building Addition B47

Stormwater runoff from the McMullen Hall addition will be captured in the roof drains of the new addition and directed into the existing storm sewer along the east side of Gains street. Rather than restricting the runoff from the new addition, the runoff from an area of equal size in parking lot P13 will be captured and released per the City of Davenport stormwater ordinance. The parking lot runoff will be detained in an underground system below the subgrade and will be processed to remove at least 80% total suspended solids from the total runoff.

Proposed Parking Lots P15, P16, and P17

Storm water runoff from the parking lots of P15, P16, and P17 between Brown and Gaines Streets shall be collected via storm inlets and underground detention. Storm water runoff from the three proposed parking lots will be detained with underground detention below the perspective parking lots storing the 100-year proposed storm event and releasing at the 5-year existing runoff release rate per city of Davenport storm water runoff requirements. Storm water outflow from the proposed underground detention system shall be conveyed to the north via proposed storm sewer within the west boulevard of the Gaines Street right of way. The storm sewer will continue to the North where it will tie into the existing City of Davenport storm sewer system at the southwest corner of the intersection of Gaines and West Lombard Street.

Proposed Parking Structure P14

Existing underground detention below parking lot P1 between Gaines Street and Brown Street, and boarded by West Lombard to the north, will be modified to accept additional runoff produced from the proposed parking structure P14. All runoff conveyance and detention will be per city of Davenport storm water runoff requirements and will detain the 100-year proposed event and release at the existing condition 5-year event.

Proposed Building B66

No additional impervious surfaces are being proposed. Therefore, no adjustments to storm water runoff will be made.

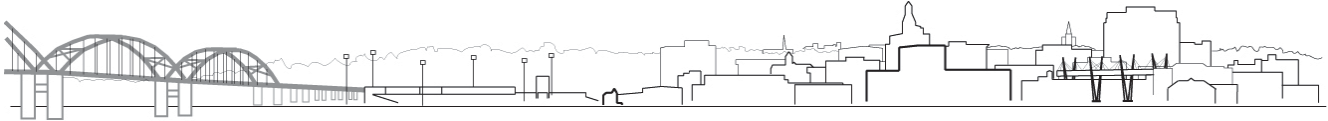
Proposed Building B67

Runoff created from the Lee Lohman athletic addition B67, will be directed to the south to the adjacent green space. Storm water detention will be provided in this area to store the proposed 100-year event and release at the existing condition 5-year release rate per the City of Davenport storm water ordinance.

Proposed Buildings B68 and B69

All runoff produced from proposed buildings B68 and B69 will be directed to the adjacent greenspace. Storm water detention will be provided in this area to store the proposed 100-year event and release at the existing condition 5-year release per the City of Davenport storm water ordinance.

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



Public Hearing Details:

Date: 1/2/2019
Time: 5:30 PM
Location: South of West Lombard Street, north of West Locust Street, east of Brown Street and west of Harrison Street.
Subject: Public hearing for the rezoning of property from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan.
Case #: REZ18-19

Ward: 4th/5th

To: All property owners within 500 feet of the subject property.

What is this All About?

This notice is being sent to inform you that a public hearing will be held before the Davenport City Council in its consideration of the following request:

Request of St. Ambrose University for a rezoning from R-4 Moderate Density Dwelling District and C-2 General Commercial District to PID Planned Institutional District on .675 acres, more or less, and an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. The purpose of the request is to allow a substantial addition to the building located at the northeast corner of West Locust Street and Gaines Street. [Wards 4 & 5]

The Plan and Zoning Commission considered the request at its December 18, 2018 meeting and voted to recommend approval subject to the following condition:

1. In the event that the "PID" Planned Institutional District is supplanted by the "S-IC" Institutional Campus District classification, the City shall rezone the property to the "S-IC" Institutional Campus District classification.

What are the Next Steps after the Public Hearing?

The 1/2/2019 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.

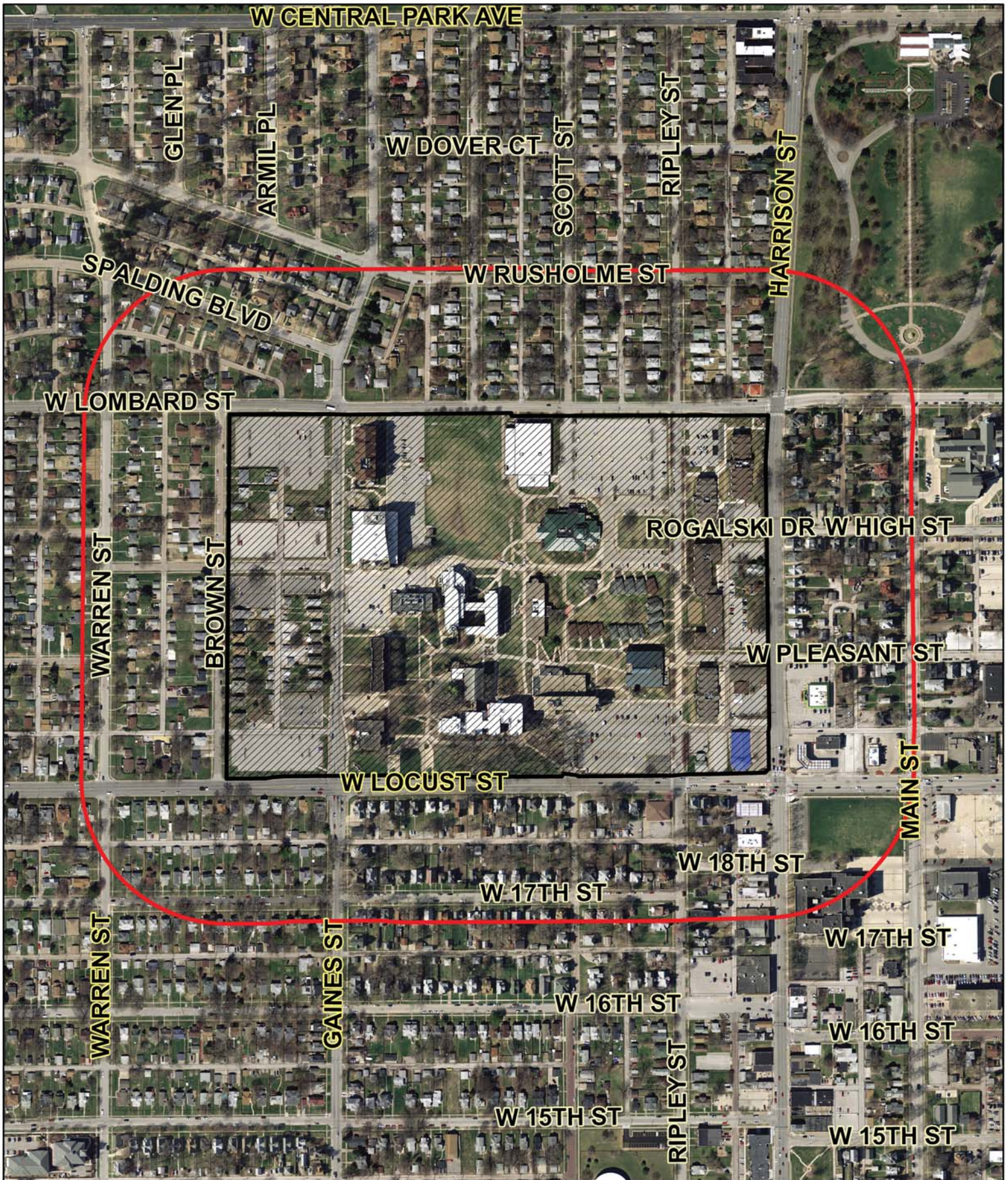
Would You Like to Submit an Official Comment?

As a neighboring property owner, 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.

Do You Have Any Questions?

If you have any questions on this request, or if you need accommodations for any reason, please contact Ryan Rusnak, AICP, the case planner assigned to this project at rrusnak@ci.davenport.ia.us or 563-888-2022. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note that items may be removed from the agenda or tabled to a future hearing date at the request of the Petitioner or Commission/Board. If you are interested in the current schedule and outcome of this case, please contact the Community Planning Office at 563-326-7765 or planning@ci.davenport.ia.us for updates.



Subject Property



500 Foot Notification Radius

N



**PUBLIC HEARING NOTICE
PLAN AND ZONING COMMISSION
CITY OF DAVENPORT**



Public Hearing Details:

Date: 12/4/2018
Time: 5:00 PM
Location: 226 West 4th Street in City Hall Council Chambers.
Subject: Public hearing for an amendment to a PID Planned Institutional District Land Use Plan.
Location: West of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]
Case #: REZ18-19

Ward: **4th & 5th**

To: All property owners within 500 feet of the subject property.

What is this All About?

This notice is being sent to inform you that a public hearing will be held for a request to amend a Planned Institutional District (PID) Land Use Plan. The purpose of the request is to allow a substantial addition to the building located at the northeast corner of West Locust Street and Gaines Street.

Request Description:

REZ18-19: Request of St. Ambrose University for an amendment to a PID Planned Institutional District Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]

What are the Next Steps after the Public Hearing?

The 12/4/2018 public hearing is the first step in the review/approval process. The Plan and Zoning Commission will meet on 12/18/2018 to vote (provide its recommendation) on the request. The Commission's recommendation will be forwarded to the City Council which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For specific dates and times of subsequent meetings, please contact the case planner below.

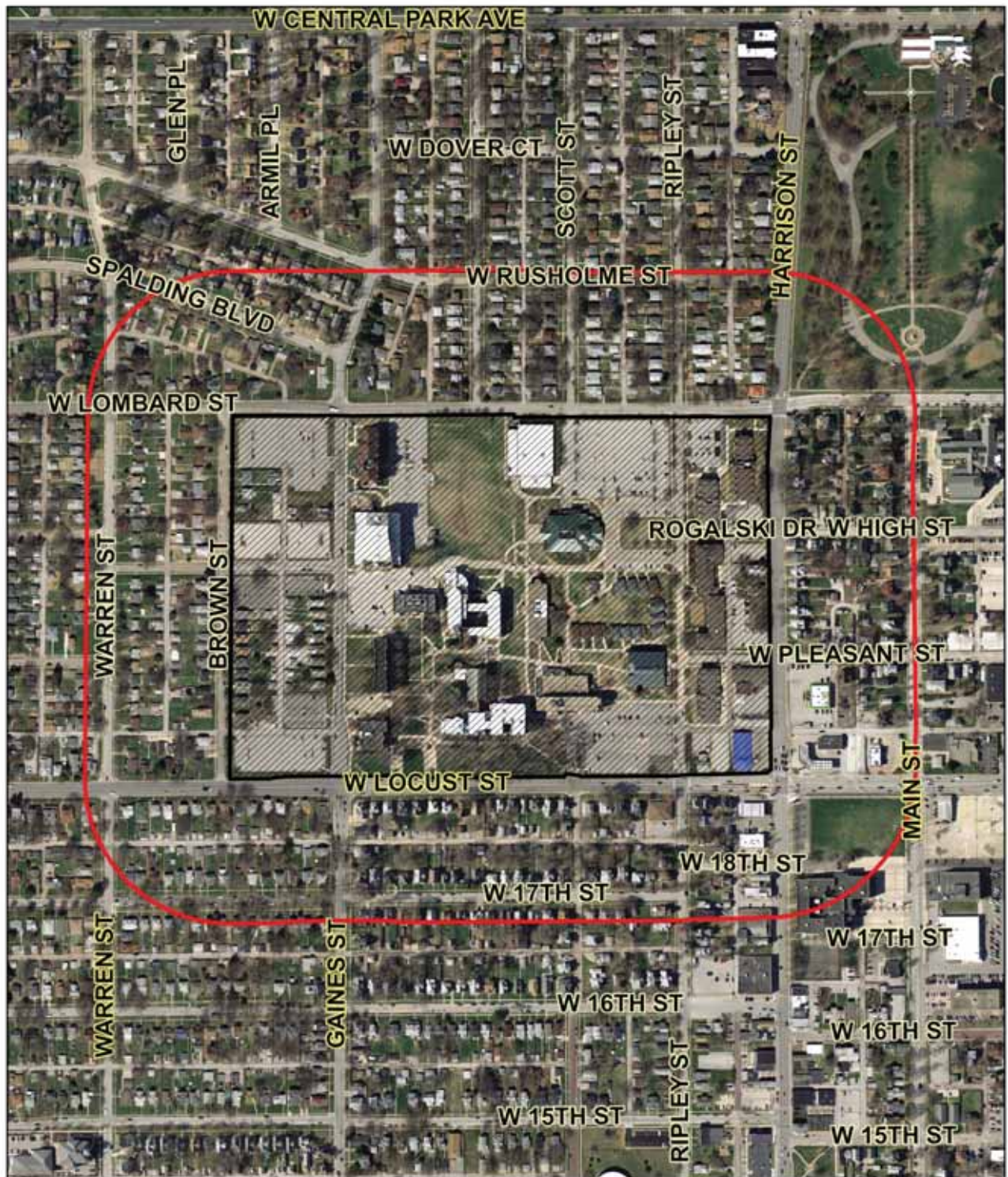
Would You Like to Submit an Official Comment?

As a neighboring property owner, 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. Please note that for a protest to be official, it needs to be in writing. Send comments to planning@ci.davenport.ia.us or CPED, 226 W 4th St, Davenport IA 52801.

Do You Have Any Questions?

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Subject Property

500 Foot Notification Radius





*Community Planning and Economic Development Department
City Hall - 226 West Fourth Street - Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com*

**NOTICE
NEIGHBORHOOD MEETING – AMENDMENT TO A PLANNED
INSTITUTIONAL DISTRICT (PID) LAND USE PLAN
THURSDAY, NOVEMBER 29, 2018 – 6:00 P.M.
ST. AMBROSE UNIVERSITY – ROGALSKI CENTER BALLROOM, 518
WEST LOCUST STREET**

You are invited to a neighborhood meeting regarding the following request:

REZ18-19: Request of St. Ambrose University for an amendment to a Planned Institutional District (PID) Land Use Plan for the property located west of Harrison Street, north of West Locust Street, east of Brown Street and south of West Lombard Street. [Wards 4 & 5]

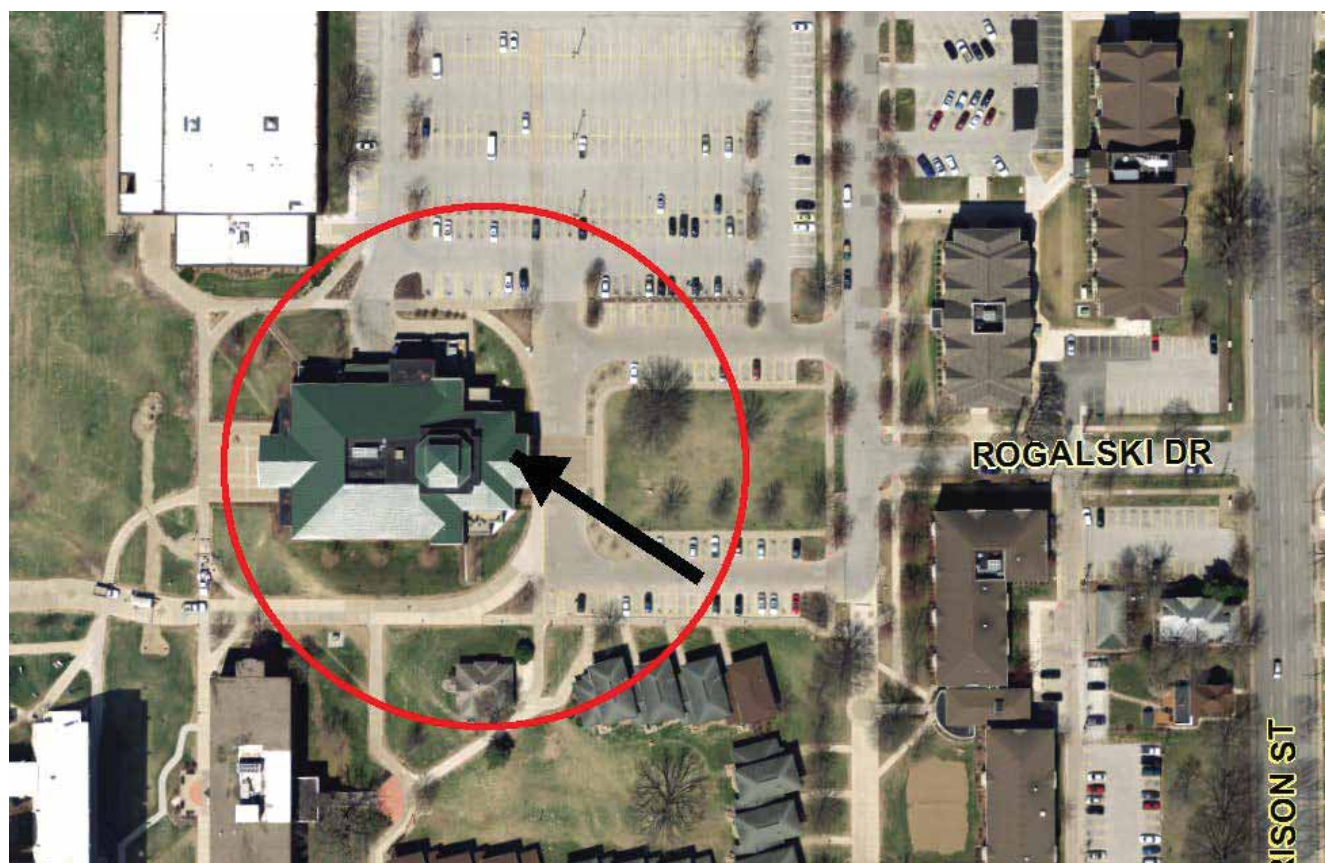
The purpose of the request is to allow a substantial addition to the building located at the northeast corner of West Locust Street and Gaines Street.

Please see map on the back for the meeting location.

The purpose of the meeting is to allow the St. Ambrose University to describe the proposed development, answer any questions you have and hear any concerns about the proposed development.

City of Davenport
Community Planning and Economic Development Department
Phone 563-326-7765, email planning@ci.davenport.ia.us

Neighborhood Meeting Location: ROGALSKI CENTER BALLROOM, 518 WEST LOCUST STREET



FID	TAX_LINK	Parcel	Address	Deed1_Name	Deed1_Addr	Deed1_CSZ
1	B0043-07	B0043-07	2226 RIPLEY ST	TOBEY BROWN THEODORE BROWN LAURA ARNONE	2226 RIPLEY ST	DAVENPORT IA 52803
2	B0045-25	B0045-25	2227 N GAINES ST	VINCENT ARNONE GARY LEMBURG	2227 N GAINES ST	DAVENPORT IA 52804-1906
3	B0044-06	B0044-06	2227 SCOTT ST	LORI LEMBURG	2227 SCOTT ST	DAVENPORT IA 52803
4	B0044-19	B0044-19	2228 SCOTT ST	2228 SCOTT STREET LLC MICHAEL PRACHT	2228 SCOTT ST	DAVENPORT IA 52803-2715
5	B0044-42	B0044-42	2228 WESTERN AV	AND WIFE ROGER STEINER	2228 WESTERN AV	DAVENPORT IA 52803
6	B0043-31	B0043-31	2230 HARRISON ST	RACHAEL STEINER SCOTT SCARBROUGH	2230 HARRISON ST	DAVENPORT IA 52803-2727
7	B0043-08	B0043-08	2230 RIPLEY ST	BETH SCARBROUGH JOSEPH EWEN	2230 RIPLEY ST	DAVENPORT IA 52803
8	B0044-20	B0044-20	2230 SCOTT ST	SUSAN EWEN MYLES METZGER	2230 SCOTT ST	DAVENPORT IA 52803
9	B0044-43	B0044-43	2230 WESTERN AV	KAREN METZGER RONALD STOLTENBERG	2230 WESTERN AV	DAVENPORT IA 52803
10	B0044-05	B0044-05	2231 SCOTT ST	JEANETTE STOLTENBERG JAMES BARBER	2231 SCOTT ST	DAVENPORT IA 52803
11	B0044-30	B0044-30	2233 WESTERN AV	CHRISTINE BARBER	2233 WESTERN AV	DAVENPORT IA 52803
12	B0045-24	B0045-24	2235 N GAINES ST	SALLY ANNE MOENCK ERIKA ARNAO	2235 N GAINES ST	DAVENPORT IA 52804-1906
13	B0044-29	B0044-29	2237 WESTERN AVE	EDWIN UBEDA	2237 WESTERN AVE	DAVENPORT IA 52803-2720
14	G0006-12	G0006-12	1625 RIPLEY ST	OCEANSIDE50FIVE LLC TIMOTHY O'NEILL	2238 SAINT JOHN DR	DUBUQUE IA 52001
15	B0044-44	B0044-44	2238 WESTERN AV	BUFFY O'NEILL	2238 WESTERN AVE	DAVENPORT IA 52803
16	B0062-11	B0062-11	1919 WARREN ST	CHRISTOPHER SCHNEIDER REVOCABLE TRUST	224 PROSPECT TR	DAVENPORT IA 52803
17	B0045-11	B0045-11	2240 GAINES ST	SOBASKI LIVING TRUST	2240 N GAINES ST	DAVENPORT IA 52804
18	B0055-01	B0055-01	227 W LOMBARD ST	KRISTINE WOODARD JOHN BRODELL	227 W LOMBARD ST	DAVENPORT IA 52803
19	B0044-21	B0044-21	2302 SCOTT ST	PATRICIA BRODELL	2302 SCOTT ST	DAVENPORT IA 52803
20	B0044-45	B0044-45	2302 WESTERN AV	MARY E KOZLOV DAVENPORT COMMUNITY SCHOOL	2302 WESTERN AV	DAVENPORT IA 52803
21	G0007-06	G0007-06	1702 MAIN ST	DISTRICT ENRIQUE IBARRA	1002 W KIMBERLY RD	DAVENPORT IA 52806
22	B0063-51	B0063-51	1936 WARREN ST	GLORIA IBARRA	1010 N HARLEM APT 503	RIVER FOREST IL 60305
23	B0044-11	B0044-11	2207 SCOTT ST	THOMPSON AVENUE LLC	10701 52ND ST CT	MILAN IL 61214
24	G0004-33	G0004-33	711 W 17TH ST	BRUCE HERMISTON BRUCE HERMISTON	10965 REDWOOD AV	DAVENPORT IA 52804
25	G0004-24	G0004-24	712 W 17TH ST	SHERRY HERMISTON	10965 REDWOOD AVE	DAVENPORT IA 52804
26	G0004-28	G0004-28	724 W 17TH ST	BRAD ERBST PATRICIA DAU	10981 150TH ST	DAVENPORT IA 52804
27	B0044-35	B0044-35	2207 WESTERN AVE	WARREN DAU	110 E COLUMBIA AV APT 5	DAVENPORT IA 52803
28	B0063-48	B0063-48	1922 WARREN ST	COTTON RENTALS LLC GREGORY COTTON	1101 IOWA DR	LECLAIRE IA 52726
29	B0044-10	B0044-10	2211 SCOTT ST	SHAUNA COTTON	1101 IOWA DR	LECLAIRE IA 52753-9813
30	B0050-01	B0050-01	2022 WARREN ST	ROBERT H GUENTHER TRUST EQUITY TRUST CO CUSTODIAN FBO	1105 WILD WEST DR	LE CLAIRE IA 52753
31	G0004-42	G0004-42	607 W 17TH ST	WANDA PRICE IRA BRIGID DODGE	1115 52TH ST CT	MOLINE IL 61265
32	B0058-27	B0058-27	2004 MAIN ST	HARRY DODGE	11754 S RUSSIAN CREEK RD	KODI AK 99615
33	B0055-05	B0055-05	2117 HARRISON ST	ELIZABETH SNYDER VICTORIA NAVARRO	1200 EASTON ST	CHILLICOTHE MO 64601
34	G0003-06	G0003-06	817 W LOCUST ST	ROBERT HEIMER WILLIAM TAYLOR	1223 E 10TH ST	DAVENPORT IA 52803
35	B0045-04	B0045-04	717 SPALDING BD	CYNTHIA TAYLOR	12480 95TH AVE	BLUE GRASS IA 52726
36	B0058-15C	B0058-15C	1909 HARRISON ST	LEAR LOCUST LLC	1305 12TH AVE	ROCK FALLS IL 61071
37	B0055-09	B0055-09	224 W HIGH ST	JDL REAL ESTATE LLC	1358 W 62ND CT	DAVENPORT IA 52806
38	B0043-06	B0043-06	2222 RIPLEY ST	DARRIN MCDERMOTT	14 FARM FIELD RIDGE RD	SANDY HOOK CT 06482-1081
39	B0062-17	B0062-17	804 W LOCUST ST	LIVING OUR DREAMS LLC WILLIAM GLEESON	14631 FERN AV	DAVENPORT IA 52804
40	B0062-02	B0062-02	2027 WARREN ST	MEGAN GLEESON WILLIAM G SCHAEFFER REVOCABLE TRUST	1509 SHAMROCK DR	DAVENPORT IA 52807
41	G0004-09	G0004-09	1721 GAINES ST	KAREN J SCHAEFFER REVOCABLE TRUST	15763 106TH AV	DAVENPORT IA 52804
42	B0055-28A	B0055-28A	2122 MAIN ST	DAVID MUHS DAVENPORT COMMUNITY SCHOOL	16051 TONKAWOOD CT	MINNETONKA MN 55345-2831
43	G0007-01B	G0007-01B		DISTRICT PHAM THOM VAN	1606 N BRADY ST	DAVENPORT IA 52803
44	B0043-29	B0043-29	2224 HARRISON ST	PHAM HUE HOA T	1608 1/2 5TH AV	MOLINE IL 61265
45	G0004-07	G0004-07	703 W LOCUST ST	PHAM THOM TIEN PHAM	1608 1/2 5TH AV	MOLINE IL 61265
46	G0003-08	G0003-08	809 W LOCUST ST	HOANG ROSALYNN	1608 1/2 5TH AV	MOLINE IL 61265
47	G0006-18	G0006-18	1626 RIPLEY ST	THOMAS L COLLINS	1626 RIPLEY ST	DAVENPORT IA 52803
48	G0004-21	G0004-21	1712 GAINES ST	PHYLLIS HARRISON	1712 GAINES ST	DAVENPORT IA 52804

49	G0005-10	G0005-10	537 W 17TH ST	ARLINGTON RENTAL PROPERTIES IN MICHAEL BROWN	1712 S 11TH AVE	ELDRIDGE IA 52748
50	G0004-20	G0004-20	1715 GAINES ST	JO ANNE BROWN	1715 GAINES ST	DAVENPORT IA 52804
51	G0005-07	G0005-07	525 W 17TH ST	KRAUSE IOWA INVESTMENTS LLC GERALD BENSON	1767 PHILLIPS CT	ERIE CO 80516
52	G0004-32	G0004-32	715 W 17TH ST	SHIRLEY BENSON	17752 305th sST	LONG GROVE IA 52756
53	G0006-11	G0006-11	1629 RIPLEY ST	MARKEESE MCCORMICK	1803 15TH ST	MOLINE IL 61265
54	B0062-12	B0062-12	1905 WARREN ST	MICHAEL SWEENEY WILLIAM KRANZ	1905 WARREN ST	DAVENPORT IA 52804
55	B0062-19	B0062-19	1922 BROWN ST	KAREN KRANZ	1922 BROWN ST	DAVENPORT IA 52804
56	B0062-36	B0062-36	1925 BROWN ST	EVELYN M HILDEBRAND KEITH KLEIST	1925 BROWN ST	DAVENPORT IA 52804
57	B0062-10	B0062-10	1925 WARREN ST	ROBERT GROSSMANN WILLIAM PETHOUD	1925 WARREN ST	DAVENPORT IA 52804
58	B0062-20	B0062-20	1926 BROWN ST	DIANNE PETHOUD STEVEN MERRIMAN	1926 BROWN ST	DAVENPORT IA 52804
59	B0063-49	B0063-49	1926 WARREN ST	SANDRA MERRIMAN	1926 WARREN ST	DAVENPORT IA 52804
60	B0058-22	B0058-22	1928 MAIN ST	STEVEN KARWOSKI BOBBY BORDEN	1928 MAIN ST	DAVENPORT IA 52803
61	B0062-09	B0062-09	1929 WARREN ST	AND WIFE	1929 WARREN ST	DAVENPORT IA 52804
62	B0063-50	B0063-50	1930 WARREN ST	NANCY RIDENOUR ROBERT ROSS	1930 WARREN ST	DAVENPORT IA 52804
63	B0062-49	B0062-49	1932 GAINES ST	JOYCE ROSS	1932 GAINES ST	DAVENPORT IA 52804
64	B0058-23	B0058-23	1934 MAIN ST	RENEE NESTLER	1934 MAIN ST	DAVENPORT IA 52803
65	B0062-08	B0062-08	1935 WARREN ST	JAMES OLDHAM	1935 WARREN ST	DAVENPORT IA 52804
66	B0058-24	B0058-24	1938 MAIN ST	KEVIN CONKLIN LEO GRAVERT	1938 MAIN ST	DAVENPORT IA 52803
67	G0003-14	G0003-14	802 W 17TH ST	JOSEFINE TOMSHA-GRAVERT	1942 N MICHIGAN AV	DAVENPORT IA 52804
68	B0058-04	B0058-04	222 W PLEASANT ST	FIRST FINANCIAL GROUP LC	1987 SPRUCE HILLS DR	BETTENDORF IA 52722
69	B0062-50	B0062-50	2002 GAINES ST	WALKER LIVING TRUST	2002 GAINES ST	DAVENPORT IA 52804
70	B0062-06	B0062-06	2007 WARREN ST	OTIS RATEKINJR DOUGLAS SAMMON	2007 WARREN ST	DAVENPORT IA 52804
71	B0058-02	B0058-02	2009 HARRISON ST	LESTER SAMMON RONALD J BRENNY LIVING TRUST	2009 HARRISON ST	DAVENPORT IA 52803
72	B0045-09	B0045-09	708 SPALDING BD	JULIE A BRENNY LIVING TRUST	201 HILLTOP ST	COLONA IL 61241
73	B0058-01	B0058-01	2011 HARRISON ST	JOANNE L BENCK	2011 HARRISON ST	DAVENPORT IA 52803
74	B0062-05	B0062-05	2011 WARREN ST	DAVID C KISNER	2011 WARREN ST	DAVENPORT IA 52804
75	B0063-55	B0063-55	2014 WARREN ST	DANIEL ADAMS RONNIE ARP	2014 WARREN ST	DAVENPORT IA 52804-2060
76	B0062-28	B0062-28	2015 BROWN ST	VICKY ARP THOMAS GREEN	2015 BROWN ST	DAVENPORT IA 52804
77	B0058-29	B0058-29	2016 MAIN ST	LESLIE GREEN	2016 N MAIN ST	DAVENPORT IA 52803
78	B0055-21	B0055-21	2018 N MAIN ST	CHARLES HOLT MOLLY KEIM	2018 N MAIN ST	DAVENPORT IA 52803-2911
79	B0063-56	B0063-56	2018 WARREN ST	JESSE MYERS	2018 WARREN ST	DAVENPORT IA
80	B0054-32	B0054-32	2020 HARRISON ST	BIRTHRIGHT OF DAVENPORT	2020 HARRISON ST	DAVENPORT IA 52803
81	B0062-03	B0062-03	2023 WARREN ST	REVOCABLE TRUST SCOTT	2023 WARREN ST	DAVENPORT IA 52804-2059
82	B0055-22	B0055-22	2026 MAIN ST	CHARLES HOLT RICHARD SMITH	2026 N MAIN ST	DAVENPORT IA 52803
83	B0055-23	B0055-23	2032 MAIN ST	AND WIFE	2032 MAIN ST	DAVENPORT IA 52803
84	G0006-04	G0006-04	1710 HARRISON ST	DIGITAL DELAY ELECTRONICS INC	2036 FILLMORE ST	DAVENPORT IA 52804
85	G0004-30	G0004-30	723 W 17TH ST	STEWARDSHIP HOMES MIDWEST LLC GERALD BENSON	2050 BEAVER CREEK RD	OREGON CITY OR 97045
86	B0062-07	B0062-07	2003 WARREN ST	SHIRLEY BENSON	207 14TH AV	DEWITT IA 52742
87	B0062-07	B0062-07	2003 WARREN ST	JAY PROPERTIES LLC	207 14TH AV	DEWITT IA 52742
88	G0003-34	G0003-34	813 W 17TH ST	MINASIAN REI LLC ALEAH WOLKING	210 FLOWERFIELD LN	LAHABRA HEIGHTS CA 90631
89	B0051-10	B0051-10	2103 WARREN ST	SHANE WHITE	2103 WARREN ST	DAVENPORT IA 52804-2061
90	B0050-05	B0050-05	2104 WARREN ST	RYAN SCHNEIDER	2104 WARREN ST	DAVENPORT IA 52804-2062
91	B0051-09	B0051-09	2107 WARREN ST	JOEY HENSON	2107 WARREN ST	DAVENPORT IA 52803
92	B0050-06	B0050-06	2108 WARREN ST	DIANE FLAHERTY	2108 WARREN ST	DAVENPORT IA 52804
93	B0058-25	B0058-25	211 W PLEASANT ST	JOAN SCHMITS SUSAN RAMSETT-KRETZ	211 W PLEASANT ST	DAVENPORT IA 52803
94	B0055-26	B0055-26	2110 N MAIN ST	CHRISTOPHER KRETZ	2110 N MAIN ST	DAVENPORT IA 52803-2913
95	G0004-18	G0004-18	628 W 17TH ST	MKRP COOPERATIVE	2111 116TH AV WEST	MILAN IL 61264
96	B0051-08	B0051-08	2113 WARREN ST	BRYNNA DOLAN	2113 WARREN ST	DAVENPORT IA 52804-2061
97	B0051-37	B0051-37	2114 GAINES ST	CYRUS SARVESTANEY JEFFREY RAUSCH	2114 GAINES ST	DAVENPORT IA 52804
98	B0050-07	B0050-07	2114 WARREN ST	SARA RAUSCH	2114 WARREN ST	DAVENPORT IA 52804-2062
99	B0055-06	B0055-06	2115 HARRISON ST	JASON CARL	2115 HARRISON ST	DAVENPORT IA 52803
100	B0055-27A	B0055-27A	2116 N MAIN ST	CONEY RONNIE	2116 N MAIN ST	DAVENPORT IA 52803-2913
101	B0051-07	B0051-07	2117 WARREN ST	MK ENTERPRISES LLC	2117 WARREN ST	DAVENPORT IA 52804-2061
102	B0050-08	B0050-08	2118 WARREN ST	STEVEN SANFORD WILLIAM GOODWORTH JR	2118 WARREN ST	DAVENPORT IA 52804
103	B0055-29	B0055-29	2124 MAIN ST	GOODWORTH KATHLEEN M	2124 MAIN ST	DAVENPORT IA 52803

104	B0051-24	B0051-24	2127 BROWN ST	C E MOSELEY AND WIFE	2127 BROWN ST	DAVENPORT IA 52804
105	B0051-05	B0051-05	2127 WARREN ST	ROBB KAUFFMAN ANGELA KAUFFMAN	2127 WARREN ST	DAVENPORT IA 52804
106	B0050-10	B0050-10	2128 WARREN ST	DEBRA DEFOE JEFFRY MARLIER	2128 WARREN ST	DAVENPORT IA 52804
107	B0055-30	B0055-30	2130 MAIN ST	DEBORAH MARLIER	2130 MAIN ST	DAVENPORT IA 52803
108	B0055-03	B0055-03	2131 HARRISON ST	CATHLEEN HART	2131 HARRISON ST	DAVENPORT IA 52803
109	B0050-11	B0050-11	2132 WARREN ST	ANDREW BOWLEY	2132 WARREN ST	DAVENPORT IA 52804-2062
110	B0051-03	B0051-03	2137 WARREN ST	DANIEL FLAHERTY	2137 WARREN ST	DAVENPORT IA 52804
111	B0051-01	B0051-01	2147 WARREN ST	MARTHA A HAVRANEK	2147 WARREN ST	DAVENPORT IA 52804-2061
112	B0055-12	B0055-12	217 W HIGH ST	TEDDY R SCHILLIG MARGARET TAYLOR	217 W HIGH ST	DAVENPORT IA 52803
113	B0045-04	B0045-04	717 SPALDING BD	KYLE KIRBY	21724 UTICA RIDGE RD	DAVENPORT IA 52807
114	B0044-12	B0044-12	2203 SCOTT ST	TODD FEY FRANK SOLIS	219 RIDGEWOOD AVE	DAVENPORT IA 52803
115	B0043-25	B0043-25	2202 HARRISON ST	AND WIFE	2202 HARRISON ST	DAVENPORT IA 52803
116	B0044-13	B0044-13	2202 SCOTT ST	WILLIAM COKER	2202 SCOTT ST	DAVENPORT IA 52803-2715
117	B0044-37	B0044-37	2202 WESTERN AV	JANET COX ROBERT D AYE	2202 WESTERN AV	DAVENPORT IA 52803
118	B0043-01	B0043-01	2204 RIPLEY ST	JULIANNE AYE	2204 RIPLEY ST	DAVENPORT IA 52803
119	B0046-01	B0046-01	2204 WARREN ST	CRAIG CARRADUS DENNIS ALLEN	2204 WARREN ST	DAVENPORT IA 52804
120	B0045-27	B0045-27	2205 GAINES ST	CYNTHIA ARP	2205 GAINES ST	DAVENPORT IA 52804
121	B0045-01	B0045-01	2206 GAINES ST	TREVOR FENNELLY	2206 GAINES ST	DAVENPORT IA 52804-1907
122	B0044-14	B0044-14	2206 SCOTT ST	STEVEN FROECHLE JAMES CORBER	2206 SCOTT ST	DAVENPORT IA 52803-2715
123	B0043-23	B0043-23	2207 RIPLEY ST	AND WIFE MICHAEL BULVA	2207 RIPLEY ST	DAVENPORT IA 52803
124	B0044-38	B0044-38	2208 WESTERN AV	AND WIFE	2208 WESTERN AV	DAVENPORT IA 52803
125	B0044-15	B0044-15	2210 SCOTT ST	ERIC ANDERSON MACIEJ ZAWIERUCHUA	2210 SCOTT ST	DAVENPORT IA 52803-2715
126	B0043-22	B0043-22	2211 N RIPLEY ST	STEPHANIE BRINSON ZAWIERUCHA DAVID DAU	2211 N RIPLEY ST	DAVENPORT IA 52803-2704
127	B0044-34	B0044-34	2211 WESTERN AV	LYNN DAU	2211 WESTERN AV	DAVENPORT IA 52803
128	B0043-27	B0043-27	2214 HARRISON ST	DIANE ROE JOHN S STITES	2214 HARRIOSN ST	DAVENPORT IA 52803
129	B0043-04	B0043-04	2214 RIPLEY ST	CYNTHIA LONG CHARLES SLACK	2214 RIPLEY ST	DAVENPORT IA 52803
130	B0046-02B	B0046-02B	2214 WARREN ST	DOLORES SLACK	2214 WARREN ST	DAVENPORT IA 52804
131	B0043-21	B0043-21	2215 RIPLEY ST	CAROL MCCOY	2215 RIPLEY ST	DAVENPORT IA 52803
132	B0044-09	B0044-09	2215 SCOTT ST	MICHAEL SCOTT DEREK MUMM	2215 SCOTT ST	DAVENPORT IA 52803
133	B0043-05	B0043-05	2216 RIPLEY ST	DONELL MUMM	2216 RIPLEY ST	DAVENPORT IA 52803
134	B0044-39	B0044-39	2216 WESTERN AV	BRIAN L MCCUMSEY ROGER OSSOWSKI	2216 WESTERN AV	DAVENPORT IA 52803
135	B0043-20	B0043-20	2217 RIPLEY ST	AND WIFE	2217 RIPLEY ST	DAVENPORT IA 52803
136	B0046-11	B0046-11	2217 WARREN ST	BETTY KRENEK RONNIE NELSON SR	2217 WARREN ST	DAVENPORT IA 52804
137	B0044-33	B0044-33	2217 WESTERN AV	VICKIE NELSON MICHAEL HAASE	2217 WESTERN AV	DAVENPORT IA 52803
138	B0043-28	B0043-28	2218 HARRISON ST	MARIE HAASE	2218 HARRISON ST	DAVENPORT IA 52803
139	B0045-26	B0045-26	2219 GAINES ST	JOSEPH RAUCH JR	2219 N GAINES ST	DAVENPORT IA 52804
140	B0044-17	B0044-17	2220 SCOTT ST	AMY PUCKETT	2220 SCOTT ST	DAVENPORT IA 52803
141	B0043-19	B0043-19	2221 RIPLEY ST	MARIAN NEUMANN	2221 RIPLEY ST	DAVENPORT IA 52803
142	B0044-32	B0044-32	2221 WESTERN AV	JOSEFINA CALDERON BEVERLY OSBORNE	2221 WESTERN AVE	DAVENPORT IA 52803
143	B0043-18	B0043-18	2225 RIPLEY ST	ROBERT OSBORNE	2225 RIPLEY ST	DAVENPORT IA 52803
144	B0044-07	B0044-07	2225 SCOTT ST	SANDRA ANN BRYANT	2225 SCOTT ST	DAVENPORT IA 52803-2714
145	B0044-31	B0044-31	2225 WESTERN AV	LYNNE LUNDBERG	2225 WESTERN AV	DAVENPORT IA 52803
146	B0045-10	B0045-10	2226 GAINES ST	GEORGE MITCHELL TOLLERUD STEVEN FISH	2226 GAINES ST	DAVENPORT IA 52804
147	B0044-28	B0044-28	2303 WESTERN AV	LINDA FISH	2303 WESTERN AV	DAVENPORT IA 52803
148	G0003-12	G0003-12	730 W 17TH ST	FUTURE CAPITAL LLC	2310 JERSEY RIDGE RD STE 500	DAVENPORT IA 52803
149	B0055-02	B0055-02	235 W LOMBARD ST	KIMBERLY MILLER CHRIST ELIOPULOS	235 W LOMBARD ST	DAVENPORT IA 52803
150	G0004-22	G0004-22	704 W 17TH ST	ANTONIA ELIOPULOS	2395 LINCOLN RD	BETTENDORF IA 52722
151	B0050-12	B0050-12	907 W LOMBARD ST	IMBOREK PROPERTIES LLC SERIES 6	2406 LECLAIRE ST	DAVENPORT IA 52803-2638
152	G0004-03	G0004-03	721 W LOCUST ST	IMBOREK PROPERTIES LLC SERIES 2	2406 LECLAIRE ST	DAVENPORT IA 52803
153	G0005-28	G0005-28	517 W LOCUST ST	IMBOREK PROPERTIES LLC SERIES 7	2406 LECLAIRE ST	DAVENPORT IA 52803
154	B0045-28	B0045-28	630 W LOMBARD ST	JOSHUA IMBOREK	2406 LECLAIRE ST	DAVENPORT IA 52803
155	G0005-27	G0005-27	511 W LOCUST ST	SERIES 4 IMBOREK PROPERTIES LLC	2406 LECLAIRE ST	DAVENPORT IA 52803
156	G0005-30	G0005-30	525 W LOCUST ST	SERIES 8 IMBOREK PROPERTIES LLC	2406 LECLAIRE ST	DAVENPORT IA 52803
157	G0004-08	G0004-08	631 W LOCUST ST	IMBOREK PROPERTIES LLC SERIES 3 KURT LEWIN	2406 LELCAIRE ST	DAVENPORT IA 52803
158	B0058-05	B0058-05	221 W PLEASANT ST	CHRISTINE LEWIN	2423 BRADY ST	DAVENPORT IA 52803

159	G0003-35	G0003-35	809 W 17TH ST	PATRICK MIROCHA	2435 W 13TH ST	DAVENPORT IA 52804
160	B0050-01	B0050-01	2022 WARREN ST	KARLTON KEMPF GARY MEINCKE	24713 SHOSHONEE DR	MURRIETA CA 92562
161	B0045-06	B0045-06	724 SPALDING BD	KAREN MEINCKE	2590 230TH ST	WALCOTT IA 52773
162	G0005-02	G0005-02	501 W 17TH ST	ARGENTUM PROPERTIES LLC	2621 IOWA ST	DAVENPORT IA 52803
163	G0006-32	G0006-32	426 W 17TH ST	ARGENTUM PROPERTIES LLC	2627 IOWA ST	DAVENPORT IA 52803
164	G0006-05	G0006-05	1716 HARRISON ST	KJTLJ LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
165	G0006-43	G0006-43	315 W LOCUST ST	ON THE HILL LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
166	G0006-45	G0006-45	325 W LOCUST ST	WS & J ENTERPRISES LLC	2705 HAPPY JOE DR	BETTENDORF IA 52722
167	G0003-13	G0003-13	734 W 17TH ST	ARGENTUM PROPERTIES LLC	2715 BRADY ST	DAVENPORT IA 52803
168	G0004-01	G0004-01	731 W LOCUST ST	THE PELICAN GROUP LC	2715 BRADY ST	DAVENPORT IA 52803
169	B0044-16	B0044-16	2216 SCOTT ST	NATHAN M LAWRENCE	2744 ELM ST	DAVENPORT IA 52803-2331
170	B0045-21	B0045-21	626 W RUSHOLME ST	CHIKE LLC	2745 WOOD LN	DAVENPORT IA 52803
171	B0045-07	B0045-07	718 SPALDING BD	JOSEPH F GETZ REV TRUST KEVAN OLIVER	2823 CARRIAGE HILL DR	DAVENPORT IA 52807
172	B0046-20	B0046-20	721 SPALDING BD	SCARLETT OLIVER	2900 SCOTT PARK RD	ELDRIDGE IA 52748
173	G0003-37	G0003-37	735 W 17TH ST	FRANK HOLLEY MARK RICHTER	2914 N FAIRMOUNT ST	DAVENPORT IA 52804
174	B0058-07	B0058-07	221 W PLEASANT ST	TINA RICHTER BOBBIE COLEY	2933 WALNUT CT	BETTENDORF IA 52722
175	G0006-08B	G0006-08B		TONY COLEY	315 W 18TH ST	DAVENPORT IA 52803
176	G0006-36	G0006-36	316 W 18TH ST	NANCY L OETH FLINT ZNAMENACEK	316 W 18TH	DAVENPORT IA 52803
177	B0043-17	B0043-17	325 W RUSHOLME ST	LAURA FONTAINE	325 W RUSHOLME ST	DAVENPORT IA 52803-2731
178	B0062-56	B0062-56	2028 GAINES ST	AMBROSE FOUR SCOTT LC LYNN GRIEBAHNJR	3317 SOMERSET DR	BETTENDORF IA 52722
179	B0043-26	B0043-26	2208 HARRISON ST	BRENDA GRIEBAHN THOMAS LAMMER	3590 UTAH AVE NE	IOWA CITY IA 52240
180	B0055-19	B0055-19	2015 HARRISON ST	SANDRA LAMMER	3625 E 59TH CT	DAVENPORT IA 52807
181	B0058-21	B0058-21	1920 MAIN ST	FITZ PROPERTIES LLC	3835 KATHLEEN WAY	DAVENPORT IA 52807
182	B0055-18	B0055-18	2027 HARRISON ST	JPT PROPERTIES LLC	3835 KATHLEEN WAY	DAVENPORT IA 52807
183	G0004-27	G0004-27	720 W 17TH ST	PRH LLC	3919 16TH ST	MOLINE IL 61265
184	B0058-06	B0058-06	1919 HARRISON ST	DM HOLDINGS LLC	400 W 48TH AVE	DENVER CO 80216
185	B0043-30	B0043-30	2228 HARRISON ST	MK ENTERPRISES LLC	4070 PRAIRIE LANE	BETTENDORF IA 52722
186	G0006-34	G0006-34	414 W 17TH ST	NATHANIEL VAUGHN	414 W 17TH ST	DAVENPORT IA 52803
187	G0006-49	G0006-49	417 W 17TH ST	DENISE MEYER	417 W 17TH ST	DAVENPORT IA 52803
188	G0006-26	G0006-26	417 W LOCUST ST	SANDRA K SOUTHERLAND	417 W LOCUST ST	DAVENPORT IA 52803
189	G0006-50	G0006-50	421 W 17TH ST	JAMES DARWIN	421 W 17TH ST	DAVENPORT IA 52803
190	G0006-27	G0006-27	423 W LOCUST ST	TRIPP J CROUSE	423 W LOCUST ST	DAVENPORT IA 52803
191	G0006-29	G0006-29	425 W 17TH ST	VERONICA PAYNE	425 W 17TH ST	DAVENPORT IA 52803
192	G0006-28	G0006-28	431 W LOCUST ST	PHILLIPS PHYLISS	431 W LOCUST ST	DAVENPORT IA 52803
193	B0045-02	B0045-02	707 SPALDING BD	MANGO PROPERTIES LLC	4555 CHEYNNE AV	DAVENPORT IA 52806
194	B0058-18A	B0058-18A	216 W LOCUST ST	LEAR LOCUST LLC	4812 SCHOOL HOUSE RD	BETTENDORF IA 52722
195	G0005-11	G0005-11	603 W 17TH ST	ARGENTUM PROPERTIES LLC	501 W 17TH ST	DAVENPORT IA 52803
196	B0055-08	B0055-08	2103 HARRISON ST	KIME MULCH CCF LLC	5039 NORWOOD DR	BETTENDORF IA 52722
197	G0005-04	G0005-04	505 W 17TH ST	PAMELA BRYSON	505 W 17TH ST	DAVENPORT IA 52803
198	B0050-09	B0050-09	2124 WARREN ST	COUSSENS PROPERTIES LLC SERIES 1	5106 FAIRHAVEN RD	DAVENPORT IA 52807
199	G0004-40	G0004-40	613 W 17TH ST	NANCY BUSCH	5119 FAIRHAVEN RD	DAVENPORT IA 52807
200	B0062-01	B0062-01	2031 WARREN ST	WHEEL HOUSE PROPERTIES LLC	5122 W KIMBERLY RD	DAVENPORT IA 52806
201	G0005-21	G0005-21	514 W 17TH ST	JOYCE VALENTINE	514 W 17TH ST	DAVENPORT IA 52803
202	G0004-15	G0004-15	616 W 17TH ST	NICOLAS SPOHN GERARDO DIAZ RAMOS	517 W 17TH ST	DAVENPORT IA 52803
203	G0005-05	G0005-05	519 W 17TH ST	DIAZ VERONICA	519 W 17TH ST	DAVENPORT IA 52804
204	G0005-06	G0005-06	523 W 17TH ST	KHOI MINH DUONG TRAN UYEN PHAN	523 W 17TH ST	DAVENPORT IA 52803-4835
205	G0005-19	G0005-19	524 W 17TH ST	DALE SHADDEN		
206	G0005-08	G0005-08	529 W 17TH ST	SANDR BAKER	524 W 17TH ST	DAVENPORT IA 52803
207	G0005-31	G0005-31	529 W LOCUST ST	CHRISTOPHER WATERS ZACKORY S STANTON	529 W 17TH ST 529 W LOCUST ST	DAVENPORT IA 52803
208	G0005-18	G0005-18	530 W 17TH ST	JOSEPH DODSON AND WIFE	530 W 17TH ST	DAVENPORT IA 52803
209	G0005-09	G0005-09	533 W 17TH ST	MICHAEL SEGURA	533 W 17TH ST	DAVENPORT IA 52803
210	G0005-16	G0005-16		GREGORY NELSON	534 W 17TH ST	DAVENPORT IA 52803
211	B0058-03	B0058-03	2007 HARRISON ST	S & K VENTURES LLC	5550 NORTH ST	BETTENDORF IA 52722
212	G0005-24	G0005-24	1722 SCOTT ST	AMBROSE FOUR SCOTT LC	5589 MADISON CT	BETTENDORF IA 52722
213	B0046-12	B0046-12	2205 WARREN ST	APPLIED INVESTMENT STRATEGIS LLC	5808 WALNUT HILL AV	DES MOINES IA 50312
214	G0004-05	G0004-05	711 W LOCUST ST	TERRI GLEIZE	5837 WISCONSIN AVE	DAVENPORT IA 52806
215	G0005-12	G0005-12	605 W 17TH ST	CARL NORRIS II DONALD EISENTRAGER	605 W 17TH ST	DAVENPORT IA 52804
216	G0004-41	G0004-41	609 W 17TH ST	FRANCES EISENTRAGER DANIEL WALLACE	609 W 17TH ST	DAVENPORT IA 52803
217	B0045-22	B0045-22	615 W RUSHOLME ST	SHARON WALLACE	615 W RUSHOLME ST	DAVENPORT IA 52803
218	G0005-22	G0005-22	508 W 17TH ST	ARGENTUM PROPERTIES LLC	616 W 17TH ST	DAVENPORT IA 52803

219	G0004-16	G0004-16	618 W 17TH ST	ARMANDO PEREZ-DURAN JOSEFINA PEREZ	618 W 17TH ST	DAVENPORT IA 52803-4838
220	G0004-16	G0004-16	618 W 17TH ST	MIGUEL MARCELENO CAROLINA DIAZ	618 W 17TH ST	DAVENPORT IA 52803-4838
221	B0045-30	B0045-30	618 W LOMBARD ST	JOSHUA IMBOREK NATALIE IMBOREK	618 W LOMBARD ST	DAVENPORT IA 52803-2941
222	G0004-39	G0004-39	623 W 17TH ST	TUAN TRUONG BRUCE HAAS	623 W 17TH ST	DAVENPORT IA 52803
223	B0045-23	B0045-23	623 W RUSHOLME ST	MARY HAAS NINA WIEGAND	623 W RUSHOLME ST	DAVENPORT IA 52803
224	G0004-17	G0004-17	624 W 17TH ST	JANANN KETELAAR	624 W 17TH ST	DAVENPORT IA 52803
225	B0045-29	B0045-29	626 W LOMBARD ST	MICHAEL HARKER BRUCE KOSTIELNEY	626 W LOMBARD ST	DAVENPORT IA 52803
226	G0004-38	G0004-38	633 W 17TH ST	KOSTIELNEY SUU THI	633 W 17TH ST	DAVENPORT IA 52803
227	G0005-03	G0005-03	503 W 17TH ST	ETTLER PROPERTY GROUP LLC	66 ROCKWELL PL #6M	BROOKLYN NY 11217
228	G0003-36	G0003-36	805 W 17TH ST	805 W 17TH STREET PROPERTIES LLC BOARD OF PARK COMMISSIONERS CITY OF DAVENPORT	7 VISTA CT	DAVENPORT IA 52806-4333
229	B0042-01	B0042-01	223 W CENTRAL PARK AV	RIVER'S EDGE	700 W RIVER DR	DAVENPORT IA 52802
230	G0004-36	G0004-36	703 W 17TH ST	BOBBY BRIGGS	703 W 17TH ST	DAVENPORT IA 52803
231	G0004-06	G0004-06	707 W LOCUST ST	KEVIN KUNKEL	707 W LOCUST	DAVENPORT IA 52803
232	B0045-12	B0045-12	707 W RUSHOLME ST	LILLIAN BRADSHAW FERNANDO VASQUEZ	707 W RUSHOLME ST	DAVENPORT IA 52804-1925
233	G0004-23	G0004-23	708 W 17TH ST	MARIA VASQUEZ LARRY SKILLIN	708 W 17TH ST	DAVENPORT IA 52804
234	B0045-03	B0045-03	711 SPALDING BD	CARRIE SKILLIN	711 SPALDING BD	DAVENPORT IA 52804
235	B0055-04	B0055-04	2129 HARRISON ST	WEHR MANAGEMENT LLC	7115 120TH ST	BLUE GRASS IA 52726
236	B0055-07	B0055-07	2109 HARRISON ST	WEHR MANAGEMENT LLC	7115 120TH ST	BLUE GRASS IA 52726
237	B0045-13	B0045-13	713 W RUSHOLME ST	ANNA LYNN RENKOSIAK JENNA LOSASSO	713 W RUSHOLME ST	DAVENPORT IA 52804
238	B0045-08	B0045-08	714 SPALDING BD	JULIAN LOSASSO	714 SPALDING BLVD	DAVENPORT IA 52804
239	G0004-32	G0004-32	715 W 17TH ST	HODGES TONY C	715 W 17TH ST	DAVENPORT IA 52804
240	G0004-25	G0004-25	716 W 17TH ST	PATRICK REYES	716 W 17TH ST	DAVENPORT IA 52804
241	B0045-14	B0045-14	717 W RUSHOLME ST	KATRINA BAKER VICTOR SOLIS	717 W RUSHOLME ST	DAVENPORT IA 52804-1925
242	G0004-26	G0004-26	718 W 17TH ST	JUDITH SOLIS	718 W 17TH ST	DAVENPORT IA 52804
243	G0004-31	G0004-31	719 W 17TH ST	GARY NELTNER CARL NORRIS SR	719 W 17TH ST	DAVENPORT IA 52804
244	G0005-12	G0005-12	605 W 17TH ST	LORA NORRIS	721 W 16TH ST	DAVENPORT IA 52804
245	B0051-06	B0051-06	2123 WARREN ST	LONWAR LLC	7216 BAY CITY BEND	AUSTIN TX 78613
246	G0004-29	G0004-29	727 W 17TH ST	EAGLE RENTALS LLC GEOFFREY SOLTAU	7216 BAY CITY BND	AUSTIN TX 78725-2946
247	B0045-15	B0045-15	723 W RUSHOLME ST	CINDY SOLTAU	723 W RUSHOLME ST	DAVENPORT IA 52804
248	G0004-02	G0004-02	725 W LOCUST ST	ROXANNE CARLSON	725 W LOCUST ST	DAVENPORT IA 52804
249	B0046-19	B0046-19	726 W LOMBARD ST	SUNDAY COMBS REGINA ARMSTRONG	726 W LOMBARD ST	DAVENPORT IA 52804
250	B0046-21	B0046-21	727 SPALDING BD	FRANK ARMSTRONG CHARLES OSBORNE	727 SPALDING BD	DAVENPORT IA 52804
251	B0045-16	B0045-16	727 W RUSHOLME ST	BETTY OSBORNE	727 W RUSHOLME ST	DAVENPORT IA 52803
252	B0045-05	B0045-05	730 SPALDING BD	ULRICH TRIEB TERRY HUFF	730 SPALDING BLVD	DAVENPORT IA 52804
253	G0003-38	G0003-38	731 W 17TH ST	SHIRLEY HUFF	731 W 17TH ST	DAVENPORT IA 52804-3838
254	B0046-22	B0046-22	733 SPALDING BD	DANNA MOTTO	733 SPALDING BD	DAVENPORT IA 52804
255	B0046-30	B0046-30	733 W RUSHOLME ST	MICHAEL VAN HULLE	733 W RUSHOLME ST	DAVENPORT IA 52804
256	G0006-41A	G0006-41A	303 W LOCUST ST	KWIK SHOP INC DEVIN JACKSON	734 EAST 4TH AV	HUTCHINSON KS 67504
257	G0003-37	G0003-37	735 W 17TH ST	JCHEMELA JACKSON	735 W 17TH ST	DAVENPORT IA 52804-3838
258	G0003-11	G0003-11	735 W LOCUST ST	JODI ANDREWS	735 W LOCUST ST	DAVENPORT IA 52804
259	B0046-18	B0046-18	736 W LOMBARD ST	MICHELE MARIE KIPP	736 W LOMBARD ST	DAVENPORT IA 52804-2009
260	B0046-31	B0046-31	737 W RUSHOLME ST	RYAN THOMAS MERRITT MARK FRESE	737 W RUSHOLME ST	DAVENPORT IA 52804-1925
261	B0046-40A	B0046-40A	738 SPALDING BD	SUE FRESE MICHAEL SCOTT HAMER	738 SPALDING BD	DAVENPORT IA 52804
262	B0046-23	B0046-23	741 SPALDING BD	JENNIFER HAMER MATTHEW HASSELBERG	741 SPALDING BD	DAVENPORT IA 52804
263	B0046-17	B0046-17	742 W LOMBARD ST	STANLEY HASSELBERG	742 W LOMBARD ST	DAVENPORT IA 52804
264	G0005-20	G0005-20	522 W 17TH ST	DJ PROPS LLC	7531 E 2ND ST	SCOTTSDALE AZ 85251-4503
265	G0003-10	G0003-10	801 W LOCUST ST	BERNADETTE HAMPTON	801 W LOCUST ST	DAVENPORT IA 52804-3849
266	B0046-24	B0046-24	803 SPALDING BD	GREG WIECKHORST	803 SPALDING BD	DAVENPORT IA 52804
267	G0003-09	G0003-09	803 W LOCUST ST	MARY L SCHALL RODNEY LEVSEN	803 W LOCUST ST	DAVENPORT IA 52804
268	B0055-15	B0055-15	229 W HIGH ST	AND WIFE JOHN WATERHOUSE	804 KIRKWOOD BD	DAVENPORT IA 52803
269	B0046-38	B0046-38	804 SPALDING BD	OLGA WATERHOUSE	804 SPALDING BD	DAVENPORT IA 52804
270	B0046-16	B0046-16	804 W LOMBARD ST	BOEVER-WILLIAMS REVOCABLE TRUST	804 W LOMBARD ST	DAVENPORT IA 52804

271	G0003-15	G0003-15	806 W 17TH ST	MANUEL HERNANDEZ	806 W 17TH ST	DAVENPORT IA 52804
272	B0046-25	B0046-25	807 SPALDING BD	VICTORIA HERNANDEZ	807 SPALDING BD	DAVENPORT IA 52804
273	B0062-16	B0062-16	808 W LOCUST ST	KYLE HARRIS	808 W LOCUST ST	DAVENPORT IA 52804-3850
274	B0046-15	B0046-15	808 W LOMBARD ST	RONALD LEON HARRISON	808 W LOMBARD ST	DAVENPORT IA 52804
				MARY OHLAND		
				MIRANDA COPLEY		
275	B0046-37	B0046-37	810 SPALDING BD	CALEB COPLEY	810 SPALDING BD	DAVENPORT IA 52804
276	G0003-17	G0003-17	812 W 17TH ST	GUSTAV RUHNKE	812 W 17TH ST	DAVENPORT IA 52804
277	B0046-14	B0046-14	812 W LOMBARD ST	RENEE SCHNECKLOTH	812 W LOMBARD ST	DAVENPORT IA 52804
278	B0046-26	B0046-26	813 SPALDING BD	MICHELE VARGAS	813 SPALDING BD	DAVENPORT IA 52804
				JOSEPH CRISCI		
279	G0003-07	G0003-07	813 W LOCUST ST	AND WIFE	813 W LOCUST ST	DAVENPORT IA 52804
280	B0046-36	B0046-36	816 SPALDING BD	MARY ANN HAINES	816 SPALDING BD	DAVENPORT IA 52804
281	B0046-27	B0046-27	817 SPALDING BD	CALEB LENSCH	817 SPALDING BD	DAVENPORT IA 52804
282	G0003-18	G0003-18	818 W 17TH ST	DAVID RERICHA JR	818 W 17TH ST	DAVENPORT IA 52804
				LISA KONRAD		
283	B0062-15	B0062-15	818 W LOCUST ST	JOHN KONRAD	818 W LOCUST ST	DAVENPORT IA 52804
				JEAN FROEHLICH		
284	G0003-05	G0003-05	821 W LOCUST ST	SIDNEY FROEHLICH	821 W LOCUST ST	DAVENPORT IA 52804
285	G0003-19	G0003-19	822 W 17TH ST	EMERALD JOHNSON	822 W 17TH ST	DAVENPORT IA 52804
286	B0062-13	B0062-13	822 W LOCUST ST	GINA HARRIS	822 W LOCUST ST	DAVENPORT IA 52804
				BRYAN REIST		
287	B0046-28	B0046-28	823 SPALDING BD	ANDREA CANADY	823 SPALDING BD	DAVENPORT IA 52803
288	B0046-13	B0046-13	824 W LOMBARD ST	MONIQUE MOST	824 W LOMBARD ST	DAVENPORT IA 52804-2011
289	G0003-20	G0003-20	826 W 17TH ST	NADIA HOLTMYER	826 W 17TH ST	DAVENPORT IA 52804
290	G0004-04	G0004-04	715 W LOCUST ST	LYNN MEYERS	830 N PINE ST	DAVENPORT IA 52804
291	B0046-29	B0046-29	833 SPALDING BD	VICKI CARRADUS	833 SPALDING BD	DAVENPORT IA 52804
292	B0055-20	B0055-20	2013 HARRISON ST	D&R TREETOP PROPERTIES RI LLC SERIES 1	898 MOUNT CARMEL RD	DUBUQUE IA 52003
293	B0063-46	B0063-46	902 W LOCUST ST	APPLIED INVESTMENT STRATEGIS LLC	902 W LOCUST ST	DAVENPORT IA 52804
294	B0063-54	B0063-54	910 W PLEASANT ST	MATT BURNHAM	910 W PLEASANT ST	DAVENPORT IA 52803
295	B0058-19D	B0058-19D	208 W LOCUST ST	ROY TIMOTHY YOUNG TRUST B	939 TROPIC BD	DELRAY BEACH FL 33483
				JAMES DALTON SMITH III		
296	G0006-10	G0006-10	1633 RIPLEY ST	BRITTANY LAUREN SMITH	971 OAKMOOR DR	FENTON MO 63026
297	G0005-23	G0005-23	502 W 17TH ST	NOBIS PENN	C/O NICHOLAS SPHON	DAVENPORT IA 52803-1517
298	G0003-04	G0003-04	827 W LOCUST ST	BIDDERS INC	P O BOX 869	BETTENDORF IA 52722
299	B0043-03	B0043-03	2210 RIPLEY ST	CKC LLC	PO BOX 1232	BETTENDORF IA 52722
300	G0006-19	G0006-19	1628 RIPLEY ST	ANDREW ALOIAN	PO BOX 2246	DAVENPORT IA 52809
301	G0005-14	G0005-14	602 W 17TH ST	THAO NGUYEN PROPERTIES LLC	PO BOX 303	DAVENPORT IA 52805
302	G0004-01	G0004-01	731 W LOCUST ST	ARGENTUM PROPERTIES LLC	PO BOX 3189	DAVENPORT IA 52808
303	B0062-04	B0062-04	2017 WARREN ST	ACME DEVELOPMENT LLC	PO BOX 4622	DAVENPORT IA 52808
304	G0003-03	G0003-03	901 W LOCUST ST	FEDERAL NATIONAL MORTGAGE ASSOC	PO BOX 650043	DALLAS TX 75265
305	B0058-26	B0058-26	210 W PLEASANT ST	THINATOS LLC	TOM BAKERIS	DAVENPORT IA 52803

City of Davenport

Agenda Group:

Department: Community Planning & Economic Development

Contact Info: Matt Flynn 563-888-2286

Wards:

Action / Date

2/6/2019

Subject:

First Consideration: Ordinance for Case REZ18-18: Request by Ahmed Ismail, for WK Development, to rezone 0.83 acres, more or less, of property located immediately northwest of the intersection of Elsie Avenue and West Kimberly Road from R-5M Medium Density Residential to C-2, General Commercial District. [Ward 2]

Recommendation:

Adopt the Ordinance.

Background:

Proposal is to allow commercial development. Property is located between commercial development both to the east and west.

Comprehensive Plan

- The property is located within the Urban Service Boundary

The Future Land Use Map designates this property as RG, Residential.

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.

The property is located adjacent to property designated as RC, Regional Commercial.

Regional Commercial (RC) - The most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses with connectivity to nearby neighborhoods being less important.

Technical Review

- Comments received have been incorporated into the conditions below.

Public Input

- Signs were posted on the property on November 21.

A neighborhood meeting was held on December 10. No members of the public attended.

Discussion

- This property is one of very few residentially zoned parcels along west Kimberly Road. It is immediately west of the new Genesis Clinic. The intersection of West Kimberly and Elsie is signalized and can accommodate additional traffic. The long-term viability of these properties as residential can be questioned.

Staff believes that this property would be attractive as a commercial development site, and has the opportunity to generate additional interest in commercial development in this corridor.

At its January 15, 2019 meeting, the Plan and Zoning Commission accepted the findings and forwarded this case to the City Council for approval.

Findings

- Property is located on an edge of an area designated as RG, Residential General, in the Comprehensive Plan.

Property is located between commercially zoned property.

The Elsie Avenue intersection is signalized and can accommodate additional commercial traffic.

Conditions

1. Iowa Department of Transportation will need to be contacted for work along Highway.
2. Extension of right of way line from west property along Kimberly may need to be dedicated.
3. No parking along west side Elsie along proposed commercial development
4. Access to proposed development shall be no closer to Kimberly intersection than the north line of existing 3916 Elsie address.

ATTACHMENTS:

Type	Description
☐ Ordinance	Ordinance
☐ Backup Material	Application
☐ Backup Material	Location Map
☐ Backup Material	Zoning Map
☐ Backup Material	Future Zoning Map
☐ Backup Material	Future Land Use Map
☐ Backup Material	Public Meeting Notice and Map
☐ Backup Material	200 foot notice owners list

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning &			

ORDINANCE NO.

ORDINANCE FOR Request by Ahmed Ismail, for WK Development, to rezone 0.83 acres, more or less, of property located immediately northwest of the intersection of Elsie Avenue and West Kimberly Road from R-5M Medium Density Residential to C-2, Corridor Commercial District [Ward 2].

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "C-2" Corridor Commercial District.

Lot 13, 14 and Outlot 12 of Georgetown SQ, Replat 2, Davenport, Iowa.

Section 2. That the following conditions are hereby imposed on said rezoning:

1. Iowa Department of Transportation will need to be contacted for work along Highway.
2. Extension of right of way line from west property along Kimberly may need to be dedicated.
3. No Parking along west side Elsie along proposed commercial development
4. Access to the proposed development shall be no closer to Kimberly intersection than north line of existing 3916 Elsie address.

Section 3. The Plan and Zoning Commission, at its January 15, 2019 meeting, voted to recommend approval of this request, including the above-listed conditions.

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 _____

Zoning Map Amendment Application

226 West 4th Street
Davenport, Iowa 52801
(563) 326-7765
Planning@ci.davenport.ia.us

COMMUNITY PLANNING & ECONOMIC DEVELOPMENT

Property Address* Lot 13, & 14, and outlot 12 in Georgetown SQ, Replat 2, Davenport, Scott County

***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)**

Name: AHMED ISMAIL
Company: IMEG CORP
Address: 623 26TH AVE
City/State/Zip: ROCK ISLAND, IL 61201
Phone: 309-283-1605
Email: ahmed.n.ismail@imegcorp.com

Owner (if different from Applicant)

Name: Vicki Stevenson
Company: W.K. Development, Inc.
Address: 4928 Woody Creek Circle
City/State/Zip: Bettendorf, IA 52722-2394
Phone: 563-529-9979
Email: vqstevenson@msn.com

Engineer (if applicable)

Name: AHMED ISMAIL
Company: IMEG CORP
Address: 623 26TH AVE
City/State/Zip: ROCK ISLAND, IL 61201
Phone: 309-283-1605 - CELL 319-400-9343
Email: ahmed.n.ismail@imegcorp.com

Architect (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)

Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission

- Rezoning (Zoning Map Amendment) ☒
Zoning Ordinance Text Amendment ☐
Right-of-way or Easement Vacation ☐
Final Development Plan ☐
Voluntary Annexation ☐
Subdivision ☐

Zoning Board of Adjustment

- Appeal from an Administrative Decision ☐
Special Use Permit - New Cell Tower ☐
Home Occupation Permit ☐
Special Exception ☐
Special Use Permit ☐
Hardship Variance ☐

Design Review Board

- Certificate of Design Approval ☐
Demolition Request in the Downtown ☐

Historic Preservation Commission

- Certificate of Appropriateness ☐
Landmark Nomination ☐
Demolition Request ☐

Administrative

- Floodplain Development ☐
Cell Tower Co-Location ☐
Identification Signs ☐
Site Plan ☐

****If the applicant is different from the property owner, please submit an authorization form or an accepted contract for purchase.**

Request:Existing Zoning: R-5M (Medium Density Dwelling)Proposed Zoning Map Amendment: C-2 (Corridor Commercial)Total Land Area: 0.83 AcresDoes the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☐ Yes ☒ No**Submittal Requirements:**

- The following items should be submitted to Planning@ci.davenport.ia.us for review:
- The completed application form.
- Recorded warranty deed or accepted contract for purchase.
- Authorization form, if applicable. If the property is owned by a business entity, please provide Articles of Incorporation.
- A legal description of the request if not easily described on the deed or contract for purchase.
- Required fee:
 - Zoning Map Amendment is less than 1 acre - \$400.
 - Zoning Map Amendment is one acre but less than 10 acres - \$750 plus \$25/acre.
 - Zoning Map Amendment is 10 acres or more - \$1,000 plus \$25/acre.
 - \$5.00 per sign; more than one sign may be required depending upon the area of the request.

Formal Procedure:

(1) Application:

- Prior to submission of the application, the applicant shall correspond with Planning staff to discuss the request, potential alternatives and the process.
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Public Notice for the Plan and Zoning Commission public hearing:

- After submitting the application the applicant shall post notification sign(s) supplied by the City on property at least two weeks prior to the public hearing. A minimum of one sign shall be required to face each public street if the property has frontage on that street. It is Planning staff's discretion to require the posting of additional signs. The purpose of the notification sign(s) is to make the public aware of the request. Failure to post signs as required may result in a delay of the request.
- The applicant shall hold a neighborhood meeting as per the attached meeting guidelines.
- Planning staff will send a public hearing notice to surrounding property owners.

(3) Plan and Zoning Commission's consideration of the request:

- Planning staff will perform a technical review of the request and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will hold a public hearing on the request. Subsequently, the Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(4) City Council's consideration of the request:

- Planning staff will send a public hearing notice to surrounding property owners.
- The Committee of the Whole (COW) will hold a public hearing on the request. Subsequently, the City Council will vote on the request. For a zoning map amendment to be approved three readings of the Ordinance are required; one reading at each Council Meeting. In order for the Ordinance to be valid it must be published. This generally occurs prior to the next City Council meeting.

Applicant: IMEG CORP

Date: 11/15/2018

By typing your name, you acknowledge and agree to the aforementioned submittal requirements and formal procedure and that you must be present at scheduled meetings.

Received by: 
Planning staff

Date: 11/16/18

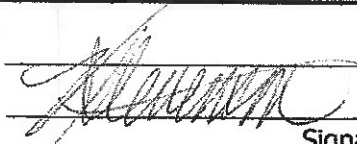
Date of the Public Hearing: 12/19

Meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, 
authorize IMEG CORP
to act as applicant, representing me/us before the Plan and Zoning Commission and City Council for the
property located at Lot 13, & 14, and outlot 12 in Georgetown SO, Replat 2, Davenport, IA.

(3916 & 3924 N. Elsie Ave)
Davenport, IA 52806



Signature(s)*

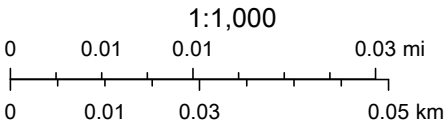
*Please note: original signature(s) required.

Location Map - REZ18-18



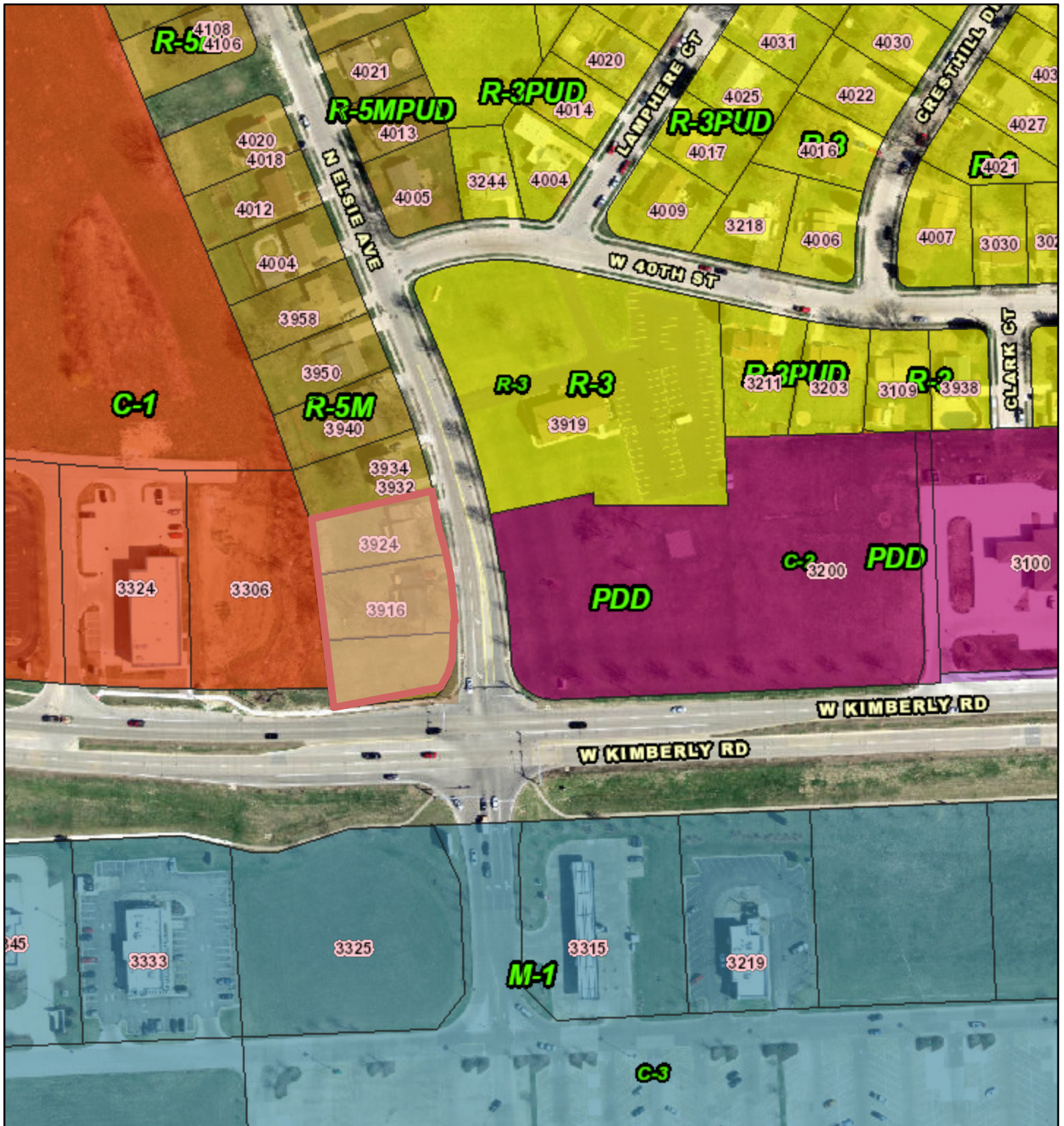
11/21/2018, 11:55:04 AM

-  Parks
-  Unnamed Tributaries
-  Parcels
-  Piped Creeks
-  Street Centerline (Labels only)
-  City Limit
-  Creeks
-  Address Points
-  Named Creeks



Scott County Iowa, Bi-State Regional Commission

Current Zoning



11/29/2018, 9:36:10 AM

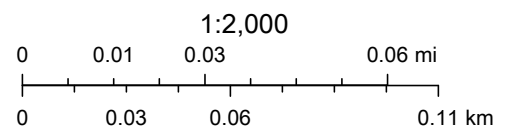
- Parks
- Parcels
- Street Centerline (Labels only)
- Piped Creeks
- City Limit
- Address Points

Creeks

- Named Creeks
- Unnamed Tributaries

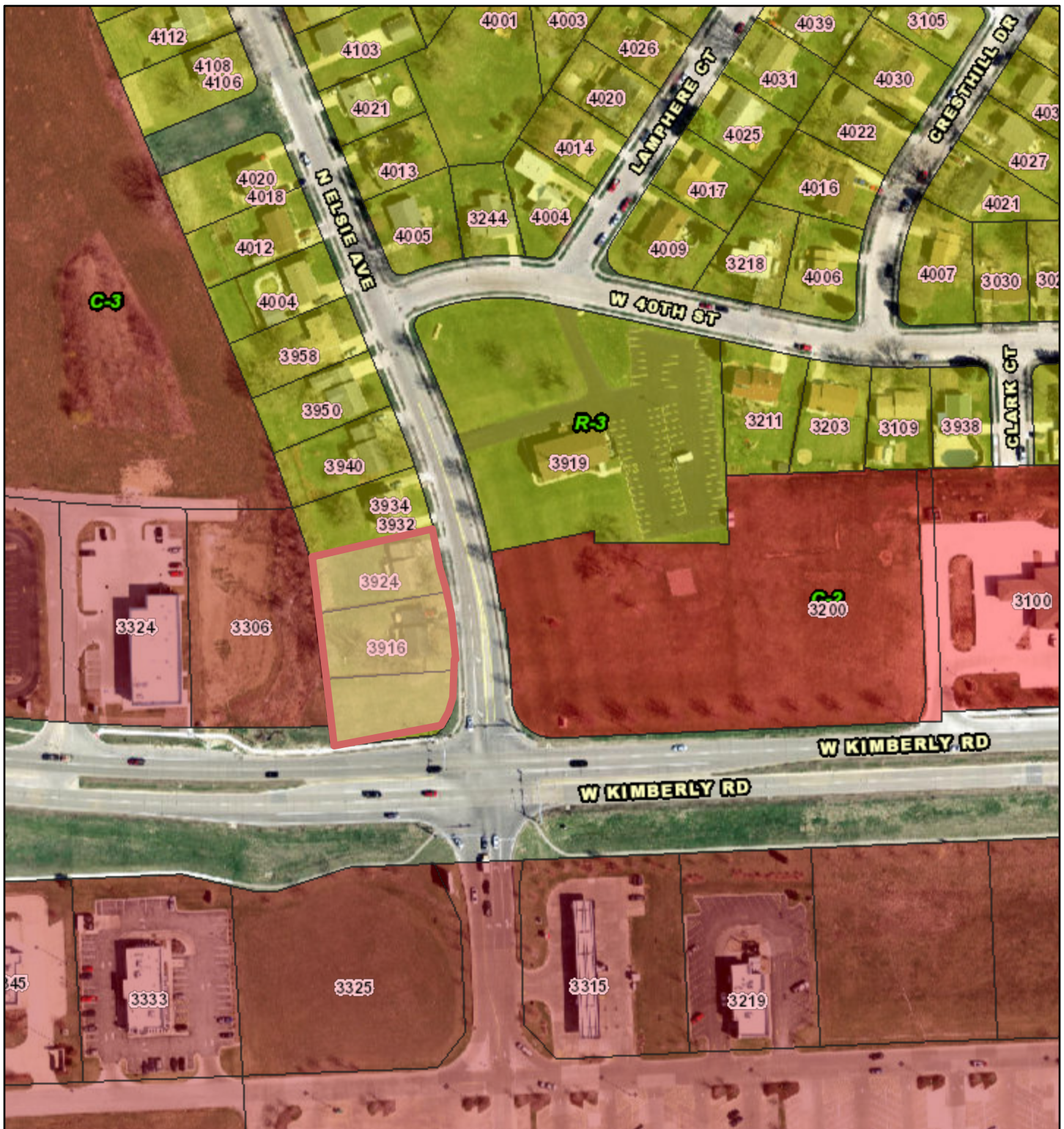
Zoning Districts

- A-1 Agricultural
- R-1 Low Density Dwelling District



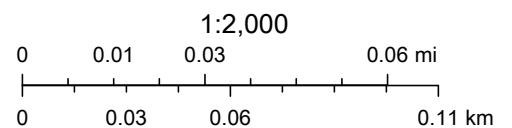
Scott County Iowa, Bi-State Regional Commission

Proposed Zoning



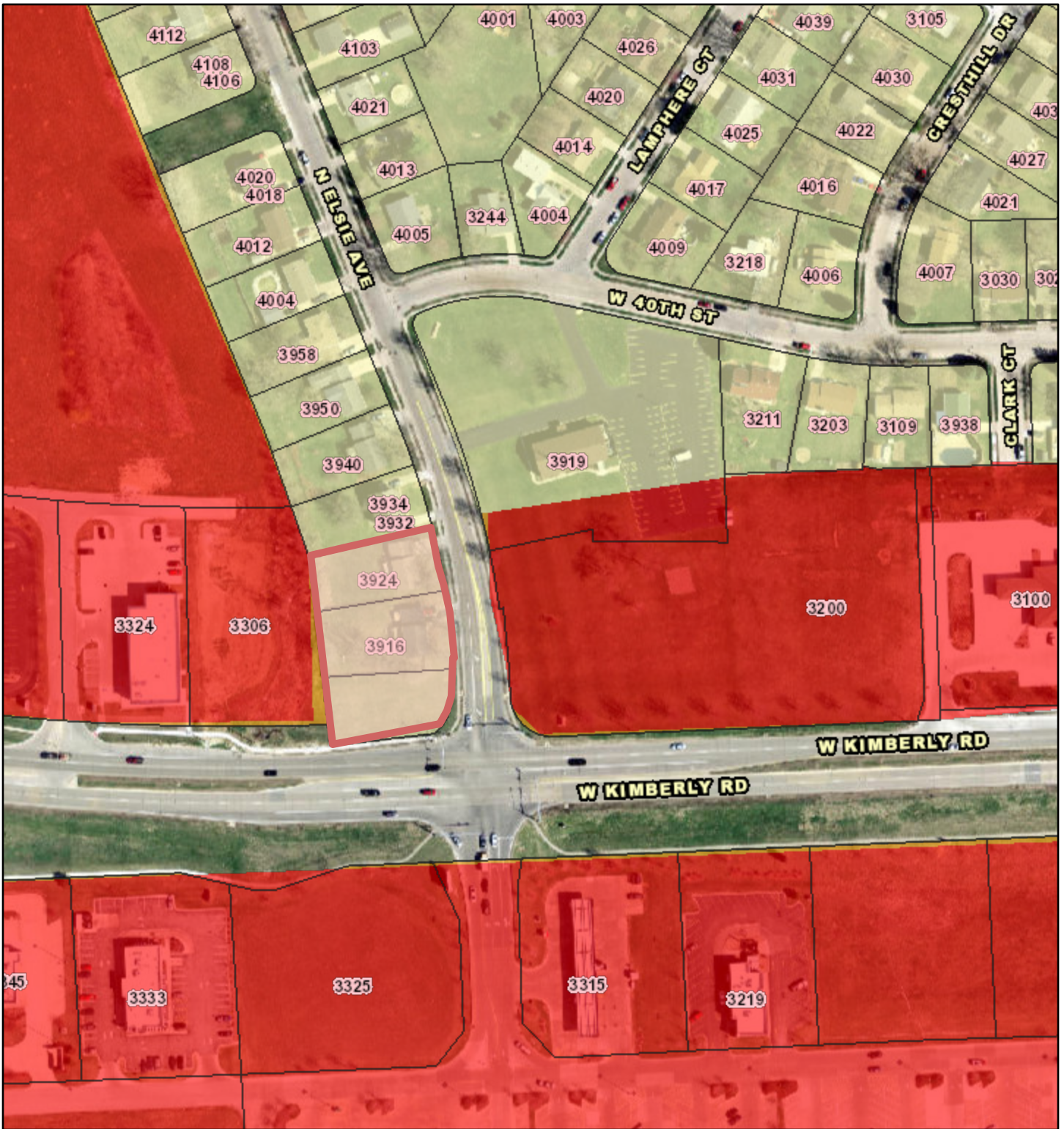
11/29/2018, 9:42:04 AM

- | | |
|---|--|
| Parks | Piped Creeks |
| Parcels | City Limit |
| Street Centerline (Labels only) | |
| Address Points | |
| Creeks | |
| Named Creeks | Recognized Neighborhoods |
| Unnamed Tributaries | 33rd Street Watch |
| | Central Community Circle |



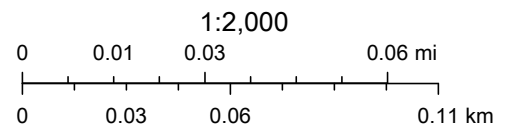
Scott County Iowa, Bi-State Regional Commission

Future Land Use



11/29/2018, 9:46:40 AM

- Parks
- Piped Creeks
- Parcels
- City Limit
- Street Centerline (Labels only)
- Address Points
- Creeks
 - Named Creeks
 - Unnamed Tributaries
- Land Use+2035
 - Urban Corridor
 - Commercial Node



Scott County Iowa, Bi-State Regional Commission

**NOTICE
PUBLIC MEETING
MONDAY, DECEMBER 10, 2018, 6:00 PM
RUDY'S TACOS MEETING ROOM
3502 W. KIMBERLY RD., DAVENPORT, IOWA**

Please be aware of possible zoning changes that may impact your property or neighborhood.

Case No. REZ18-18: Request by Ahmed Ismail, IMEG Corp. for WK Development, to rezone 0.83 acres, more or less, of property located immediately northwest of the intersection of Elsie Avenue and West Kimberly Road from R-5M, Medium Density Dwelling District to C-2, General Commercial District [Ward 2] (See map of the affected property on reverse side of this notice).

The proposed rezoning, if successful, would allow for commercial development on the property.

A public meeting, hosted by the applicant, will be held to discuss the proposal at the time and place listed above. A formal public hearing will be held on the matter by the Plan and Zoning Commission on Tuesday, December 18, 2018, 5:00 pm at Davenport City Hall. You will receive an additional notice prior to this meeting.

If you have any questions regarding the proposal, please contact the Community Planning Division.

Case No. REZ18-18

EMAIL: planning@ci.davenport.ia.us

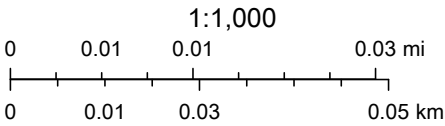
Phone: (563) 326-7765

Location Map - REZ18-18



11/21/2018, 11:55:04 AM

- Parks
- Unnamed Tributaries
- Parcels
- Piped Creeks
- Street Centerline (Labels only)
- City Limit
- Creeks
- Address Points
- Named Creeks



Scott County Iowa, Bi-State Regional Commission

PARCEL NUMBER	NOTICE AREA	NOTICE %	PROTEST (YES/NO)	PROTEST %	PROPERTY ADDRESS	PROPERTY OWNER(S)	OWNER ADDRESS	OWNER CITY/STATE/ZIP
O1617D05D	12288.8	4.5%		0.0%	3324 W KIMBERLY RD	HALLE PROPERTIES LLC	20225 N SCOTTSDALE RD	SCOTTSDALE AZ 85255
O1617D05E	38932.6	14.1%		0.0%		W K DEVELOPMENT INC	4928 WOODY CREEK CIR	BETTENDORF IA 52722
O1619D18	10746.5	3.9%		0.0%	3932 N ELSIE AV	EJH PROPERTIES LLC	555 W KINZIE APT 3104	CHICAGO IL 60654
O1619D19	11164.6	4.0%		0.0%	3940 N ELSIE AVE	SCOTT JAMES C	3940 N ELSIE AV	DAVENPORT IA 52804
O1619D20	8577.5	3.1%		0.0%	3950 N ELSIE AV	KUEHL ROBERT H	3950 N ELSIE AV	DAVENPORT IA 52804
O1635-01C	3710.9	1.3%		0.0%	3101 W KIMBERLY RD	WAL-MART REAL ESTATE BUSINESS	PO BOX 8042	BENTONVILLE AR 72716
O1635-02C	431.8	0.2%		0.0%	3315 W KIMBERLY RD	MURPHY OIL USA	PO BOX 7300	EL DORADO AR 71731
O1635-05	9676.6	3.5%		0.0%	3325 W KIMBERLY RD	THE NATIONAL BANK	852 MIDDLE RD #1030	BETTENDORF IA 52722
O1617D05A1	13322.9	4.8%		0.0%		W K DEVELOPMENT	4928 WOODY CREEK CIR	BETTENDORF IA 52722
O1619D02C	27626.5	10.0%		0.0%	3919 N ELSIE AV	CROSS POINT BAPTIST CHURCH	3919 N ELSIE AV	DAVENPORT IA 52804
O1619E01	30992.5	11.2%		0.0%	3200 W KIMBERLY RD	GENESIS HEALTH SYSTEM	1227 E RUSHOLME ST	DAVENPORT IA 52803

PARCELS 167,471.2 60.7%
R.-O.-W. 108,392.4 39.3%

TOTAL
NOTICE AREA 275,863.6 100%

0.0% PROTEST RATE

Protests:

0

Properties:

11

Alderman:

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Gary Statz (563) 326-7754
Wards:

Action / Date
1/16/2019

Subject:

Second Consideration: Ordinance amending Schedule VI of Chapter 10.96 entitled "Speed Limits" by adding Jason Way from Veterans Memorial Parkway to the end of Jason Way Court as a 35 mph street. [Ward 8]

Recommendation:
Adopt the Ordinance.

Background:

Traffic engineering recommends adding Jason Way from Veterans Memorial Parkway to the end of Jason Way Court as a 35 mph street.

ATTACHMENTS:

Type	Description
□ Ordinance	PS_ORD_Jason Way speed limit_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/9/2019 - 5:28 PM
Public Works Committee	Lechvar, Gina	Approved	1/9/2019 - 5:28 PM
City Clerk	Admin, Default	Approved	1/9/2019 - 5:30 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VI SPEED LIMITS THERETO BY ADDING JASON WAY FROM VETERANS MEMORIAL PARKWAY TO THE END OF JASON WAY COURT AS A 35 MPH STREET.

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

Section 1. That Schedule VI Speed Limits of the Municipal Code of Davenport Iowa, be and the same is hereby amended by adding the following:

Jason Way from Veterans Memorial Parkway to the end of Jason Way Court as a 35 mph street.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____
Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Gary Statz (563) 326-7754
Wards:

Action / Date
1/16/2019

Subject:
Second Consideration: Ordinance amending Schedule VI of Chapter 10.96 entitled "Speed Limits" by adding 76th Street from Northwest Boulevard to Division Street as a 40 mph street.
[Ward 8]

Recommendation:
Approve the Ordinance.

Background:
Traffic Engineering recommends adding West 76th St from Northwest Blvd to Division St as a 40 mph street.

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_W 76th St speed limit_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/9/2019 - 5:28 PM
Public Works Committee	Lechvar, Gina	Approved	1/9/2019 - 5:28 PM
City Clerk	Admin, Default	Approved	1/9/2019 - 5:50 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VI SPEED LIMITS THERETO BY ADDING 76TH STREET FROM NORTHWEST BOULEVARD TO DIVISION STREET AS A 40 MPH STREET.

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

Section 1. That Schedule VI Speed Limits of the Municipal Code of Davenport Iowa, be and the same is hereby amended by adding the following:

76th Street from Northwest Boulevard to Division Street as a 40 mph street.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

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

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

First Consideration _____

Second Consideration _____

Approved _____

Frank Klipsch
Mayor

Attest: _____
Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Gary Statz (563) 326-7754
Wards:

Action / Date
2/6/2019

Subject:

First Consideration: Ordinance amending Schedule I of Chapter 10.96 entitled "Snow Routes" by adding and deleting various streets. [Ward 6]

Recommendation:

Adopt the Ordinance.

Background:

With more homes being built on newer streets in the Jersey Farms Subdivision, a new snow route is being proposed that would cover more area and comprise of a large loop that would be efficient to plow.

Add:

65th Street from Fairhaven Road to Forest Road
Fairhaven Road from 64th Street to 65th Street

Delete:

64th Street from Fairhaven Road to Forest Road

ATTACHMENTS:

Type	Description
▣ Ordinance	PS_ORD_Jersey Farms Snow Routes_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Admin, Default	Approved	1/28/2019 - 4:17 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SECTIONS OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE I SNOW ROUTES THERETO BY ADDING AND DELETING VARIOUS STREETS.

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

Section 1. That Schedule I Snow Routes of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

65th Street from Fairhaven Road to Forest Road
Fairhaven Road from 64th Street to 65th Street

and deleting the following:

64th Street from Fairhaven Road to Forest Road

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: _____

Brian Krup
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Brian Krup 563-326-6163
Wards:

Action / Date
2/6/2019

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

John Parker, Chili Chase Run, Sunday, February 24, 2019; 11:30 AM to 3:00 PM; Lane closures: E Pleasant St from Fernwood Av to Forest Rd, Forest Rd from E Pleasant to E George Washington Blvd, E George Washington Blvd from Forest Rd to Jersey Ridge Rd, Duck Creek Trail Pkwy from Jersey Ridge Rd returning to Duck Creek Lodge. [Ward 6]

QCSO Symphony Day, RiverCenter/Adler Theatre, Thursday, February 28, 2019, 7:30 AM – 2:30 PM; Lane closures for bus parking: two north lanes of E 3rd from Brady to Iowa. [Ward 3]

Ganzo's Mexican Restaurant, Ganzo's 5K, Saturday, May 4, 2019; 5:30 AM – 11:00 AM; Lane closures: northbound N Marquette from W Kimberly to W 41st; W 41st from Marquette to Division; northbound Division from W 41st to W 53rd; eastbound W 53rd from Division to NW Blvd; southbound NW Blvd from W 53rd to Taylor; Taylor from NW Blvd to W 52nd St; W 52nd/Garner Dr from Taylor to W 51st; W 51st from W 52nd/Garner Dr to Fillmore Ln; Fillmore Ln from W 51st to W 46th; W 46th from Fillmore Ln to Marquette; Marquette from W 46th to finish line at Ganzo's Restaurant. Volunteers will be present throughout the neighborhoods to assist residents who need to enter and exit. [Wards 7 & 8]

Recommendation:
Adopt the Resolution.

Background:
Per the City's Special Events Policy, City Council will approve street/lane closures based on the recommendation of the Special Events Committee.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Resolution
▣ Cover Memo	Chili Chase
▣ Cover Memo	Chili Chase Flyer
▣ Cover Memo	QCSO Street Closure
▣ Cover Memo	Ganzo's Neighborhood Flyer

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	1/14/2019 - 10:05 AM

Resolution No. _____

Resolution offered by Alderman Gripp

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 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 on the date(s) listed below will need to be closed, and

NOW, THEREFORE, BE IT RESOLVED, by 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):

Chili Chase Run, Sunday, February 24, 2019; 11:30 AM to 3:00 PM; Lane closures: E Pleasant from Fernwood to Forest; Forest from E Pleasant to E George Washington; E George Washington from Forest to Jersey Ridge; Duck Creek Trail Pkwy from Jersey Ridge returning to Duck Creek Lodge.

QCSO Symphony Day, RiverCenter/Adler Theatre, Thursday, February 28, 2019, 7:30 AM – 2:30 PM; Lane closures for bus parking: two north lanes of E 3rd from Brady to Iowa.

Ganzo's 5K, Saturday, May 4, 2019, 5:30 AM – 11:00 AM; Lane closures: northbound N Marquette from W Kimberly to W 41st; W 41st from Marquette to Division; northbound Division from W 41st to W 53rd; eastbound W 53rd from Division to NW Blvd; southbound NW Blvd from W 53rd to Taylor; Taylor from NW Blvd to W 52nd St; W 52nd/Garner Dr from Taylor to W 51st; W 51st from W 52nd/Garner Dr to Fillmore Ln; Fillmore Ln from W 51st to W 46th; W 46th from Fillmore Ln to Marquette. Volunteers will be present in the neighborhoods to assist residents who need to enter and exit.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk



Legend

- Race Route
- Rec. Trail
- Creeks

- Duck Creek Lodge
- Park

Cornbelt Running Club
315 E. George Washington Blvd.
Davenport, IA 52803
563-326-1942

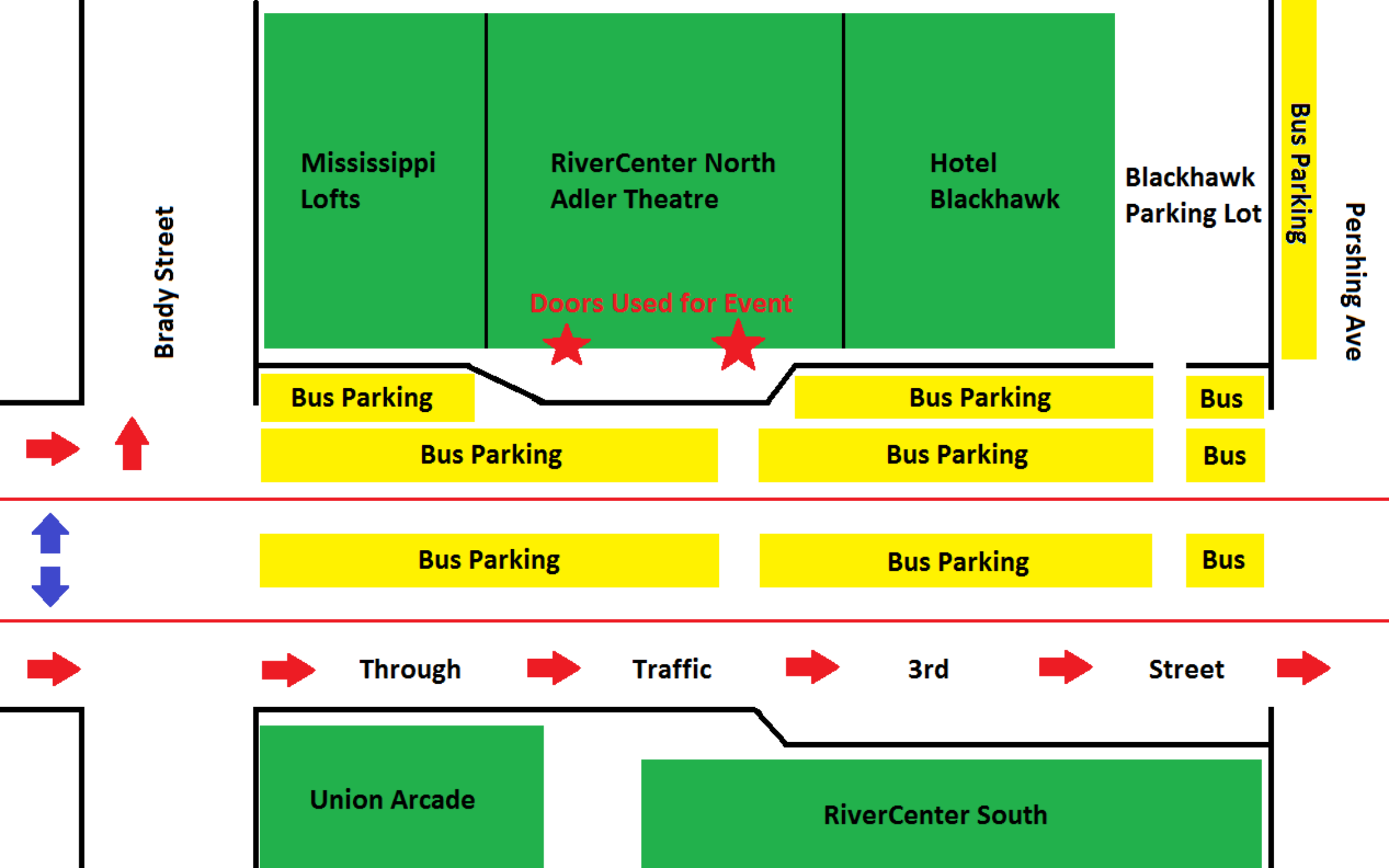
Feb 1, 2019

Dear Residents,

On February 24, 2019 we will be having our 17th Annual CBRC Chili Chase 4 mile run/walk from Duck Creek Park. We will be using the streets of East Pleasant, Forest Road, and George Washington Blvd. We will be using one lane of roadway between 1 and 2 pm. Residents should be able to cut across or use one lane to get around. You may experience temporary delays and we will get you thru once safe. If you have any question please feel free to contact the Cornbelt Running Club office at 563-326-1942 or by email info@cornbelt.org.

Thank you,

John Parker
CBRC





2019
CINCO DE MAYO 5K
PRESENTED BY GANZO'S

Dear Neighbor,

We wish to inform you of our upcoming race, the 7th Annual Cinco de Mayo 5K benefitting the Autism Society of the Quad Cities, taking place in your neighborhood on Saturday, May 4th at 9:00 AM for approximately one hour. The course is shown on the reverse side of this letter.

The race committee and participants would greatly appreciate your support by not parking on the route for that brief period.

If you have any questions or concerns, please contact us at (309) 912-1471. For questions or comments regarding lane closures or noise, please contact Brian Krup at (563) 326-6163.

Thank you for supporting our race and helping us raise money for the Quad Cities Autism Center! We couldn't do it without you!

Thank you,
The Cinco de Mayo 5K Committee
www.ganzos5k.com

See what we have planned at this year's Cinco de Mayo Fiesta by going to <https://cinco.ganzos.com>.



2019
CINCO DE MAYO 5K
PRESENTED BY GANZO'S

Dear Neighbor,

We wish to inform you of our upcoming race, the 7th Annual Cinco de Mayo 5K benefitting the Autism Society of the Quad Cities, taking place in your neighborhood on Saturday, May 4th at 9:00 AM for approximately one hour. The course is shown on the reverse side of this letter.

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Thank you for supporting our race and helping us raise money for the Quad Cities Autism Center! We couldn't do it without you!

Thank you,
The Cinco de Mayo 5K Committee
www.ganzos5k.com

See what we have planned at this year's Cinco de Mayo Fiesta by going to <https://cinco.ganzos.com>.

www.ganzos5k.com/course/

www.ganzos5k.com/course/

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nicole Gleason 563-326-7734
Wards:

Action / Date
1/16/2019

Subject:

Second Consideration: Ordinance amending various sections of Chapter 8.14 (Tree Ordinance) to perform general language clean-up and clarify the following: definition of trees in the right of way, maintenance of city owned trees, permitting, licensing, and nuisance tree abatement process. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:

There were redundancies between this section of code and the licensing code that prompted a complete chapter review. Other language clean-up was done as a result of our current operations structure.

ATTACHMENTS:

Type	Description
▣ Ordinance	Ord pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	1/10/2019 - 1:33 PM
Public Works Committee	Lechvar, Gina	Approved	1/10/2019 - 1:33 PM
City Clerk	Admin, Default	Approved	1/10/2019 - 1:49 PM

ORDINANCE NO. _____

Ordinance amending various sections of Chapter 8.14 (Tree Ordinance) to perform general language clean-up and clarify the following: definition of trees in the right of way, maintenance of city owned trees, permitting, licensing, and nuisance tree abatement process.

Section 1. That Division III entitled "License" is hereby deleted and labeled Reserved. III.

Section 2. That Division IV is hereby amended to read as follows:

IV. TREE ORDINANCE

8.14.190 Short title.

This article shall be known and may be cited as the "Tree Ordinance of the City of Davenport, Iowa." (Ord. 2002-31 § 3 (part); Ord. 76-442 § 1 (part); Ord. 74-117 § 1: prior code § 39-32).

8.14.200 Definitions.

For the purpose of this article the following terms, phrases, words and their derivations shall have the meaning given in this section. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular and words in the singular number include the plural number. The word "shall" is mandatory and not merely directory.

- A. "City" means the City of Davenport, Iowa.
- B. "City arborist" means the city arborist or designee of the city.
- C. "Person" means any person, firm, partnership, association, corporation, company or organization of any kind.

- D. "Property owner" means the contract purchaser if there is one of record; otherwise the record holder of legal title.
- E. "Street" or "highway" means the entire width between property lines of every way or place of whatever nature, when any part thereof is open to the use of the public as a matter of right for purposes of vehicular traffic, within the city limits, including alleys.
- F. "Trees" shall include that woody vegetation, usually growing with a single stem and a height over ten feet.
- G. "Shrubs" shall include that woody vegetation, usually growing with multiple stems and a height under ten feet.
- H. "Right-of-way" is as defined in Chapter 12.20.
- I. "Permanent fence" shall include such structures that enclose an area. This includes shrubbery and fences made from such materials as wood, stone, iron or steel.
- J. "Park" shall include all public parks having individual names and maintained by the city of Davenport.
- K. "Removal" is the actual removal or causing the effective removal through damaging, poisoning or other direct or indirect actions resulting in the death of a tree. (Ord. 2002-31 § 3 (part); New: Ord. 76-442 § 1 (part); Ord. 74-117 § 2: prior code § 39-33).

8.14.210 City arborist—Office created—Enforcement duty.

A. There is created the office of city arborist. The city arborist shall be under the direction and control of the public works director.

B. The city arborist shall have charge of the enforcement of the provisions of this article. (Ord. 2002-31 § 3 (part); New: Ord. 76-442 § (part); Ord. 74-117 § 3 (1a); prior code § 39-34 (part)).

8.14.220 Reserved.

Editor's Note: Section 8.14.220, formerly codified as Section 12.52.220, previously contained herein, has been deleted in its entirety by the recodification of the 1990 Code.

8.14.230 City arborist—Authority specified.

- A. Generally. The city arborist shall have the authority and jurisdiction to superintend and regulate the spraying, treating, planting, maintenance, pruning and removal of trees and shrubs on city property or in the city right-of-way, and where indicated on private property, to ensure health or safety or to preserve the symmetry of public places. It shall be the arborist's duty to encourage the planting, culture and preservation of trees in the city.
- B. Care of Trees and Shrubs on Streets. The city arborist shall direct the necessary removal, cutting and pruning of trees and shrubs located on city property or in the city right-of-way.
- C. Master Street Tree Plan. The city arborist shall have the authority to formulate a master street tree plan. The master street tree plan shall specify the species of tree or shrub to be planted in the city right-of-way.

- D. Arboricultural Specifications and Standards of Practice. The city arborist shall have the authority to promulgate arboricultural specifications and standards of practice governing the planting, preservation, pruning, removal, fertilization and insecticidal treatment of trees and shrubs on city property or in the public right-of-way. Practices shall be consistent with best management practices established by the International Society of Arboriculture.

8.14.240 License Required - nontransferable.

No person, firm or corporation shall carry on or engage in, as its principal business activity, the business of cutting and trimming of trees without first having procured a license therefor and complied with the other requirements of this chapter. No such license may be loaned, rented, assigned or transferred by the licensee. (Ord. 2002-31 § 3 (part): Ord. 79-1168 § 3 (part): prior code § 39-21 and 23).

8.14.250 Fee.

The fee for the license shall be fifty dollars per year. (Ord. 2002-31 § 3 (part): Ord. 82-158 § 49: Ord. 79-1168 § 3 (part): prior code § 39-22).

8.14.260 License Requirements

- A. Bond required. Any license applicant shall deposit with the clerk a good and sufficient bond in the sum of ten thousand dollars conditioned that such applicant shall faithfully comply with the provisions of this chapter, and further conditioned to indemnify, save and keep harmless the city and its officers from any and all claims, damages, losses and actions, by reason of any acts or things done under or by authority or permission granted in this chapter. Nothing in this Division IV shall not be construed as a waiver of any immunity the city or its officers may have. (Ord. 2002-31 § 3 (part): Ord. 79-1168 § 3 (part): prior code § 39-24).
- B. Liability insurance required. Any license applicant shall deposit with the clerk a policy of public liability insurance in the amounts of not less than fifty thousand dollars for damage to any one person, one hundred thousand dollars on account of one accident or event, and property damage coverage of not less than twenty-five thousand dollars which covers the licensing period. The policy shall provide that it cannot be terminated for any cause without fifteen days advance notice to the city. Upon cancellation of insurance the city license shall be null and void. (Ord. 2002-31 § 3 (part): New: Ord. 79-1168 § 3 (part): prior code § 39-25).
- C. Any license applicant shall deposit with the clerk satisfactory evidence of compliance with the requirements of the Iowa Workmen's Compensation Laws. (Ord. 2002-31 § 3 (part): Ord. 79-1168 § 3 (part): prior code § 39-26).
- D. Approval of insurance policy required.

- E. Any insurance policy tendered by a licensed applicant shall be approved by the city's risk management division. (Ord. 2015-117 § 10: Ord. 2002-31 § 3 (part): Ord. 79-1168 § 3 (part): prior code § 39-27).

8.14.270 Removing, cutting or trimming

- A. Licensee shall not remove, cut or trim trees located on city property or in the city right-of-way without prior authorization of the city arborist. (Ord. 2002-31 § 3 (part): Ord. 79-1168 § 3 (part): prior code § 39-28).
- B. Removing, cutting or trimming without a License
- C. Whenever it appears to the city arborist that any licensee has done business without proper license, the city arborist shall consult law enforcement to stop work. A municipal infraction will be issued in accordance with 8.14.360. A violation may also be charged and adjudicated as a simple misdemeanor including the arrest of the offending party.(Ord. 2002-31 § 3 (part): Ord. 79-1168 § 3 (part): prior code § 39-29).
- D. Cleanup required. Each licensee shall promptly clean up and legally dispose of all tree trunks, limbs, branches, twigs or brush debris generated as a result of tree trimming, pruning and removal activities. (Ord. 2002-31 § 3 (part): Ord. 79-1168 § 3 (part): prior code § 39-31).
- E. The city may refuse to issue, suspend or revoke any license for violations of this Division IV. Any appeal of a refusal, suspension or revocation will be pursuant to the process set forth in Chapter 2.86.

8.14.280 Duty of Property Owner to Prune and Remove Trees – Obstructions, Hazardous and Nuisance Trees

- A. It shall be the responsibility of property owners to maintain private trees and shrubs in a manner that:
 - 1. Will not obstruct the passage of pedestrians or vehicles on public sidewalks for streets, or otherwise obstruct the sight of traffic control devices, or obstruct the view of any street intersection or create other hazardous conditions.
 - 2. Branches do not hang over a sidewalk at a height of less than 8ft above the sidewalk, or hang over a highway, street or alley at height of less than 14ft above the highway, street or alley.
 - 3. Does not pose hazardous conditions due to the threat caused by death or disease from falling branches, limbs or the vegetation itself onto adjacent sidewalks, streets, highways or alleys, or private property.
- B. It shall be the responsibility of abutting property owners to maintain public trees in the city right-of-way in a manner that:

1. Will not obstruct the passage of pedestrians or vehicles on public sidewalks for streets, or otherwise obstruct the sight of traffic control devices, or obstruct the view of any street intersection or create other hazardous conditions.
 2. Branches do not hang over a sidewalk at a height of less than 8ft above the sidewalk, or hang over a highway, street or alley at height of less than 14ft above the highway, street or alley.
- C. Public trees grown within a permanent fence enclosure shall be the responsibility of the abutting property owner.
- D. Abutting property owners must not remove public trees growing in the city right-of-way without prior authorization of the City Arborist.
- E. Nothing in this article shall prohibit the city arborist from maintaining public trees in the city right-of-way.

8.14.290 Obstructions, Hazardous and Nuisance Trees – Notice to Abate

- A. Should any person or persons owning real property bordering on any street fail to prune or remove trees or shrubs as provided in Section 8.14.280, the city arborist shall order such person or persons, by written notice in accordance with the procedures as specified in Section 8.14.350, to prune or remove such tree or shrubs.
- B. The notice and order required in subsection A of this section shall be served by sending the order and notice to the property owner as listed in Scott County Parcel Query.
- C. If the property owner fails to maintain the property as required under this chapter and after notice is given as provided in this chapter, the arborist shall order the work to be done. The total cost and expense of the work to be done, including any administrative fees, shall be paid by the property owner. Failure to pay shall result in the cost being assessed against the property as provided by law. (Ord. 2002-31 § 3 (part): New: Ord. 76-442 § 1 (part): Ord. 74-117 § 5 (1, 2, 3): prior code § 39-36 (part)).

8.14.300 Abuse or mutilation of public trees.

- A. Unless specifically authorized by the city arborist, no person shall damage, cut, carve, transplant or remove any tree or shrub; attach any rope, wire, nails, or other contrivance to any tree or shrub; expose public trees or shrubs to any gaseous, liquid or solid substance which is harmful to such trees or shrubs or vegetation, or to impede the free entrance of water or air to the roots; or set fire or permit any fire to burn when such fire or the heat thereof will injure any portion of any tree or shrub on city property or in city right-of-way.

- B. No spurs or climbers which injure the bark of a tree on city property or in the city right-of-way shall be used as an aid to climbing such tree except when such tree is to be removed as authorized by the city arborist. (Ord. 2002-31 § 3 (part): Ord. 76-442 § 1 (part): Ord. 74-117 § 6: prior code § 39-37).

8.14.310 Reserved.

Editor's Note: Section 8.14.310, formerly codified as Section 12.52.310, previously contained herein, has been deleted by the recodification of the 1990 Code.

8.14.320 Interference with city arborist.

No person shall hinder, prevent, delay or interfere with the city arborist or assigned staff while engaged in carrying out the execution or enforcement of this article; provided however, that nothing in this article shall be construed as an attempt to prohibit the pursuit of any remedy legal or equitable in any court of competent jurisdiction for the protection of property rights by the owner of any property within the city. (Ord. 2002-31 § 3 (part): Ord. 76-442 § 1 (part): Ord. 74-117 § 8: prior code § 39-39).

8.14.330 Protection and replacement of trees, shrubs and vegetation— Infrastructure Maintenance and Construction

A. Protection.

- 1. All trees or shrubs and their root systems on city property or in the city right-of-way shall be protected from damages or disturbances by infrastructure maintenance and construction activities. The city arborist shall determine any physical protection or precautions required during construction, boring or excavation adjacent to trees or shrubs on city property or in the right-of-way.

B. Replacement. Any person injuring, damaging or destroying vegetation in violation of this article shall in addition to any other penalty imposed by this article be required to repair or replace the vegetation damaged as and to the extent deemed necessary by the city arborist.

C. All changes or improvements to land use shall meet tree requirements established pursuant to the City zoning and subdivision regulations .

8.14.340 Placing materials on public property.

- A. No person shall deposit, place, store, or maintain any stone, brick, sand, concrete or other materials on city property or in the city right-of-way which may impede the free passage of water, air and fertilizer to the roots of any tree or shrub growing therein, except by written authorization of the city arborist. (Ord. 2002-31 § 3 (part): Ord. 76-442 § 1 (part): Ord. 74-117 § 10: prior code § 39-41).

8.14.350 – Reserved.

8.14.360 Violation—Penalty.

Anyone who violates the provisions of this article is guilty of a municipal infraction and upon conviction shall be fined as follows:

1. First Offense \$100
2. Second Offense \$200
3. Subsequent Offenses \$500

In addition to the civil fine, the city may seek equitable relief or take other abatement actions. Each day a violation exists shall constitute a separate offense.

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 as are any motions or resolutions of council that purport to give authority to a council standing committee to make a determination as all such determinations shall henceforth be made by the city council.

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: _____

Brian Krup
Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Rich Oswald
Wards:

Action / Date
1/16/2019

Subject:

Second Consideration: Ordinance amending various sections of Chapter 10 (Vehicles and Traffic) for the purposes of allowing the City of Davenport the ability to immobilize vehicles in lieu of towing and simplifying fine schedules. [All Wards]

Recommendation:
Adopt the Ordinance.

Background:

Updates to section 10.24 will allow the use of a 'Denver Boot' immobilization device as well as set fine schedules as follows:

- All handicapped parking violations (ramp or street) – per State of Iowa code (no change)
- All other parking violations on street and in city owned parking ramps: \$25 (reduce ramp by \$5, increase on street by \$5 in most cases)
- All parking violations will be subject to an administrative fee of \$30 once the violation is outstanding for 30 days to cover costs of gathering owner information and facilitate the collections process.

ATTACHMENTS:

Type	Description
▣ Cover Memo	Ordinance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	1/10/2019 - 1:33 PM
Public Works Committee	Lechvar, Gina	Approved	1/10/2019 - 1:33 PM
City Clerk	Admin, Default	Approved	1/10/2019 - 1:52 PM

ORDINANCE NO. _____

Ordinance amending various sections of Chapter 10 (Vehicles and Traffic) for the purposes of allowing the City of Davenport the ability to immobilize vehicles in lieu of towing and simplifying fine schedules.

Chapter 10.24 PARKING VIOLATIONS - ENFORCEMENT

Sections:

10.24.010 Ticketing for parking violation.

10.24.020 Admitted violations.

10.24.030 Fine - Collection.

10.24.040 Prosecution.

10.24.10 Ticketing for parking violation.

In the event of a parking violation of the provisions of this ordinance regulating the stopping, standing or parking of vehicles, it shall be the duty of the police officers, parking ambassadors, code enforcement officers, and other authorized employees of this City to issue a notice of a fine and attach it to the vehicle. The notice shall state:

- A. The violation involved.
- B. The state and license number of the vehicle.
- C. The time the ticket was issued.
- D. The location (may be described in terms of hundred block if applicable).

(Ord. 2011-399 § 4: Ord. 84-247 § 8.1).

10.24.20 Admitted violations.

A. In all cases of violations of the provisions of this ordinance regulating the stopping, standing or parking of vehicles, such violations which are admitted may be charged and collected upon a simple notice of a fine, as set forth in this ordinance.

B. Violations which are not paid as provided in this ordinance within thirty days after the date of the violation shall be deemed admitted and the corresponding fine imposed.

C. The date on the notice of a fine issued for the alleged violation shall be presumptive evidence of the date of the violation.

D. In any prosecution charging a violation of any law or regulation governing the stopping, standing or parking of a vehicle, proof that the particular vehicle described in the complaint was parked in violation of any such law or regulation, together with proof that the defendant named in the complaint was at the time of such parking the registered owner of such vehicle, shall be sufficient for conviction. (Ord. 2007-80 § 1: Ord. 84-247 § 8.2).

10.24.30 Fine - Collection.

1. The owner or operator of any vehicle who receives a simple notice of a fine, either personally or by the placing of such notice on the vehicle, that the vehicle is in violation of the ordinances of the City shall pay to the City a fine for such violation as follows:

- A. For all violations of designated handicapped parking spaces the sum as set by state law.
- B. For all other violations the fine is set in the amount of twenty-five dollars.
- C. After thirty days a thirty dollar administration fee will be charged for collection efforts.

2. Any vehicle parked in violation of the City code and whose registered owner has five unpaid parking tickets is hereby declared a nuisance and subject to immediate towing and impoundment; in lieu of towing and/or impounding any police officer, parking ambassador, and code enforcement officer may attach an immobilization device commonly known as the "Denver boot" to immobilize the vehicle. Any

vehicle immobilized by the City through the use of such immobilization device shall be released to the person entitled to possession thereof when both of the following conditions have been met:

- A. After payment of all the registered owners' outstanding fines
- B. After payment of an immobilization removal fee of Eighty Dollars (\$80).

3. After 48 hours without payment, the booted vehicle may be towed. This subsection shall not be construed in any way to limit the towing of the vehicle under Chapter 10.76 or as evidence in a criminal matter.

(Ord. 2011-399 § 5: Ord. 2003-460 § 1: Ord. 96-486 § 1: Ord. 93-248 § 1: Ord. 92-637 § 1: Ord. 90-549 § 1: Ord. 88-419 § 1: Ord. 87-377 § 2: Ord. 84-247 § 8.3).

10.24.040 Prosecution.

Notwithstanding any other provision of this chapter, violations may be prosecuted the same as any other violation of this code. (Ord. 84-247 § 8.4).

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 as are any motions or resolutions of council that purport to give authority to a council standing committee to make a determination as all such determinations shall henceforth be made by the City Council.

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 _____

Attest:

Frank Klipsch
Mayor

Brian Krup
Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Brad Guy (563) 327-5105
Wards:

Action / Date
2/6/2019

Subject:
Resolution of acceptance for the FY18 Sewer Lateral Repair Program, completed by Petersen Plumbing & Heating of Davenport, IA with a final cost of \$562,296.57 budgeted in CIP #30031.
[All Wards]

Recommendation:
Adopt the Resolution.

Background:
This program repaired lateral sewer connections between the City's sewer main and private residences by contract. All work has been satisfactorily completed and accepted by the Engineering Division with a total cost of \$562,296.57 paid out of CIP #30031.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	RES_FY18 Lateral Repairs Acceptance-Petersen

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/17/2019 - 2:24 PM
Public Works Committee	Lechvar, Gina	Approved	1/29/2019 - 3:00 PM
City Clerk	Admin, Default	Approved	1/29/2019 - 4:45 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the FY18 Sewer Lateral Repair Program, completed by Petersen Plumbing & Heating of Davenport, IA with a final cost of \$562,296.57 budgeted in CIP #30031. [All Wards]

WHEREAS, work on the project has been satisfactorily completed and accepted by the Engineering Division

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the FY18 Sewer Lateral Repair Program, completed by Petersen Plumbing & Heating of Davenport, IA with a final cost of \$562,296.57, is hereby accepted.

Passed and Approved this 13th day of February, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Brad Guy (563) 327-5105
Wards:

Action / Date
2/6/2019

Subject:
Resolution of acceptance for the FY18 Sewer Lateral Repair Program, completed by Hometown Plumbing and Heating of Davenport, IA with a final cost of \$188,466.03 budgeted in CIP #30031.
[All Wards]

Recommendation:
Adopt the Resolution.

Background:
This program repaired lateral sewer connections between the City's sewer main and private residences by contract. All work has been satisfactorily completed and accepted by the Engineering Division with a total cost of \$188,466.03 paid out of CIP #30031.

ATTACHMENTS:

Type	Description
▯ Cover Memo	RES_FY18 Lateral Repairs Acceptance-Hometown

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/17/2019 - 2:19 PM
Public Works Committee	Lechvar, Gina	Approved	1/29/2019 - 3:16 PM
City Clerk	Admin, Default	Approved	1/29/2019 - 5:38 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the FY18 Sewer Lateral Repair Program, completed by Hometown Plumbing and Heating of Davenport, IA with a final cost of \$188,466.03 budgeted in CIP #30031. [All Wards]

WHEREAS, work on the project has been satisfactorily completed and accepted by the Engineering Division

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the FY18 Sewer Lateral Repair Program, completed by Hometown Plumbing and Heating of Davenport, IA with a final cost of \$188,406.03, is hereby accepted.

Passed and Approved this 13th day of February, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Brad Guy (563) 327-5105
Wards:

Action / Date
2/6/2019

Subject:
Resolution of acceptance for the FY18 Sewer Lateral Repair Program, completed by Tappendorf Plumbing of Davenport, IA with a final cost of \$130,534.99 budgeted in CIP #30031. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This program repaired lateral sewer connections between the City's sewer main and private residences by contract. All work has been satisfactorily completed and accepted by the Engineering Division with a total cost of \$130,534.99 paid out of CIP #30031.

ATTACHMENTS:

Type	Description
▣ Cover Memo	RES_FY18 Lateral Repairs Acceptance-Tappendorf

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/17/2019 - 2:26 PM
Public Works Committee	Lechvar, Gina	Approved	1/29/2019 - 3:15 PM
City Clerk	Admin, Default	Approved	1/29/2019 - 5:38 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the FY18 Sewer Lateral Repair Program, completed by Tappendorf Plumbing of Davenport, IA with a final cost of \$130,534.99 budgeted in CIP #30031. [All Wards]

WHEREAS, work on the project has been satisfactorily completed and accepted by the Engineering Division

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the FY18 Sewer Lateral Repair Program, completed by Tappendorf Plumbing of Davenport, IA with a final cost of \$130,534.99, is hereby accepted.

Passed and Approved this 13th day of February, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Brad Guy (563) 327-5105
Wards:

Action / Date
2/6/2019

Subject:
Resolution of acceptance for the FY18 Sewer Lateral Repair Program, completed by River Bend Plumbing of Bettendorf, IA with a final cost of \$94,677.99 budgeted in CIP #30031. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This program repaired lateral sewer connections between the City's sewer main and private residences by contract. All work has been satisfactorily completed and accepted by the Engineering Division with a total cost of \$94,677.99 paid out of CIP #30031.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	RES_FY18 Lateral Repairs Acceptance- River Bend

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/17/2019 - 2:25 PM
Public Works Committee	Lechvar, Gina	Approved	1/29/2019 - 3:14 PM
City Clerk	Admin, Default	Approved	1/29/2019 - 5:36 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the FY18 Sewer Lateral Repair Program, completed by River Bend Plumbing of Bettendorf, IA with a final cost of \$94,677.99 budgeted in CIP #30031.
[All Wards]

WHEREAS, work on the project has been satisfactorily completed and accepted by the Engineering Division

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the FY18 Sewer Lateral Repair Program, completed by River Bend Plumbing of Bettendorf, IA with a final cost of \$94,677.99, is hereby accepted.

Passed and Approved this 13th day of February, 2019

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Brad Guy (563) 327-5105
Wards:

Action / Date
2/6/2019

Subject:
Resolution of acceptance for the FY18 Sewer Lateral Repair Program, completed by Hagerty Earthworks of Muscatine, IA with a final cost of \$98,477.21 budgeted in CIP #30031. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This program repaired lateral sewer connections between the City's sewer main and private residences by contract. All work has been satisfactorily completed and accepted by the Engineering Division with a total cost of \$98,477.21 paid out of CIP #30031.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	RES_FY18 Lateral Repairs Acceptance- Hagerty

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/17/2019 - 2:18 PM
Public Works Committee	Lechvar, Gina	Approved	1/29/2019 - 3:10 PM
City Clerk	Admin, Default	Approved	1/29/2019 - 5:32 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the FY18 Sewer Lateral Repair Program, completed by Hagerty Earthworks of Muscatine, IA with a final cost of \$98,477.21 budgeted in CIP #30031. [All Wards]

WHEREAS, work on the project has been satisfactorily completed and accepted by the Engineering Division

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the FY18 Sewer Lateral Repair Program, completed by Hagerty Earthworks of Muscatine, IA with a final cost of \$98,477.21, is hereby accepted.

Passed and Approved this 13th day of February, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Brad Guy (563) 327-5105
Wards:

Action / Date
2/6/2019

Subject:
Resolution of acceptance for the 29th, Lorton and Fairhaven Drainage Improvement Project, completed by Legacy Corporation of East Moline, IL with a final cost of \$1,419,420.67 budgeted in CIP #10131. [Ward 6]

Recommendation:
Adopt the Resolution.

Background:
Work has been completed on the 29th, Lorton & Fairhaven Drainage Improvement Project. This work consisted of upgrading the existing storm sewer system in the project area to improve drainage and minimize localized street flooding. All work has been satisfactorily completed and accepted by the Engineering Division.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	RES_29th & Lorton Acceptance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/29/2019 - 10:38 AM
Public Works Committee	Lechvar, Gina	Approved	1/29/2019 - 3:02 PM
City Clerk	Admin, Default	Approved	1/29/2019 - 4:46 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the 29th, Lorton and Fairhaven Drainage Improvement Project, completed by Legacy Corporation of East Moline IL, with a final cost of \$1,419,420.67 budgeted in CIP #10131. [Ward 6]

WHEREAS, work on the project has been satisfactorily completed and accepted by the Engineering Division

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the 29th, Lorton and Fairhaven Drainage Improvement Project, completed by Legacy Corporation of East Moline IL, is hereby accepted.

Passed and Approved this 13th day of February, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Sandy Doran (563) 326-7756
Wards:

Action / Date
2/6/2019

Subject:
Resolution approving the plans, specifications, form of contract, and estimated cost for the FY 2019/2020 Manhole Rehabilitation & Replacement Program CIP #30045. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
A number of manholes of the sanitary collection system have been identified as structurally deficient and allow for inflow and infiltration. Rehabilitation is needed to comply with the Iowa Department of Natural Resources (IDNR) Administrative Consent Order.

This program is a combined effort by the Sewer and Engineering Divisions of the Public Works Department. The manhole rehabilitation areas were based on Inflow & Infiltration studies and manhole inspections.

The bids for this program are due to purchasing February 20, 2019.

Funds for the FY 2019/2020 Manhole Rehabilitation & Replacement Program are budgeted in CIP #30045 for a total of \$2,500,000.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/29/2019 - 10:29 AM
Public Works Committee	Lechvar, Gina	Approved	1/29/2019 - 3:15 PM
City Clerk	Admin, Default	Approved	1/29/2019 - 5:37 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract and estimate of cost for the FY 2019/2020 Manhole Rehabilitation & Replacement Program CIP #30045.

WHEREAS, on the 22nd day of January, 2019, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa for the FY 2019/2020 Manhole Rehabilitation & Replacement Program within the City of Davenport, Iowa; and

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, Iowa; 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 said Fiscal Year 2019/2020 Manhole Rehabilitation & Replacement Program.

Passed and approved this 13th day of February, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Brad Guy (563) 327-5105
Wards:

Action / Date
2/6/2019

Subject:
Resolution of acceptance for the Duck Creek South Interceptor Rehabilitation Project, completed by SAK Construction, LLC of O'Fallon, MO with a final cost of \$4,399,619.84 budgeted in CIP #00200. [Wards 2, 5, 6, & 7]

Recommendation:
Adopt the Resolution.

Background:
Work has been completed on the DCSI Rehabilitation Project which addressed repairs needed to reduce inflow, infiltration and structural deficiencies in the Duck Creek South Interceptor Sewer. This work included cured-in-place plastic pipe lining (CIPP) and various manhole rehabilitation techniques. All work has been satisfactorily completed and accepted by the Engineering Division.

ATTACHMENTS:

Type	Description
▢ Resolution Letter	RES_DCSI Rehab Acceptance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/17/2019 - 2:17 PM
Public Works Committee	Lechvar, Gina	Approved	1/29/2019 - 3:06 PM
City Clerk	Admin, Default	Approved	1/29/2019 - 5:33 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the Duck Creek South Interceptor Rehabilitation Project, completed by SAK Construction, LLC of O'Fallon Missouri with a final cost of \$4,399,619.84 budgeted in CIP #00200. [Wards 2,5,6 & 7]

WHEREAS, work on the project has been satisfactorily completed and accepted by the Engineering Division

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Duck Creek South Interceptor Rehabilitation Project, completed by SAK Construction, LLC of O'Fallon Missouri, is hereby accepted.

Passed and Approved this 13th day of February, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Jen Walker (563) 326-6168
Wards:

Action / Date
2/13/2019

Subject:
Resolution accepting work completed under the 2018 Microsurfacing and Cape Seal Program, CIP #35026. The total contract with Lionmark Corporation (d.b.a. Missouri Petroleum) was \$474,275.22. [Wards 2,3,4,5,7]

Recommendation:
Adopt the Resolution.

Background:
Microsurfacing and cape sealing are applications applied to asphalt roadways to help maintain and extend the pavement life. Locations were identified and prioritized based on multiple data sources and the utilization of pavement management software to provide the greatest benefit with allocated funding.

As part of this project, curb ramps were retro fitted to be compliant with the Americans with Disabilities Act (ADA) where required.

Work was satisfactorily completed by Lionmark Corporation (d.b.a. Missouri Petroleum Products Company, LLC; St. Louis, MO) on the following streets:

- West Central Park (Marquette St to Harrison St)
- Marquette St (W Central Park to W. 29th St)
- Kirkwood Blvd (Brady St to Jersey Ridge Rd)
- Hickory Grove Rd (N Fairmount St to Hillandale Rd)
- Garfield Park's Parking Lot

Total project cost was \$474,275, funded by CIP #35026 using a combination of Road Use Tax, Local Option Sales Tax & Government Obligation Bond proceeds.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/29/2019 - 10:50 AM
Public Works Committee	Lechvar, Gina	Approved	1/29/2019 - 3:12 PM
City Clerk	Admin, Default	Approved	1/29/2019 - 5:31 PM

Resolution No. _____

RESOLUTION offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION accepting work completed under the 2018 Microsurfacing and Cape Seal Program, CIP #35026. The total contract with Lionmark Corporation (d.b.a. Missouri Petroleum) was \$474,275.22.

WHEREAS, the City entered into contract with Lionmark Corporation (d.b.a. Missouri Petroleum) of St. Louis, Missouri; and

WHEREAS, the project included several streets and one parking lot throughout the City that were sealed using either the microsurfacing or the cape seal process; and

WHEREAS, the final cost for the second year of the two-year contract was \$474,275.22; and

WHEREAS, the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport that the Fiscal Year 2018 Microsurfacing and Cape Seal Project be formally accepted.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to sign for and on behalf of the City of Davenport, Iowa.

Passed and approved this 13th day of February, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Brad Guy (563) 327-5105
Wards:

Action / Date
2/6/2019

Subject:
Resolution of acceptance for the Federal Street Sewer Improvement Project, completed by Hawkeye Paving Corporation of Bettendorf, IA with a final cost of \$752,579.55 budgeted in CIP #30001. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
Work has been completed on the Federal Street Sewer Improvement Project. The construction comprised of replacement and realignment of existing sanitary sewer and installation of new storm sewer to remove inflow and infiltration of storm water from the sanitary sewer system. All work has been satisfactorily completed and accepted by the Engineering Division.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	RES_Federal Sewer Acceptance

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/29/2019 - 1:30 PM
Public Works Committee	Lechvar, Gina	Approved	1/29/2019 - 3:40 PM
City Clerk	Admin, Default	Approved	1/29/2019 - 5:27 PM

Resolution No. _____

Resolution offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION of acceptance for the Federal Street Sewer Improvement Project, completed by Hawkeye Paving Corporation of Bettendorf IA, with a final cost of \$752,579.55 budgeted in CIP #30001. [Ward 3]

WHEREAS, work on the project has been satisfactorily completed and accepted by the Engineering Division

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Federal Street Sewer Improvement Project, completed by Hawkeye Paving Corporation of Bettendorf IA, is hereby accepted.

Passed and Approved this 13th day of February, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Nichole Kriz 563-326-7784
Wards:

Action / Date
2/6/2019

Subject:

Resolution approving the plans, specifications, form of contract, and estimated cost for the construction of a permeable alley – east-west alley between E River Dr and Isabel Bloom Way from Federal St to Tremont Ave, CIP #33032. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

This storm water project will remove the existing alley paving between E River Dr. and Isabel Bloom Way from Federal St to Tremont Ave and construct a new permeable brick alley paving. The permeable alley will allow for the capture and conveyance of storm water. One half of the project will be funded through clean water funds. The remaining costs will be split between the alley resurfacing program and property owners.

Construction is expected to begin spring of 2019. Funding is available through CIP #33032. The estimated project cost is \$120,000.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Rejected	1/29/2019 - 1:34 PM
Public Works - Engineering	Kriz, Nichole	Approved	1/29/2019 - 1:43 PM
Public Works - Engineering	Lechvar, Gina	Approved	1/29/2019 - 2:11 PM
Public Works Committee	Lechvar, Gina	Approved	1/29/2019 - 3:40 PM
City Clerk	Admin, Default	Approved	1/29/2019 - 5:30 PM

Resolution No. _____

RESOLUTION offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

Resolution approving the plans, specifications, form of contract, and estimated cost for the construction of a permeable alley – east-west alley between E River Dr. and Isabel Bloom Way from Federal St. to Tremont Ave, CIP #33032.

WHEREAS, plans, specifications, form of contract and an estimate of cost have been filed with the City Clerk of Davenport, Iowa, for the construction of permeable alley – east-west alley between E River Dr. and Isabel Bloom Way from Federal St. to Tremont Ave, CIP Project #33032

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 construction of permeable alley – east-west alley between E River Dr. and Isabel Bloom Way from Federal St. to Tremont Ave, CIP #33032.

Passed and approved this 13th day of February, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, City Clerk

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Brian Schadt 563-326-7923
Wards:

Action / Date
2/6/2019

Subject:
Resolution approving the plans, specification, form of contract and estimated cost to replace the storm water pump system at 11th and Warren, CIP #33016. [Ward 4]

Recommendation:
Adopt the Resolution.

Background:
The storm water pump system at 11th & Warren is in need of rehabilitation; however, a new system is being recommended since the current one has served beyond its intended life. The estimated cost for a new system is \$160,000 budgeted in CIP #33016.

ATTACHMENTS:

Type	Description
▣ Cover Memo	PW Pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/29/2019 - 3:50 PM
Public Works Committee	Lechvar, Gina	Approved	1/29/2019 - 3:50 PM
City Clerk	Admin, Default	Approved	1/29/2019 - 5:26 PM

Resolution No. _____

RESOLUTION offered by Alderman Dunn

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specification, form of contract, and estimated cost to replace the storm water pump system at 11th and Warren CIP #33016.

WHEREAS, the storm water pump is in need of rehabilitation; and

WHEREAS, the current system has served beyond its intended life; and

WHEREAS, a new system is recommended.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport that the storm water pump replacement is approved.

BE IT FURTHER RESOLVED, that the Mayor is hereby authorized and directed to sign for and on behalf of the City of Davenport, Iowa.

Passed and approved this 13th day of February, 2019.

Approved:

Attest:

Frank Klipsch, Mayor

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:

Department: Public Works - Admin

Contact Info: Nicole Gleason 563-327-5150/Chad Dyson 563-326-7817

Wards:

Action / Date

2/6/2019

Subject:

Resolution approving the contract for the Miracle Field of the Quad Cities Phase II to Precision Builders, Inc. of Bettendorf, IA in the amount of \$113,238.35. CIP #64030. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

On December 10, 2018, an Invitation to Bid was issued and sent to contractors. On January 15, 2019, the Purchasing Division opened and read four bids. See attached bid tabulation.

This will be an all-inclusive ball-field in Prairie Heights Park. This contract is for Phase II, which includes concrete base, fencing, dugout shelters and other miscellaneous above-the-ground improvements.

Funding is from private donations secured primarily by the Parks and Recreation Department staff. Various local organizations, trusts, businesses, City of Bettendorf, and individuals have donated time and money to make this project a reality.

ATTACHMENTS:

Type	Description
▣ Resolution Letter	PW Pg 2
▣ Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	1/30/2019 - 1:53 PM
Public Works Committee	Lechvar, Gina	Approved	1/30/2019 - 1:53 PM
City Clerk	Admin, Default	Approved	1/31/2019 - 9:03 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Miracle Field of the Quad Cities Phase II to Precision Builders Inc. of Bettendorf, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to construct Phase II of the Miracle Field of the Quad Cities;
and

WHEREAS, Precision Builders Inc. of Bettendorf 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. Approving the contract for the Miracle Field of the Quad Cities Phase II to Precision Builders Inc. of Bettendorf; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: MIRACLE FIELD OF THE QUAD CITIES – PHASE II

BID NUMBER: 19-48

OPENING DATE: JANUARY 15, 2019

GL ACCOUNT NUMBER: 74044675 530350 64030

RECOMMENDATION: AWARD THE CONTRACT TO PRECISION BUILDERS
INC OF BETTENDORF IA

<u>VENDOR NAME</u>	<u>PRICE</u>
Precision Builders Inc of Bettendorf IA	\$113,238.35
Swanson Construction Co. of Bettendorf IA	\$125,030.06
Centennial Contractors of the Quad Cities of Moline IL	\$167,251.50
General Constructors Inc. of Bettendorf IA	\$246,653.59

Approved By Kristi Keller
Purchasing

Approved By Charles Wynn Heidi McEwen
Parks & Rec. Director PW Director

Approved By Breli Coe
Budget/CIP

Approved By BS
Chief Financial Officer

City of Davenport

Agenda Group:
Department: Public Works - Admin
Contact Info: Eric Gravert (563) 327-5125
Wards:

Action / Date
2/6/2019

Subject:
Motion approving change order #1 to McClure Engineering Company in the amount of \$89,578 for the Davenport Municipal Airport Runway 15/33 Reconstruction Project, CIP #20010. [Ward 8]

Recommendation:
Pass the Motion.

Background:
Change order #1 approves the amount to be added to the contract for additional construction administrative and observation services to Task Order No. 1.

The project is being managed by the City of Davenport and is 90% funded by the Federal Aviation Administration grant. The project is funded through CIP #20010.

This change order approves the additional contract amount to be used for an additional 82 calendar days of construction administration and observation services performed by McClure Engineering Company.

SUMMARY OF CONTRACT AMOUNT:

Original Contract	\$455,570
Previous Change Orders	\$0
<u>Change Order #1</u>	<u>\$89,578</u>
Amended Contract Amount:	\$545,148

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/29/2019 - 1:23 PM
Public Works Committee	Lechvar, Gina	Approved	1/29/2019 - 2:52 PM
City Clerk	Admin, Default	Approved	1/29/2019 - 5:34 PM

City of Davenport

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

Action / Date
2/6/2019

Subject:
Resolution setting February 27, 2019 as the date for the sale of General Obligation Corporate Bonds, Series 2019 and approving the Preliminary Official Statement. [All Wards]

Recommendation:
Adopt the Resolution to set the sale date for bonds for Wednesday, February 27, 2019 and approve the Preliminary Official Statement.

Background:
This Resolution has two components:

1. Setting February 27, 2019 as the date of sale for General Obligation Corporate Bonds, Series 2019. On May 9, 2018, a public hearing was held on the issuance of not-to-exceed \$27,500,000 General Obligation Corporate Bonds. Proceeds of these bonds are to finance the FY 2019 Capital Improvement Program.

2. 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
▣ Backup Material	Preliminary Official Statement

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	1/31/2019 - 3:53 PM
Finance Committee	Wright, Brandon	Approved	1/31/2019 - 3:53 PM
City Clerk	Admin, Default	Approved	1/31/2019 - 4:21 PM

SET DATE FOR SALE OF GENERAL
OBLIGATION CORPORATE BONDS,
SERIES 2019

629872-85

Davenport, Iowa

February 13, 2019

The City Council of the City of Davenport, Iowa, met on February 13, 2019, at 5:30 o'clock p.m. at the Council Chambers, City Hall, Davenport, Iowa. The Mayor presided and the roll was called showing the following Aldermen present and absent:

Present: _____

Absent: _____.

It was reported that it was necessary for the Council to set a date for the sale of the City's General Obligation Corporate Bonds, Series 2019.

Alderman _____ introduced the resolution hereinafter next set out and moved its adoption, seconded by Alderman _____; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Aldermen voted:

Ayes: _____

Nays: _____.

The resolution, as hereinafter set out, was signed by the Mayor as evidence of approval, was attested by the Deputy Clerk and was declared to be effective.

• • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

Mayor

Attest:

Deputy Clerk

RESOLUTION NO. _____

Resolution setting February 27, 2019, as date for sale of General Obligation Corporate Bonds, Series 2019 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 \$27,500,000 General Obligation Corporate Bonds, Series 2019, for the purpose of paying costs in connection with various improvements and projects in the City; and

WHEREAS, the City now proposes to issue General Obligation Corporate Bonds, Series 2019 (the “Series 2019 Bonds”) in the amount of \$24,085,000; and

WHEREAS, it is deemed advisable and in the best interest of the City that the Series 2019 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 2019 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 2019 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 2019 Bonds shall be offered and advertised for sale and shall be in the principal amount, be dated, bear interest and mature as set forth in the Notice of Sale hereinafter set out.

Section 2. Sealed bids for the Series 2019 Bonds shall be received until 10:00 o’clock a.m., Central Time, on February 27, 2019, 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 February 27, 2019, 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 2019 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
\$24,085,000* General Obligation Corporate Bonds,
Series 2019

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 o'clock a.m., Central Time, on February 27, 2019, for the purchase of \$24,085,000* General Obligation Corporate Bonds, Series 2019 (the "Series 2019 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 February 27, 2019, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2019 Bonds will be sold to the best bidder for cash.

The Series 2019 Bonds will be issued as fully registered bonds in denominations of \$5,000 or any integral multiple thereof, will be dated March 19, 2019, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2019, and will mature on June 1 in the following years and amounts:

Year	Principal Amount	Year	Principal Amount
2020	\$1,450,000	2028	\$1,500,000
2021	\$1,635,000	2029	\$1,550,000
2022	\$1,675,000	2030	\$1,600,000
2023	\$1,720,000	2031	\$1,650,000
2024	\$1,765,000	2032	\$1,705,000
2025	\$1,375,000	2033	\$1,765,000
2026	\$1,415,000	2034	\$1,820,000
2027	\$1,460,000		

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2019 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 2019 Bonds maturing in the years 2028 to 2034, inclusive, in whole or from time to time in part, in one or more units

of \$5,000, on June 1, 2027, 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 \$23,844,150, 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 \$240,850 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 2019 Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2019 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 2019 Bonds contain additional bidding terms and information relative to the Series 2019 Bonds, including, without limitation, requirements regarding the establishment of issue price for the Series 2019 Bonds. Bidders should prepare their bids on the assumption that the Series 2019 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 2019 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 2019 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.

Brian Krup
Deputy City Clerk

Section 4. The use by PFM Financial Advisors LLC of the Preliminary Official Statement related to the Series 2019 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 2019 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 2019 Bonds and the ordinance that will be adopted to authorize the issuance of the Series 2019 Bonds, and the appropriate City officials are hereby authorized to execute the final Official Statement for the Series 2019 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 5. 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 2019 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 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved February 13, 2019.

Mayor

Attest:

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 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 sale of General Obligation Corporate Bonds, Series 2019.

WITNESS MY HAND this _____ day of _____, 2019.

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 sale of General Obligation Corporate Bonds, Series 2019, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was 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 _____, 2019.

Deputy Clerk

(Attach here publisher's original affidavit with clipping of the notice, 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 Bonds will be excluded from gross income for federal income tax purposes. Interest on the Bonds 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"); it should be noted, however, that for the purpose of computing the alternative minimum tax imposed on corporations for taxable years beginning before January 1, 2018, such interest is taken into account in determining adjusted current earnings. In the opinion of Bond Counsel, the Bonds will NOT be "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein for more information.

CITY OF DAVENPORT, IOWA

\$24,085,000* General Obligation Corporate Bonds, Series 2019

Bonds Dated: Date of Delivery (March 19, 2019)

Principal Due: June 1 as shown inside front cover

The \$24,085,000* General Obligation Corporate Bonds, Series 2019 (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 Bonds are being issued to pay costs in connection with making improvements to sanitary sewers, sewage treatment works, storm sewers, streets, streetscapes, airport, municipal housing projects, fire and police department facilities, parks, riverfront, sidewalks, Rivercenter renovation and improvements to other municipal buildings and facilities; acquisition of equipment for streets, solid waste, mass transit, parks and library; vehicle maintenance, information technology and economic development projects. 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/registrar (the "Registrar"), will pay principal of the Bonds, payable annually on each June 1 beginning June 1, 2020. Interest on the Bonds, payable initially on December 1, 2019, 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

MINIMUM BID:	\$23,844,150
GOOD FAITH DEPOSIT:	1% of Par Required of Purchaser Only
TAX MATTERS:	Federal: Tax-Exempt State: Taxable See "TAX EXEMPTION AND RELATED TAX MATTERS" for more information.

BANK QUALIFICATION:	The Bonds will NOT be designated as " <u>qualified tax-exempt obligations</u> ".
LEGAL OPINION:	Dorsey & Whitney LLP, Des Moines, Iowa
REGISTRAR:	CFO/Assistant City Administrator
BIDS RECEIVED UNTIL:	10:00 A.M. Central Time on Wednesday, February 27, 2019 Office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa
BIDS CONSIDERED:	5:30 P.M. Central Time on Wednesday, February 27, 2019 City Council Chambers, City Hall, Davenport, Iowa
DELIVERY:	Delivery is anticipated to occur on March 19, 2019

The date of this Preliminary Official Statement is February 13, 2019.

*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

\$24,085,000* General Obligation Corporate Bonds, Series 2019

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>
2020	\$ 1,450,000	—%	—%	—	2028	\$ 1,500,000	—%	—%	—
2021	1,635,000	—%	—%	—	2029	1,550,000	—%	—%	—
2022	1,675,000	—%	—%	—	2030	1,600,000	—%	—%	—
2023	1,720,000	—%	—%	—	2031	1,650,000	—%	—%	—
2024	1,765,000	—%	—%	—	2032	1,705,000	—%	—%	—
2025	1,375,000	—%	—%	—	2033	1,765,000	—%	—%	—
2026	1,415,000	—%	—%	—	2034	1,820,000	—%	—%	—
2027	1,460,000	—%	—%	—					

*** PRINCIPAL**

ADJUSTMENT: The City reserves the right to increase or decrease the aggregate principal amount of the 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 \$25,000,000. 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 Bonds will be payable on December 1, 2019 and semiannually thereafter.

REDEMPTION: Bonds due after June 1, 2027 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 \$24,085,000 General Obligation Corporate Bonds, Series 2019 (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 Bonds are being issued to pay costs in connection with making improvements to sanitary sewers, sewage treatment works, storm sewers, streets, streetscapes, airport, municipal housing projects, fire and police department facilities, parks, riverfront, sidewalks, Rivercenter renovation and improvements to other municipal buildings and facilities; acquisition of equipment for streets, solid waste, mass transit, parks and library; vehicle maintenance, information technology and economic development projects.	
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, 2027 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 2020 through 2034.	
Interest Payments:	Interest on the Bonds is payable on June 1 and December 1 of each year commencing December 1, 2019.	
Bank Qualification:	The Bonds will NOT be designated as “ <u>qualified tax-exempt obligations</u> ”.	
Tax Status:	See “ <i>TAX EXEMPTION AND RELATED TAX MATTERS</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.	
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.	

* Preliminary; subject to change.

**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 TAX MATTERS" 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, APPENDIX C and APPENDIX D.

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 ordinance to be adopted by the City Council on February 27, 2019.

The Bonds are being issued to pay costs in connection with making improvements to sanitary sewers, sewage treatment works, storm sewers, streets, streetscapes, airport, municipal housing projects, fire and police department facilities, parks, riverfront, sidewalks, Rivercenter renovation and improvements to other municipal buildings and facilities; acquisition of equipment for streets, solid waste, mass transit, parks and library; vehicle maintenance, information technology and economic development projects.

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:

Par Amount of Bonds	\$ 24,085,000.00*
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Uses:

Deposit to Project Fund	\$ 23,717,000.00
-------------------------	------------------

Underwriter's Discount	240,850.00
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Estimated Cost of Issuance and Contingency	<u>127,150.00</u>
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Total Uses of Funds	<u><u>\$ 24,085,000.00*</u></u>
---------------------	---------------------------------

*Preliminary; subject to change.

Interest Computation

Interest on the Bonds will be payable semi-annually commencing December 1, 2019. 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, 2027 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 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.

Continuing Disclosure

In order to assist 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 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 resolution for the Bonds and the Continuing Disclosure Certificate, to provide certain annual financial information and notices 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. The City will deliver the Continuing Disclosure Certificate at closing, and any failure on the part of the City to deliver the same shall relieve the Purchaser of its obligations to purchase the Bonds.

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 Year ended June 30, 2013 was 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 Quad 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 including 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 12 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

Corrin B. Spiegel, City Administrator
Latrice L. Lacey, Director of Civil Rights
Bruce E. Berger, Director of Community and Economic Development
Brandon E. Wright, CFO/Assistant City Administrator
Cory J. Smith, Director of Information Technology
Michael P. Carlsten, Fire Chief
Thomas D. Warner, Corporation Counsel
Mallory L. Merritt, Director of Human Resources
Paul M. Sikorski, Police Chief
Amy Groskopf, Director of Library
Nicole E. Gleason, Public Works Director/Assistant City Administrator
Chad B. Dyson, 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 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 208,309 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).

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, 2018, the City had 1,195 employees, consisting of 750 full-time employees and 445 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>
2018	750	445
2017	740	430
2016	736	415
2015	746	349
2014	746	338

Source: City of Davenport Department of Human Resources.

Table 3
Employees by Department – December 31, 2018

	<u>Full-time</u>	<u>Part-time</u>
City Council	1	10
Mayor	2	0
Administration	6	1
Information Technology	8	1
Human Resources	6	2
Finance	24	0
Legal	4	0
Library	39	39
Civil Rights	4	0
Fire	134	0
Police	191	20
Community & Economic Development	21	0
Public Works	290	59
Leisure Facilities and Services	<u>20</u>	<u>313</u>
	<u>750</u>	<u>445</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, 2016, 2017 and 2018 as shown below equal the required contributions for each year:

	<u>FY 2015-16</u>	<u>FY 2016-17</u>	<u>FY 2017-18</u>
IPERS City Contribution	\$ 2,706,400	\$ 2,758,533	\$ 2,853,786

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 \$27,487,240 within its Comprehensive Annual Financial Report (the "CAFR") as of June 30, 2018 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, 2017, 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, 2017, the City's collective proportion was 0.4126429% which was a decrease of 0.007414% from its proportion measured as of June 30, 2016.

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, 2018 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, 2016, 2017 and 2018 as shown below equal the required contributions for each year:

	<u>FY 2015-16</u>	<u>FY 2016-17</u>	<u>FY 2017-18</u>
MFPRSI City Contribution	\$ 6,089,878	\$ 5,746,552	\$ 5,806,691

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 \$45,827,061 within its CAFR as of June 30, 2018 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, 2017, 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, 2017, the City's proportion was 7.813983% which was an decrease of 0.299386% from its proportion measured as of June 30, 2016.

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, 2018 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, 2016, 2017 and 2018 are shown below:

	<u>FY 2015-16</u>	<u>FY 2016-17</u>	<u>FY 2017-18</u>
457 Deferred Contribution	\$ 2,058,035	\$ 2,248,213	\$ 2,123,957

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, 2018 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 is administered by the City and the City has the authority to establish or amend the plan provisions or contribution requirements. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement No. 75. The plan does not issue a stand-alone financial report.

Benefits provided: As required under Iowa Code Chapter 509A.13, the City provides postemployment health benefits. 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.

Contributions: The current funding policy of the City is to pay health claims as they occur. The City does not explicitly subsidize retiree health care coverage. Retirees pay 100% of the group rate calculated on the expected costs based on the entire group of active, COBRA participants and retirees. Retirees receiving benefits contributed \$803,236 through their required contribution of \$908.58 per month for single health coverage, \$1,451.92 per month for single plus one health coverage and \$2,029.25 per month for family coverage. For the year ended June 30, 2018, the City recognized OPEB expense of \$1,491,122.

The source of payment is the fund that pays the benefits for the current employees; either the General Fund or a proprietary fund. Other post employment liabilities attributed to governmental activities are generally liquidated by the Employee Health Insurance Internal Service Fund.

	<u>Total OPEB Liability</u>
Balance as of July 1, 2017	\$ 19,561,945
Changes for the year:	
Service cost	1,489,078
Interest	741,026
Changes in assumptions or other inputs	(425,711)
Contributions and payments made	<u>(703,940)</u>
Net changes	<u>1,100,453</u>
Balance as of June 30, 2018	<u>\$ 20,662,398</u>

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, 2018 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.

Table 4
Union Representation – December 31, 2018

<u>Union</u>	<u>Employees Represented</u>	<u>Contract Expiration Date</u>
Davenport Association of Professional Firefighters, Local #17	124	June 30, 2023
Iowa State Policemen's Association, Local #2	156	June 30, 2019 ⁽¹⁾
American Federation of State, County and Municipal Employees, Local #887	107	June 30, 2021
Chauffeurs, Teamsters and Helpers Local Union #238	175	June 30, 2021
Division #312 of the Amalgamated Transit Union	30	June 30, 2021

⁽¹⁾ City has negotiated a tentative agreement for a new contract.

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	2,500 ⁽²⁾
Davenport Community Schools	Education	2,279
Kraft Heinz	Meat Packing	1,195
City of Davenport	Government	1,064
MidAmerican Energy Company	Utility Service	845
Eastern Iowa Community College	Education	758
Alorica Customer Care Inc./APAC	Telemarketing	650
Von Maur	Headquarters/Distribution for Retail Stores	640
United Parcel Service	Parcel Delivery Service	640
Wells Fargo – Davenport Region	Finance	610
AT&T Corporation	Telecommunications	610 ⁽³⁾
Sears Manufacturing	Tractor Seats	520

⁽¹⁾ Includes full and part time employees.

⁽²⁾ Headquarters in Riverdale, IA. Formerly known as Alcoa Davenport Works.

⁽³⁾ 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	7,240
Rock Island Arsenal	Government, Armaments	6,163 ⁽³⁾
Genesis Health System	Health Care	5,173
Hy-Vee	Grocery	4,568
Trinity Medical Center/Unity Point	Health Care	3,954
HNI Corporation/The Hon Company/Allsteel	Manufacturing	3,200
Walmart	Warehouse Clubs and Supercenter	2,821
Arconic	Aerospace and Defense Aluminum	2,500
Tyson Fresh Meats	Food Processing	2,400
Oscar Mayer/Kraft	Food Processing	1,600
Isle Casino Hotel Bettendorf	Casino & Hotel	1,250
Tri-City Electric Co.	Electrical Contractor	1,200
West Liberty Foods, LLC	Food Processing	1,200
XPAC	Supply Chain Management and Logistics	1,000
Grain Processing Corp/Kent Corp	Food Processing	950

⁽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 2018.

Labor Force and Unemployment Statistics

Table 8 lists the labor force, average annual employment and unemployment rate for the Davenport-Moline-Rock Island Combined Statistical Area (“CSA”), as compared to the unemployment rates for the City, State of Iowa and the United States for the years 2014 through November 2018.

Table 8
Labor Force and Unemployment Statistics

	<u>Davenport-Moline-Rock Island CSA</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>
2018	237,100	228,200	3.7%	3.8%	2.5%	3.9%
2017	234,600	224,600	4.3%	4.1%	3.1%	4.4%
2016	237,600	225,200	5.2%	5.0%	3.6%	4.9%
2015	239,700	226,800	5.4%	5.1%	3.8%	5.3%
2014	241,700	227,400	5.9%	5.6%	4.2%	6.2%

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 2014 through 2018.

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>
2018	\$ 43,960	\$ 47,181	\$ 48,743	\$ 26,773	\$ 15,190	\$ 17,520
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

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

<u>Fiscal Year</u>	<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>
2019 ⁽³⁾	9	\$ 17,555,260	0	\$ 0	202	\$ 1,654,594	49	\$ 6,002,450	\$ 43,477,707
2018	32	162,746,312	0	0	414	9,514,991	133	19,284,517	89,773,209
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

⁽¹⁾ Includes schools, churches, and other institutions.

⁽²⁾ Remodeling and other miscellaneous permits.

⁽³⁾ As of December 31, 2018.

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 (October 1)

<u>Year</u>	<u>Fiscal Year</u>	<u>Certified Enrollment</u>
2018	2019-20	15,054
2017	2018-19	15,233
2016	2017-18	15,489
2015	2016-17	15,162
2014	2015-16	15,823

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.

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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
(March 19, 2019)

Legal debt limit of 5% of 100% of actual value for fiscal year 2019 as of January 1, 2017 ⁽¹⁾	\$ 349,535,112
Debt chargeable against limit:	
Bonded debt (includes the Bonds)	235,250,000 *
TIF Rebate Agreements	<u>2,726,388</u>
Total debt subject to debt limit (68.08%)	<u>\$ 237,976,388 *</u>
Legal debt limit margin (31.92%)	<u><u>\$111,558,724 *</u></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 March 19, 2019.

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	\$ 21,171,713	49.83%	\$ 10,549,865
Davenport Community School District	0	87.46%	0
North Scott Community School District	0	15.41%	0
Bettendorf Community School District	0	23.29%	0
Eastern Iowa Community College (Area IX)	42,235,000	29.58%	<u>12,493,113</u>
Total Overlapping Debt			\$ 23,042,978

⁽¹⁾ Based on 1/1/2017 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 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 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 Valuation</u>	<u>Net Bonded Debt per Capita</u>
2019	99,685	\$ 4,535,793,815	\$ 235,250,000 ⁽⁶⁾	\$ 18,119,961	\$ 63,628,045	\$ 33,905,000	\$ 195,000	\$ 119,401,994	2.63%	\$ 1,198
2018	99,685	4,325,977,195	211,165,000	18,119,961	55,643,045	33,905,000	195,000	103,301,994	2.39%	1,036
2017	99,685	4,195,513,263	219,760,000 ⁽⁷⁾	26,950,654	58,948,675	28,527,060	279,550	105,054,061	2.50%	1,054
2016	99,685	4,154,378,793	219,930,000 ⁽⁷⁾	13,497,737	54,097,345	34,926,760	344,875	117,063,283	2.82%	1,174
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

⁽¹⁾ Source: 2010 U.S. Census.

⁽²⁾ Based on Debt Service 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, 2018.

⁽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.

⁽⁷⁾ Debt outstanding is as of the end of the fiscal year and may include refunded bonds.

Source: Except as noted, City of Davenport Finance Department.

Table 15 summarizes the debt outstanding as of March 19, 2019 as debt per capita, percent of actual value, and percent of taxable value as of January 1, 2017 payable in fiscal year 2018-19 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 (\$6,990,702,237)</u> ⁽⁵⁾	<u>Net Bonded Debt to Debt Service Valuation (\$4,535,793,815)</u> ⁽⁶⁾
G.O. Bonded Debt	\$ 235,250,000 *	\$ 18,119,961	\$ 63,628,045	\$ 33,905,000	\$ 195,000	\$ 119,401,994	\$ 1,198	1.71%	2.63%
Overlapping Debt	<u>23,042,978</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>23,042,978</u>	<u>231</u>	<u>0.33%</u>	<u>0.51%</u>
Total	<u>\$ 258,292,978</u>	<u>\$ 18,119,961</u>	<u>\$ 63,628,045</u>	<u>\$ 33,905,000</u>	<u>\$ 195,000</u>	<u>\$ 142,444,972</u>	<u>\$ 1,429</u>	<u>2.04%</u>	<u>3.14%</u>

⁽¹⁾ Includes the Bonds.

⁽²⁾ Includes special assessments. As of June 30, 2018.

⁽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, 2017 Actual Valuation as provided by the Scott County Auditor. Includes TIF Increment, Agricultural Land, Agricultural Buildings and all Utilities.

⁽⁶⁾ Based on January 1, 2017 Debt Service Valuation as provided by the Scott County Auditor. Includes Taxable TIF Increments and all utilities but excludes Agricultural Land and Agricultural Buildings.

* Preliminary; subject to change.

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, 2018 and upon the issuance of the Bonds.

Table 16
General Obligation Debt Outstanding by Issue

<u>Issue Date</u>	<u>Description</u>	<u>Original Amount</u>	<u>Interest Range</u>	<u>Final Maturity</u>	<u>Principal Outstanding</u>	
					<u>June 30, 2018</u>	<u>March 19, 2019</u>
03/14/12	Corporate Ser A	\$31,250,000	4.000%	06/01/31	\$ 17,020,000	\$ 17,020,000
05/07/12	Taxable Ser B	4,460,000	2.100% - 3.100%	06/01/23	1,170,000	1,170,000
05/07/12	Refunding Ser C	11,720,000	4.000%	06/01/19	1,060,000	1,060,000
05/07/12	Refunding Ser D	18,745,000	3.000%	06/01/25	10,645,000	10,645,000
03/05/13	Corporate Ser A	21,870,000	3.000% - 3.250%	06/01/32	13,155,000	13,155,000
03/05/14	Corp & Ref Ser A	23,125,000	3.000% - 5.000%	06/01/29	17,345,000	17,345,000
03/05/14	Refunding Ser B	10,950,000	3.000% - 5.000%	06/01/23	6,585,000	6,585,000
03/10/15	Corporate Ser A	17,715,000	3.000% - 5.000%	06/01/30	14,075,000	14,075,000
03/23/16	Corporate Ser A	42,450,000	2.000% - 5.000%	06/01/31	38,570,000	38,570,000
03/23/16	Refunding Ser B	6,085,000	2.000% - 2.700%	06/01/28	5,040,000	5,040,000
03/23/16	Refunding Ser C	7,140,000	2.000% - 5.000%	06/01/24	6,265,000	6,265,000
03/21/17	Corporate Ser A	20,825,000	3.000% - 5.000%	06/01/32	19,765,000	19,765,000
03/21/17	Refunding Ser B	7,345,000	2.000% - 3.000%	06/01/29	6,890,000	6,890,000
03/21/17	Refunding Ser C	13,685,000	4.000% - 5.000%	06/01/25	13,685,000	13,685,000
04/03/18	Refunding Ser A	31,620,000	3.000% - 5.000%	06/01/33	31,620,000	31,620,000
04/03/18	Refunding Ser B	8,275,000	3.000% - 3.550%	06/01/33	8,275,000	8,275,000
03/19/19	Corporate Ser A	24,085,000*	TBD	06/01/34	<u>0</u>	<u>24,085,000 *</u>
Total General Obligation Bonds					\$ 211,165,000	\$235,250,000 *
Total Abatement Supported ⁽¹⁾					<u>(89,743,045)</u>	<u>(97,728,045) *</u>
Net General Obligation Bonded Debt					<u>\$ 121,421,955</u>	<u>\$ 137,521,955 *</u>

⁽¹⁾ 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 June 30	<u>Current Outstanding</u>		<u>Bonds*</u>		<u>Total Outstanding*</u>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	
2019	\$ 22,425,000	\$ 3,920,217 ⁽¹⁾	\$ 0	\$ 0	\$ 22,425,000	\$ 3,920,217 ⁽¹⁾	\$ 26,345,217
2020	21,625,000	6,889,415	1,450,000	878,108	23,075,000	7,767,523	30,842,523
2021	20,875,000	5,965,728	1,635,000	694,927	22,510,000	6,660,655	29,170,655
2022	18,585,000	5,075,500	1,675,000	652,417	20,260,000	5,727,917	25,987,917
2023	18,990,000	4,366,345	1,720,000	607,694	20,710,000	4,974,039	25,684,039
2024	18,210,000	3,654,750	1,765,000	560,566	19,975,000	4,215,316	24,190,316
2025	16,185,000	2,950,945	1,375,000	510,970	17,560,000	3,461,915	21,021,915
2026	13,025,000	2,404,533	1,415,000	471,232	14,440,000	2,875,765	17,315,765
2027	11,945,000	1,951,828	1,460,000	429,207	13,405,000	2,381,035	15,786,035
2028	12,395,000	1,552,776	1,500,000	384,823	13,895,000	1,937,599	15,832,599
2029	11,825,000	1,169,075	1,550,000	338,023	13,375,000	1,507,098	14,882,098
2030	9,535,000	798,215	1,600,000	288,423	11,135,000	1,086,638	12,221,638
2031	8,520,000	500,964	1,650,000	236,103	10,170,000	737,067	10,907,067
2032	4,610,000	229,430	1,705,000	181,158	6,315,000	410,588	6,725,588
2033	<u>2,415,000</u>	<u>80,243</u>	1,765,000	123,699	4,180,000	203,942	4,383,942
2034			<u>1,820,000</u>	<u>63,336</u>	<u>1,820,000</u>	<u>63,336</u>	<u>1,883,336</u>
	\$ 211,165,000	\$ 41,509,964	\$ 24,085,000	\$ 6,420,686	\$ 235,250,000	\$ 47,930,650	\$ 283,180,650

⁽¹⁾ Excludes the December 1, 2018 interest payment in the amount of \$4,187,243.

* Preliminary; subject to change.

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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 March 19, 2019.

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⁾
2019 ⁽³⁾	\$ 15,642,257	\$ 4,947,710	\$ 3,884,580	\$ 199,799	\$ 910,000	\$ 64,875	\$ 38,298	\$ 567,325	\$ 7,097	\$ 83,275	\$ 26,345,216
2020	18,354,240	6,409,502	4,160,690	222,750	980,250	71,750	38,700	497,397	8,944	98,300	30,842,523
2021	17,023,008	6,373,127	4,049,553	225,900	<u>978,400</u>	<u>73,500</u>	37,200	296,223	13,694	100,050	29,170,655
2022	15,746,418	6,321,327	3,303,575	224,050			36,000	241,803	13,194	101,550	25,987,917
2023	15,529,665	6,304,980	3,291,220	221,550			34,500	190,131	12,694	99,300	25,684,040
2024	14,621,877	6,180,422	2,821,675	223,800			38,000	<u>190,199</u>	12,294	102,050	24,190,317
2025	11,899,562	5,972,289	2,772,220	221,200			<u>41,600</u>		11,994	103,050	21,021,915
2026	8,945,085	5,404,729	2,684,508	168,400					11,694	101,350	17,315,766
2027	8,957,910	3,998,928	2,676,628	42,400					11,369	98,800	15,786,035
2028	8,977,702	4,020,209	2,676,208	<u>41,200</u>					16,031	101,250	15,832,600
2029	9,011,634	3,501,252	2,255,138						<u>15,525</u>	98,550	14,882,099
2030	6,949,334	2,913,402	2,258,053							100,850	12,221,639
2031	5,968,917	2,576,611	2,258,539							<u>103,000</u>	10,907,067
2032	4,157,921	1,736,193	831,474								6,725,588
2033	2,450,735	1,198,377	<u>734,830</u>								4,383,942
2034	<u>1,277,978</u>	<u>605,358</u>									<u>1,883,336</u>
Total	\$ 165,514,243	\$ 68,464,416	\$ 40,658,891	\$ 1,791,049	\$ 2,868,650	\$ 210,125	\$ 264,298	\$ 1,983,078	\$ 134,530	\$ 1,291,375	\$ 283,180,655

⁽¹⁾ Downtown Davenport Development Self-Supported Municipal Improvement District.

⁽²⁾ Totals may vary due to rounding.

⁽³⁾ Excludes the December 1, 2018 interest payment.

TIF Rebate Agreements

Presented in Table 19 are the City's tax increment rebate agreements as of March 19, 2019.

Table 19
TIF Rebate Agreements

<u>TIF Agreement</u>	<u>Assessment</u>	<u>Remaining Term</u>	<u>Total Obligation Outstanding as of March 19, 2019</u>	<u>Total Obligation Subject to Debt Limit</u>	<u>Annual Payment as of March 19, 2019</u>
M.A. Ford (Miracle Tools)	\$ 1,816,590	12 years	\$ 109,083	\$ 36,166	\$ 18,083
PCT	2,677,980	2 years	109,200	54,600	54,600
Tri City Electric	4,343,320	6 years	751,670	133,340	66,670
Von Maur	8,178,540	8 years	824,353	108,706	54,353
Von Maur e-commerce	8,178,540	10 years	883,425	92,851	46,425
Von Maur HQ & Distribution	13,795,220	11 years	1,249,086	118,171	59,086
Fidlar	4,209,160	10 years	820,485	83,970	41,985
Heart of America	13,832,510	12 years	5,142,222	439,445	219,722
Putnam	23,264,242	19 years	15,069,091	798,181	399,091
Parker	16,452,733	19 years	10,912,979	585,958	292,979
Honkamp Krueger	2,166,590	15 years	255,000	0	0
Kraft Heinz	40,946,710	12 years	10,000,000	0	0
Sterlite	55,022,130	14 years	8,361,600	0	0
Eastern Iowa Comm. College	7,007,450	15 years	2,580,000	0	0
Internal Debt ⁽¹⁾			<u>275,000</u>	<u>275,000</u>	<u>275,000</u>
Total			\$ 57,343,194	\$ 2,726,388	\$ 1,527,994

⁽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 March 19, 2019</u>
6/10	\$ 10,000,000	Improvements	Sewer Net Revenues	6/41	\$ 8,443,000
12/15	5,781,107 ⁽¹⁾	Improvements	Sewer Net Revenues	6/34	4,687,000
3/16	7,538,000	Improvements	Sewer Net Revenues	6/36	6,912,000 ⁽²⁾
12/11	310,791	Rail Extension	Land	6/26	248,633 ⁽³⁾
2/16	37,100	Recycling Program	Solid Waste Net Revenues	7/19	4,275 ⁽⁴⁾
8/16	1,953,840	Recycling Carts	Solid Waste Net Revenues	9/26	1,477,156 ⁽⁵⁾
3/17	290,000	Stadium Lighting	Modern Woodmen Lease Revenue	7/19	115,000
4/16	163,115	Public Transit	FTA State/Federal Payments	10/21	122,340 ⁽⁶⁾

⁽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 has drawn \$6,543,077 of the \$7,538,000 as of January 2019. Principal outstanding assumes the City will draw the full amount.

⁽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.

⁽⁶⁾ The loan agreement with the Iowa Department of Transportation Office of Public Transit.

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 2018. 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, 2017. 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 2018. 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, \$5,261,053 of the claims payable as of June 30, 2018 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 2018. 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 \$1,434,559 as of June 30, 2018 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, 2015 through 2018. 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, 2015 through 2018.

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Table 21
Statement of Revenues, Expenditures and Changes in Fund Balance - General Fund ⁽¹⁾
(Years Ended June 30)

	Budget 2019	2018	2017	2016	2015
Revenue					
Taxes	\$ 64,602,679	\$ 61,303,330	\$ 59,407,214	\$ 59,110,557	\$ 59,705,488
Licenses and Permits	1,845,700	2,398,087	2,408,584	2,297,659	1,935,347
Intergovernmental	2,090,229	4,894,515	4,918,583	4,968,630	2,739,724
Charges for Services	3,811,779	4,322,216	3,822,238	4,058,354	3,887,210
Use of Monies & Property	406,760	792,275	467,377	333,356	544,388
Fines and Forfeits	1,485,500	2,466,534	1,505,531	2,513,779	2,050,224
Other	466,985	604,781	421,185	418,489	333,149
Total Revenue	<u>74,709,632</u>	<u>76,781,738</u>	<u>72,950,712</u>	<u>73,700,824</u>	<u>71,195,530</u>
Expenditures					
Current:					
Public Safety	44,845,481	44,249,801	42,649,466	43,238,917	41,327,950
Public Works	4,796,941	4,607,368	4,392,200	4,243,834	4,701,546
Culture and Recreation	12,378,842	12,104,998	11,739,607	11,464,222	11,070,358
Community & Economic					
Development	1,063,872	984,647	923,686	965,901	894,828
General Government	10,732,638	9,814,967	9,544,076	9,414,067	9,477,655
Total Expenditures	<u>73,817,774</u>	<u>71,761,781</u>	<u>69,249,035</u>	<u>69,326,941</u>	<u>67,472,337</u>
Excess of Revenue Over (Under)					
Expenditures	<u>891,858</u>	<u>5,019,957</u>	<u>3,701,677</u>	<u>4,373,883</u>	<u>3,723,193</u>
Other Financing Sources (Uses)					
Sale of Capital Assets	-	-	30,342	35,941	15,451
Operating Transfers (Net)	<u>(832,500)</u>	<u>(3,219,068)</u>	<u>(2,700,227)</u>	<u>(2,812,835)</u>	<u>(2,682,730)</u>
Total Other Financing Sources (Uses)	<u>(832,500)</u>	<u>(3,219,068)</u>	<u>(2,669,885)</u>	<u>(2,776,894)</u>	<u>(2,667,279)</u>
Excess of Revenue and Other Sources					
Over (Under) Expenditures and Other					
Uses (2)	59,358	1,800,889	1,031,792	1,596,989	1,055,914
Beginning Fund Balance	<u>20,806,099</u>	<u>19,005,210</u>	<u>17,973,418</u>	<u>16,376,429</u>	<u>15,320,515</u>
Ending Fund Balance	<u>\$ 20,865,457</u>	<u>\$ 20,806,099</u>	<u>\$ 19,005,210</u>	<u>\$ 17,973,418</u>	<u>\$ 16,376,429</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 2019	2018	2017	2016	2015
Revenue					
Taxes (2)	\$ 17,683,092	\$ 17,870,648	\$ 19,090,871	\$ 17,614,796	\$ 17,639,582
Special Assessments	7,500	4,615	3,953	5,210	8,370
Licenses and permits	70,000	168,149	52,150	68,809	82,561
Intergovernmental	19,055,565	20,743,602	20,811,158	19,346,981	16,650,203
Charges for Services	253,000	292,722	258,599	74,488	76,758
Use of Monies and Property	230,000	408,411	454,779	423,528	472,112
Fines & Forfeits	-	-	-	86,854	134,348
Revolving Loan Repayments	1,240,000	1,120,466	806,461	832,955	752,279
Other	760,000	551,258	1,035,838	642,426	1,530,192
Total Revenue	39,299,157	41,159,871	42,513,809	39,096,047	37,346,405
Expenditures					
Current:					
Debt Service:					
Principal retirement	68,875	279,550	65,325	56,225	55,125
Interest	6,743	8,748	10,545	11,951	13,191
Bond issue expense		224			
Public Safety	528,819	553,401	810,673	688,816	821,702
Public Works	14,946,886	13,176,459	12,986,333	12,618,991	13,328,499
Culture and Recreation	391,363	358,195	406,874	225,076	197,235
Community & Economic					
Development	9,635,830	11,798,776	8,456,545	10,711,552	8,547,287
General Government	333,776	283,777	201,369	209,397	211,730
Total Expenditures	25,912,292	26,459,130	22,937,664	24,522,008	23,174,769
Excess of Revenue Over (Under)					
Expenditures	13,386,865	14,700,741	19,576,145	14,574,039	14,171,636
Other Financing Sources (Uses)					
Sale of Fixed Assets	-	10,440	-	310,000	-
Operating Transfers (Net)	(13,808,857)	(13,049,641)	(15,625,456)	(14,635,446)	(13,599,298)
Refunding proceeds	-	195,000	-	-	-
Premium on debt issued	-	13,767	-	-	-
Payment to refunded bond escrow agent	-	-	-	-	-
Total Other Financing Sources (Uses)	(13,808,857)	(12,830,434)	(15,625,456)	(14,325,446)	(13,599,298)
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses ⁽²⁾	(421,992)	1,870,307	3,950,689	248,593	572,338
Beginning Fund Balance	13,239,207	11,368,900	7,418,211	7,169,618	6,597,280
Ending Fund Balance	\$ 12,817,215	\$ 13,239,207	\$ 11,368,900	\$ 7,418,211	\$ 7,169,618

- (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 2019	2018	2017	2016	2015
Revenue					
Taxes	\$ 16,479,641	\$ 15,937,836	\$ 14,438,922	\$ 13,515,982	\$ 13,154,839
Special Assessments	20,000	37,731	23,612	22,438	30,622
Intergovernmental	177,500	818,729	826,533	727,602	324,355
Use of Monies and Property	15,000	634,080	227,924	337,549	176,698
Other	797,000	2,187,639	1,064,345	989,378	996,239
Total Revenue	17,489,141	19,616,015	16,581,336	15,592,949	14,682,753
Expenditures					
Current:					
Debt Service:					
Principal retirement	17,158,369	34,734,820	36,436,005	16,634,140	26,567,135
Interest and Fiscal Charges	5,663,281	6,114,274	6,573,426	5,440,905	5,991,294
Bond issue expense	-	52,986	178,537	176,740	-
Community & Economic					
Development	2,586,734	2,715,911	1,468,881	967,635	928,795
General Government	-	9,500	2,500	-	3,000
Total Expenditures	25,408,384	43,627,491	44,659,349	23,219,420	33,490,224
Excess of Revenue Over (Under) Expenditures	(7,919,243)	(24,011,476)	(28,078,013)	(7,626,471)	(18,807,471)
Other Financing Sources (Uses)					
Debt Proceeds		325,000			
Operating Transfers (Net)	8,572,832	9,278,212	9,746,985	9,737,523	10,179,863
Sale of capital assets	-	-	331,806	-	-
Refunding proceeds	-	6,510,000	17,135,000	13,080,000	-
Premium on debt issued	-	723,887	1,360,530	735,656	-
Total Other Financing Sources (Uses)	8,572,832	16,837,099	28,574,321	23,553,179	10,179,863
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses (2)	653,589	(7,174,377)	496,308	15,926,708	(8,627,608)
Beginning Fund Balance	17,235,558	24,409,935	23,913,627	7,986,919	16,614,527
Ending Fund Balance	\$ 17,889,147	\$ 17,235,558	\$ 24,409,935	\$ 23,913,627	\$ 7,986,919

⁽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>
2018	\$ 41,190,602	\$ 44,803,202	\$ 17,783,827	\$ 12,463,193	\$ 15,499,334	\$ 10,108,244	\$ 141,848,402
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

⁽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>
2018	\$ 95,111,814	\$ 42,346	\$ 2,566,236	\$ 26,456,846	\$ 1,834,766	\$ 4,614,938	\$ 2,466,534	\$ 4,464,144	\$ 137,557,624
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

⁽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 Preliminary 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 2017 are for taxes payable in the fiscal year 2018-19. 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, 2017, the taxable value roll back rate was 55.6209% of actual value for residential property; 54.4480% of actual value for agricultural property; 78.7500% 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 2013 through 2017.

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>
2017	2019	\$ 6,990,702,237	\$ 4,345,270,064	\$ 208,897,775
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

⁽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 2017 property values by category.

Table 27
2017 Property Values by Category

<u>Category</u>	<u>Actual Value</u>	<u>Taxable Value</u>	<u>% of Gross Taxable Value</u>
Residential	\$ 4,463,226,869	\$ 2,470,307,662	59.71%
Commercial	1,595,557,780	1,419,233,670	34.30%
Industrial	150,002,281	134,447,511	3.25%
Multiresidential	124,338,707	96,168,995	2.32%
Utilities	13,309,518	13,309,518	0.32%
Other (railroads)	<u>4,451,549</u>	<u>4,006,394</u>	<u>0.10%</u>
Gross Valuation	\$ 6,350,886,704	\$ 4,137,473,750	<u>100.00%</u>
Less: Military Exemption	<u>(8,213,620)</u>	<u>(8,213,620)</u>	
Net Valuation	\$ 6,342,673,084	\$ 4,129,260,130	
TIF increment (used to compute debt service levies and constitutional debt limit)	\$ 208,897,775	\$ 208,897,775	
<u>Taxed Separately:</u>			
Agricultural Land	\$ 32,610,068 ⁽¹⁾	\$ 17,754,692 ⁽¹⁾	
Agricultural Building	1,137,480	619,332	
Gas & Electric Utilities	405,383,830	197,635,910	

⁽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
2018	3.00	16.78	(6)	\$ 77,183,627	\$ 75,926,282	98.37%	\$ 34,166	\$ 75,960,448	98.42%
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%

⁽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 taxable 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 of Davenport Finance Department.

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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 2019 through 2015.

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</u> ⁽¹⁾	<u>City of</u> <u>Davenport</u>	<u>Total</u>
2017	2019	5.82167	15.45640	1.03000	0.39642	16.78000	39.48449
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

⁽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 2019 through 2015.

Table 30
Tax Rate Comparison
By Operating Funds

<u>Fund</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</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	4.93000	4.83000	4.83000	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	14.73000	14.63000	14.63000	14.73000
Debt Service	<u>2.05000</u>	<u>2.05000</u>	<u>2.15000</u>	<u>2.15000</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 assessment year 2017 taxable valuations (taxes payable July 1, 2018 through June 30, 2019) 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	\$ 143,825,214	3.17%
Rhythm City Casino LLC	Commercial	61,757,127	1.36%
Iowa-American Water Co.	Utility	53,763,177	1.19%
Macerich North Park Mall LLC	Shopping Center	53,135,388	1.17%
John Deere Construction	Commercial	28,106,784	0.62%
The Davenport North Development	Commercial	24,647,661	0.54%
Putnam Landlord LLC	Commercial	21,426,291	0.47%
Deere & Company	Commercial	20,184,579	0.44%
Menard Inc.	Commercial	18,040,551	0.40%
Falls Plaza LLC	Commercial	<u>17,079,471</u>	<u>0.38%</u>
Total		<u>\$ 441,966,243</u>	<u>9.74%</u>

⁽¹⁾ Based on the City's 1/1/2017 Debt Service Levy Valuation of \$4,535,793,815.

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 \$16,478,320 of local option sales tax in Fiscal Year ended June 30, 2018.

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 a positive 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 or taxable status of the interest thereon (see “TAX EXEMPTION AND RELATED TAX MATTERS” herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as APPENDIX A. Signed copies of the opinion, 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. Dorsey & Whitney LLP is also serving as Disclosure Counsel to the City in connection with issuance of the Bonds.

The legal opinion 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 TAX MATTERS” 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, APPENDIX C and APPENDIX D.

TAX EXEMPTION AND RELATED TAX MATTERS

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the 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”); it should be noted, however, that for the purpose of computing the alternative minimum tax imposed on corporations for taxable years beginning before January 1, 2018, such interest is taken into account in determining adjusted current earnings.

The opinion set forth in the preceding sentence will be subject to the condition that the City comply with all requirements of the Code that must be satisfied subsequent to the issuance of the 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 Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the resolution authorizing the issuance of the Bonds, the City will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the 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 Bonds. Prospective purchasers of the 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 State of Iowa 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 Bonds or otherwise

prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the 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 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 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.

Purchasers of the 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 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.

Not Qualified Tax-Exempt Obligations: The City will NOT designate the Bonds as “qualified tax-exempt obligations” under the exception provided in Section 265(b)(3) of the Code.

Original Issue Discount: The Bonds maturing in the years ____ through ____ (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 of the 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.

Original Issue Premium: The Bonds maturing in the years ____ through ____ 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 Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such 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 Bonds at a premium might recognize taxable gain upon sale of the Bonds, even if such 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 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 Bonds acquired at a premium.

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 debt issue are suspended or terminated. Additionally prices, 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 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 TAX MATTERS” herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the City in violation of its covenants in the resolution for the Bonds. Should such an event of taxability occur, the 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 Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

It is possible that actions of the City after the closing of the Bonds will alter the tax exempt status of the Bonds, and, in the extreme, remove the tax exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment, and the interest rate on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds, after closing of the Bonds, could materially adversely affect the value and marketability of the 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 TAX MATTERS” herein.

Pension and OPEB Information: The City contributes to the Iowa Public Employees’ Retirement System (“IPERS”), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the City are required to participate in IPERS. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Comprehensive Annual Financial Report for its Fiscal Year ended June 30, 2018 (the “IPERS CAFR”) indicates that as of June 30, 2018, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 82.36%, and the unfunded actuarial liability was \$6.815 billion. The IPERS CAFR identifies the IPERS Net Pension Liability at June 30, 2018, at approximately \$6.328 billion, while its net pension liability at June 30, 2017 was approximately \$6.661 billion. The IPERS CAFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. See “APPENDIX A – COMPREHENSIVE ANNUAL FINANCIAL REPORT JUNE 30, 2018” for additional information on IPERS.

In Fiscal Year ended June 30, 2018, the City’s IPERS contribution totaled approximately \$2,853,786. The City is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability among its members, with the City’s identified portion at June 30, 2018 at approximately \$27,487,240. While the City’s contributions to IPERS are controlled by state law, there can be no assurance the City will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See “RETIREMENT SYSTEMS AND OTHER POST EMPLOYMENT BENEFITS”, and APPENDIX A – COMPREHENSIVE ANNUAL FINANCIAL REPORT JUNE 30, 2018” for additional information on pension and liabilities of the City.

Bond Counsel, the Underwriter, the Municipal Advisor and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from 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.

The City contributes to Municipal Fire and Police Retirement System of Iowa (“MFPRSI”), which is a multiple-employer cost-sharing defined benefit pension plan for fire fighters and police officers, administered under Chapter 411 of the Code of Iowa. MFPRSI plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to MFPRSI. Contribution amounts are set by State statute. The MFPRSI Comprehensive Annual Financial Report for its Fiscal Year ended June 30, 2018 (the “MFPRSI Report”) indicates that as of June 30, 2018, the date of the most recent actuarial valuation for MFPRSI, the funded ratio of MFPRSI was 82.00%, and the unfunded actuarial liability

was \$566.1 million. The MFPRSI Report identifies the MFPRSI Net Pension Liability at June 30, 2018, at approximately \$595.4 million, while its net pension liability at June 30, 2017 was approximately \$586.4 million. The MFPRSI Report is available on the MFPRSI website. See “APPENDIX A – COMPREHENSIVE ANNUAL FINANCIAL REPORT JUNE 30, 2018” for additional information on MFPRSI.

Bond Counsel, the Underwriter, the Municipal Advisor and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the 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.

In Fiscal Year ended June 30, 2018, the City’s MFPRSI contribution totaled approximately \$5,806,691. The City is current in its obligations to MFPRSI.

Pursuant to Governmental Accounting Standards Board Statement No. 68, MFPRSI has allocated the net pension liability among its members, with the City’s identified portion at June 30, 2018 at approximately \$45,827,061. While the City’s contributions to MFPRSI are controlled by state law, there can be no assurance the City will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See “RETIREMENT SYSTEMS AND OTHER POST EMPLOYMENT BENEFITS”, and APPENDIX A – COMPREHENSIVE ANNUAL FINANCIAL REPORT JUNE 30, 2018” for additional information on MFPRSI.

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 is administered by the City and the City has the authority to establish or amend the plan provisions or contribution requirements. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement No. 75. The plan does not issue a stand-alone financial report.

Benefits provided: As required under Iowa Code Chapter 509A.13, the City provides postemployment health benefits. 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. As of June 30, 2018, there were 738 active and 55 retired members in the plan.

Contributions: The current funding policy of the City is to pay health claims as they occur. The City does not explicitly subsidize retiree health care coverage. Retirees pay 100% of the group rate calculated on the expected costs based on the entire group of active, COBRA participants and retirees. Retirees receiving benefits contributed \$803,236 through their required contribution of \$908.58 per month for single health coverage, \$1,451.92 per month for single plus one health coverage and \$2,029.25 per month for family coverage.

The source of payment is the fund that pays the benefits for the current employees; either the General Fund or a proprietary fund. Other postemployment liabilities attributed to governmental activities are generally liquidated by the Employee Health Insurance Internal Service Fund. See “RETIREMENT SYSTEMS AND OTHER POST EMPLOYMENT BENEFITS”, and APPENDIX A – COMPREHENSIVE ANNUAL FINANCIAL REPORT JUNE 30, 2018” for additional information.

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, 2018**

APPENDIX B

FORM OF LEGAL OPINION

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

\$24,085,000* General Obligation Corporate Bonds, Series 2019

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 \$24,085,000* General Obligation Corporate Bonds, Series 2019 (the "Bonds") will be received by the City of Davenport, Iowa (the "City") on February 27, 2019 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 February 27, 2019. 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 March 19, 2019, 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:

\$24,085,000* General Obligation Corporate Bonds, Series 2019

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2020	\$ 1,450,000	2028	\$ 1,500,000
2021	1,635,000	2029	1,550,000
2022	1,675,000	2030	1,600,000
2023	1,720,000	2031	1,650,000
2024	1,765,000	2032	1,705,000
2025	1,375,000	2033	1,765,000
2026	1,415,000	2034	1,820,000
2027	1,460,000		

ADJUSTMENT TO BOND MATURITY AMOUNTS

The City reserves the right to increase or decrease the aggregate principal amount of the 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 \$25,000,000. 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 Bonds is adjusted as described above. Any change in the principal amount of any maturity of the 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, 2019. 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, 2027 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 Bonds are being issued to pay costs in connection with making improvements to sanitary sewers, sewage treatment works, storm sewers, streets, streetscapes, airport, municipal housing projects, fire and police department facilities, parks, riverfront, sidewalks, Rivercenter renovation and improvements to other municipal buildings and facilities; acquisition of equipment for streets, solid waste, mass transit, parks and library; vehicle maintenance, information technology and economic development projects.

GOOD FAITH DEPOSIT

A good faith deposit in the amount of \$240,850 (the "Deposit") is required from the lowest bidder only of the Bonds. The lowest bidder of the Bonds is required to submit such deposit payable to the order of the City, not later than 12:00 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"). The Deposit will be applied to the purchase price of the Bonds. In the event a Purchaser 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 the Bonds for a price not less than \$23,844,150 the 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 FORM 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 DEPOSIT" 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

The bidder's proposal must conform to the following limitations:

1. 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. 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 FORM 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 A.M. Central Time on Wednesday, February 27, 2019, as specified in the NOTICE OF SALE and OFFICIAL BID FORM. 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.

Ssealed 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 FORM. 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 FORM 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 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. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the Purchaser, 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. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser shall not constitute cause for failure or refusal by the

Purchaser 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.

DELIVERY

The Bonds will be delivered to the Purchaser 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, the Purchaser 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 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 has failed to comply with the offer of purchase.

ESTABLISHMENT OF ISSUE PRICE

In order to establish the issue price of the Bonds for federal income tax purposes, the City requires bidders to agree to the following, and by submitting a bid, each bidder agrees to the following.

If a bid is submitted by a potential underwriter, the bidder confirms that (i) the underwriters have offered or reasonably expect to offer the Bonds to the public on or before the date of the award at the offering price (the “initial offering price”) for each maturity as set forth in the bid and (ii) the bidder, if it is the winning bidder, shall require any agreement among underwriters, selling group agreement, retail distribution agreement or other agreement relating to the initial sale of the Bonds to the public to which it is a party to include provisions requiring compliance by all parties to such agreements with the provisions contained herein. For purposes hereof, Bonds with a separate CUSIP number constitute a separate “maturity,” and the public does not include underwriters of the Bonds (including members of a selling group or retail distribution group) or persons related to underwriters of the Bonds.

If, however, a bid is submitted for the bidder’s own account in a capacity other than as an underwriter of the Bonds, and the bidder has no current intention to sell, reoffer, or otherwise dispose of the Bonds, the bidder shall notify the City to that effect at the time it submits its bid and shall provide a certificate to that effect in place of the certificate otherwise required below.

If the winning bidder intends to act as an underwriter, the City shall advise the winning bidder at or prior to the time of award whether (i) the competitive sale rule or (ii) the “hold-the-offering price” rule applies.

If the City advises the Purchaser that the requirements for a competitive sale have been satisfied and that the competitive sale rule applies, the Purchaser will be required to deliver to the City at or prior to closing a certification, substantially in the form attached hereto as EXHIBIT 1-A, as to the reasonably expected initial offering price as of the award date.

If the City advises the Purchaser that the requirements for a competitive sale have not been satisfied and that the hold-the-offering price rule applies, the Purchaser shall (1) upon the request of the City confirm that the underwriters did not offer or sell any maturity of the Bonds to any person at a price higher than the initial offering price of that maturity during the period starting on the award date and ending on the earlier of (a) the close of the fifth business day after the sale date or (b) the date on which the underwriters have sold at least 10% of that maturity to the public at or below the initial offering price; and (2) at or prior to closing, deliver to the City a certification substantially in the form attached hereto as EXHIBIT 1 FORMS OF ISSUE PRICE CERTIFICATE, together with a copy of the pricing wire. Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by Municipal Advisor.

Bidders should prepare their bids on the assumption that the Bonds will be subject to the “hold-the-offering-price” rule. Any bid submitted pursuant to the TERMS OF OFFERING and OFFICIAL BID FORM shall be considered a firm offer for the purchase of the Bonds, and bids submitted will not be subject to cancellation or withdrawal.

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 the Bonds are awarded up to 25 copies 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 assist bidders for the Bonds and other Participating Underwriters in the primary offering of the Bonds to comply with paragraph (b)(5) of the Rule, 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 resolution for the Bonds and the Continuing Disclosure Certificate, to provide annual financial information filings 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. The City will deliver the Continuing Disclosure Certificate at closing, and any failure on the part of the City to deliver the same shall relieve the Purchaser of its obligations to purchase the Bonds.

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 Year ended June 30, 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 resolution 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 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 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

OFFICIAL BID FORM

Members of the City Council
City of Davenport, Iowa

Sale Date: February 27, 2019
 10:00 A.M. Central Time

RE: \$ 24,085,000* General Obligation Corporate Bonds, Series 2019 (the "Bonds")

This bid is a firm offer for the purchase of the Bonds identified in the NOTICE OF SALE and TERMS OF OFFERING and on the terms set forth in this bid form, the NOTICE OF SALE and TERMS OF OFFERING, and is not subject to any conditions, except as permitted by the NOTICE OF SALE and TERMS OF OFFERING. By submitting this bid, we confirm that we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Bonds, in accordance with the NOTICE OF SALE and TERMS OF OFFERING, we will pay you \$_____ (not less than \$23,844,150) 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>
2020	_____ %	\$ 1,450,000	2028	_____ %	\$ 1,500,000
2021	_____ %	1,635,000	2029	_____ %	1,550,000
2022	_____ %	1,675,000	2030	_____ %	1,600,000
2023	_____ %	1,720,000	2031	_____ %	1,650,000
2024	_____ %	1,765,000	2032	_____ %	1,705,000
2025	_____ %	1,375,000	2033	_____ %	1,765,000
2026	_____ %	1,415,000	2034	_____ %	1,820,000
2027	_____ %	1,460,000			

* The City reserves the right to increase or decrease the aggregate principal amount of the 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 \$25,000,000. 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 Bonds is adjusted as described above. Any change in the principal amount of any maturity of the 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 Bonds mature on June 1, in each of the years as indicated above and interest is payable on December 1, 2019, and thereafter on June 1 and December 1 of each year.

We hereby designate that the following 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 _____	_____	_____

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 13, 2019. In the event of failure to deliver these 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 27th day of February 2019.

 Frank J. Klipsch, Mayor

 Brandon E. Wright, CFO/Assistant City Administrator

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Cory Smith 563-888-2162
Wards:

Action / Date
2/6/2019

Subject:
Resolution approving the contract for Printer Maintenance Services to Managed Solutions Group of Dubuque, IA. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
On December 13, 2018, a Request For Proposals was issued and sent to vendors. On January 15, 2019, the Purchasing Division opened and read three proposals. See attached tabulation.

The City owns all of our print devices. The City desires to maintain ownership of all print devices but outsource the maintenance, consumables (excluding paper and staples), training, and support. Our current supported print devices number 153 with 118 distributed in 21 City buildings and 35 located in 3 library facilities.

An evaluation committee consisting of IT staff read each proposal submitted and scored them. Managed Solutions Group of Dubuque scored the highest as most responsible and responsive.

In FY18, the amount spent on Printer Maintenance Services was \$150,427.99. Funding for this service contract is from the General Expense account 50450530 520226 Maintenance - Machinery & Equipment. These funds are from the budgets of the various departments, with an available budget of \$632,551.

ATTACHMENTS:

Type	Description
▣ Cover Memo	FC_RES_Printer Maintenance Services
▣ Cover Memo	Tabulation for greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Admin, Default	Approved	1/29/2019 - 4:48 PM
Finance Committee	Wright, Brandon	Approved	1/31/2019 - 3:53 PM
City Clerk	Admin, Default	Approved	1/31/2019 - 4:22 PM

Resolution No. _____

Resolution offered by Alderman Tompkins.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the contract for the Printer Maintenance Services to Managed Solutions Group of Dubuque, IA, and authorizing Mayor Frank Klipsch or designee to sign and manage any related agreements.

WHEREAS, the City needs to contract for Printer Maintenance Services; and

WHEREAS, Managed Solutions Group of Dubuque scored the highest and best fit the City's needs;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that:

1. Approving the contract for the Printer Maintenance Services to Managed Solutions Group of Dubuque; and
2. Mayor Frank Klipsch or designee is authorized to sign and manage any related agreements;

Attest:

Approved:

Brian Krup
Deputy City Clerk

Frank Klipsch
Mayor

CITY OF DAVENPORT, IOWA
TABULATION OF PROPOSALS

DESCRIPTION: PRINTER MAINTENANCE SERVICES

RFP NUMBER: 19-49

OPENING DATE: JANUARY 11, 2019

GL ACCOUNT NUMBER: 50450530 520226

RECOMMENDATION: AWARD THE CONTRACT TO MANAGED SOLUTIONS
GROUP OF DUBUQUE IA

<u>VENDOR NAME</u>	<u>LOCATION OF BUSINESS</u>
--------------------	-----------------------------

Managed Solutions Group	Dubuque IA
-------------------------	------------

AMTEK	San Clemente CA
R K Dixon	Davenport IA

Approved By Kristi Leech
Purchasing

Approved By [Signature]
IT Director

Approved By [Signature]
Budget/CLP

Approved By [Signature]
Chief Financial Officer

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Chad Dyson 563-326-7817
Wards:

Action / Date
2/6/2019

Subject:
Motion approving professional service agreements for golf professional services with Brant McGivern, Matthew Hasley, and Ronnie Thrapp at Red Hawk, Duck Creek, and Emeis Golf Courses, respectively. [Wards 1, 6 & 8]

Recommendation:
Pass the Motion.

Background:
The last agreement expired at the end of the 2018 golf season. The Parks Department is recommending maintaining the base fee with a slight increase of 3%. Commissions are recommended to continue, which are generated from cart rental and the practice range where it applies. The current contract language has not changed from the prior contract in 2017 and includes incentive bonuses for overall rounds increase, and concession net increase.

The terms of agreement have been discussed and accepted, and are funded by the Golf Enterprise Fund.

ATTACHMENTS:

Type	Description
▣ Backup Material	Golf Pro-McGivern Contract
▣ Backup Material	Golf Pro-Hasley Contract
▣ Backup Material	Golf Pro-Thrapp Contract

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	1/31/2019 - 3:47 PM
Finance Committee	Wright, Brandon	Approved	1/31/2019 - 3:52 PM
City Clerk	Admin, Default	Approved	2/1/2019 - 9:36 AM

**AGREEMENT BETWEEN
CITY OF DAVENPORT AND GOLF PROFESSIONAL**

1/9/2019

This agreement, made and executed this ____th day of _____ 2019, between the City of Davenport, Iowa, (hereinafter referred to as “City”) and Brant McGivern, (hereinafter referred to as “Golf Professional.”)

WHEREAS, the City of Davenport, Iowa, operates a public golf course and desires to establish a relationship with a Professional Golfers’ Association (PGA) certified golf professional in order to offer golfers a wide range of services including group lessons, individual instruction, video taping, handicapping and a complete line of golf equipment and attire; and

WHEREAS, Brant McGivern is a competent golf professional willing and able to provide those services to the City of Davenport who desires an exclusive right to provide such services in cooperation with the City of Davenport; and

WHEREAS, the public welfare, comfort and convenience of the residents of the City of Davenport will be served and the public facilities of the golf course will be enhanced by the establishment of an agreement between the parties to provide the services of a golf professional in conjunction with the operation of the City’s public golf course.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, it is agreed by and between the parties hereto as follows:

1. **TERM.** The City hereby agrees to retain the services of the Golf Professional for a one year period beginning when executed, and ending on the 31st day of December of said year.
2. **RENEWAL.** This agreement shall automatically renew for an additional term of one (1) year unless written notice of termination is given by either party to the other at least thirty (30) days prior to the end of the term.
3. **CONTRACT FEE.** The City shall pay to the Golf Professional ~~\$52,829.43~~ Payments will be made on a bi-weekly basis commencing on March 15th, and ending after 34 weeks (eight months) of service. The city will pay ½ COBRA premium for a single coverage for Four months after each season ends.
4. **REVENUE.** The Golf Professional shall be entitled to retain all gross receipts received from giving golf lessons.
5. **DUTIES OF GOLF PROFESSIONAL.** The Golf Professional shall provide the following services at Red Hawk Golf Course:
 - a. Offer and provide golf instruction, lessons and teaching to the general public on the premises of Red Hawk Golf Course for compensation by those receiving the instruction, lessons, and teaching;

- b. Provide and offer for sale typical pro shop merchandise and operate the pro shop at Red Hawk Golf Course on a daily basis; the Golf Professional shall not make purchases with nor pledge the credit of the City in order to make purchases;
- c. Initiate and promote golf activities at Red Hawk Golf Course.
- d. Assist in the planning and operation of special events at Red Hawk Golf Course;
- e. Devote adequate time and attention to the duties set forth in this agreement, and use his best efforts to promote the interests and welfare of the City and will not engage in any business not contemplated by or within the scope of this agreement;
- f. Conduct himself at all times and in all matters in accordance with the standards accepted for golf professionals as established by the Professional Golfers' Association;
- g. Render such professional advice, opinions, assistance and services when requested by the City;
- h. Have and maintain a Class "A" Head Professional PGA certification and maintain his membership in good standing with the PGA during this agreement;
- i. Cooperate with the Parks and Recreation Department of the City to promote the enjoyable use and operation of the City's golf courses by regularly attending meetings, some of which may include department-wide meetings;
- j. Ensure that renters of motorized golf cars are qualified and knowledgeable in the operation of such cars and shall enforce all rules and regulations regarding the safe operation of said cars;
- k. Assist with the daily cleaning and maintenance of the motorized golf car rental fleet;
- l. Organize and conduct tournaments, leagues, outings and a junior golf program in cooperation with the Parks and Recreation Department;
- m. Pay any and all sales or other taxes that may be levied on any services provided under this agreement, except taxes related to car rentals which are payable by the City;
- n. Not construct, remodel or reconstruct any part of the buildings and fixtures located on the City's golf courses without receiving prior written permission from the Director of the Parks and Recreation Department;
- o. The Golf Professional does not have express authority to contract on behalf of the City to any third party and shall not enter into any contract or otherwise bind the City in any way without the express written authorization from the City. Any contracts that the Golf Professional enters into without the City's authority

will not be binding on the City, and the Golf Professional shall defend, indemnify and hold the City harmless against any claims or loss alleged as a result of a breach of this provision;

- p. Execute site leadership, in the absence of Golf Manager and Superintendent of Revenue Facilities, to resolve all issues, including, but not limited to, effective facility functioning and customer experience; and
- q. Handle and make every possible attempt to solve customer complaints and problems to provide the best customer service.

6. DUTIES OF CITY. The City shall:

- a. Allow space within the clubhouse at Red Hawk Golf Course in which the Golf Professional shall operate a pro shop adequate and customary for the season. Such space shall include the provision of built-in fixtures, shelves, utilities and local telephone service;
- b. Secure and provide a sufficient number of motorized golf cars for rental by the Golf Professional to patrons of the golf courses to meet the needs of the public;
- c. Operate and maintain the golf courses in a manner that will encourage maximum availability and utilization by the public;
- d. Cooperate with the Golf Professional to promote the most efficient and enjoyable use of the golf courses; and
- e. Shall collect all revenues, except those related to the provision of golf lessons and teaching and concessions.

7. OTHER TERMS.

- a. The golf season at the City's golf courses shall be determined by the Director of the Parks and Recreation Department, in consultation with the Golf Operations Manager and the Golf Professional, but the Director shall make the final determination;
- b. In the event the Golf Professional is permanently disabled from being a Golf Professional during the term of this agreement due to physical or mental disability, then and in that event this agreement shall terminate and the Golf Professional shall only be entitled to be paid for amounts due and owing to the date of termination due to his disability;
- c. The Golf Professional is a temporary full-time employee and will be covered by the City's workers compensation and health insurance plans. The Golf Professional will not be eligible holiday, vacation or sick leave.

- d. The Golf Professional shall comply with all provisions of the Child Labor Deterrence Act.
 - e. The Golf Professional covenants and warrants that he has no personal or financial interest, direct or indirect, which would in any manner conflict with the performance of services covered by this agreement and he will not engage in any business not contemplated by or within the scope of this agreement; and
 - f. The Golf Professional shall have the exclusive right and privilege to provide the services covered by this agreement on the City's golf courses.
8. INDEMNIFICATIONS and INSURANCE. The City shall not be liable to the Golf Professional for any loss or damage of property or merchandise owned by the Golf Professional located on property owned by the City. The Golf Professional shall be responsible for obtaining insurance to cover such loss or damage as well as general liability insurance coverage in an amount satisfactory to the City, which insurance policy shall also include the City for the purpose of receiving prior notice of the cancellation or non-renewal of the policy.
9. TERMINATION.
- a. Either party may terminate this agreement through non-renewal of the agreement by giving written notice to the other party at least thirty (30) days prior to the expiration of the term;
 - b. If the Golf Professional violates any of the provisions of this agreement, the City may immediately terminate this agreement for cause, by giving written notice to the Golf Professional, without further obligation except to pay the Golf Professional for compensation and net income earned prior to the date of the termination of this contract; and
 - c. Upon termination, the Golf Professional will promptly remove all personal property of the Golf Professional from the clubhouse and course at Red Hawk Golf Course. Any property or belongings of the Golf Professional remaining in the clubhouse or on Red Hawk Golf Course more than thirty (30) days after the date of termination shall be deemed abandoned by the Golf Professional and shall become the property of the City.
10. NOTICE. Any notice, request, approval or consent required under this agreement shall be given in writing and shall be delivered in person or mailed by certified mail at the address set forth herein or as a party has subsequently directed by written notice.
11. LAW. This agreement is made under and shall be governed by the laws of the State of Iowa.
12. This agreement sets forth the entire agreement between the parties hereto. This agreement cannot be changed or amended other than by in writing, signed and executed by both parties.

13. At the end of each golf season, there will be a review of the terms of the contract.
However, Davenport Parks and Recreation has the ability to terminate this agreement with a thirty day notice.

This Agreement sets forth the entire agreement and understanding between the parties as to the subject matter hereof and supersedes all prior discussions between them.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 20____.

BY: _____

Brant McGivern, Golf Pro

ATTEST: _____

Troy A Evans, Witness

BY: _____

Frank Klipsch, Mayor

ATTEST: _____

Brian Krup, Deputy City Clerk

**AGREEMENT BETWEEN
CITY OF DAVENPORT AND GOLF PROFESSIONAL**

1/9/2019

This agreement, made and executed this ____th day of _____ 2019, between the City of Davenport, Iowa, (hereinafter referred to as “City”) and Matthew Hasley, (hereinafter referred to as “Golf Professional.”)

WHEREAS, the City of Davenport, Iowa, operates a public golf course and desires to establish a relationship with a Professional Golfers’ Association (PGA) certified golf professional in order to offer golfers a wide range of services including group lessons, individual instruction, video taping, handicapping and a complete line of golf equipment and attire; and

WHEREAS, Matthew Hasley is a competent golf professional willing and able to provide those services to the City of Davenport who desires an exclusive right to provide such services in cooperation with the City of Davenport; and

WHEREAS, the public welfare, comfort and convenience of the residents of the City of Davenport will be served and the public facilities of the golf course will be enhanced by the establishment of an agreement between the parties to provide the services of a golf professional in conjunction with the operation of the City’s public golf course.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, it is agreed by and between the parties hereto as follows:

1. **TERM.** The City hereby agrees to retain the services of the Golf Professional for a one year period beginning when executed, and ending on the 31st day of December of said year.
2. **RENEWAL.** This agreement shall automatically renew for an additional term of one (1) year unless written notice of termination is given by either party to the other at least thirty (30) days prior to the end of the term.
3. **CONTRACT FEE.** The City shall pay to the Golf Professional the following sums: (a) \$49,440.00 annually; (b) five percent (5%) of the gross golf car rental fees received at Duck Creek Golf Course, payable bi-weekly, (c) eight percent (8%) of the gross range revenue, payable bi-weekly.
4. **INCENTIVE CONTRACT FEE.** In addition to the Base Contract Fee, the City shall provide the following incentive pay to the Golf Professional in an amount not to exceed \$5,000 for any single golf season (calendar year) dependent on measured performance according to the following metrics:
 - a. Total Number of Paid Golf Rounds at Duck Creek golf course.
 - i. Increase of 2% over prior year \$750
 - ii. Increase of 3% over prior year \$1,250
 - iii. Increase of 4% over prior year \$2,000
 - iv. Increase of 5% over prior year \$3,000
 - v. Increase of 7% over prior year \$4,000

5. Incentive Contract Fee – In addition to the Base Contract Fee, the City shall provide the following Incentive pay to the Golf Professional in the an amount not to exceed \$5,000 for any single golf season (calendar year) dependent on measured performance according to the following metrics on Adjusted Gross Concession Sales of food and beverage. Adjusted Gross Concession Sales will be the total dollar amount of food and beverages sold minus the cost of food and beverage products purchased:
 - a. Concession Base: a total of 2% of the adjusted gross of concession sales will be paid as an incentive to the Golf Professional
 - b. Concession Incentive Level 1: If adjusted gross of concession sales exceeds prior year's adjusted gross concession sales by 5% a total of 3% of the adjusted gross concession sales will be paid as an incentive to the Golf Professional
 - c. Concession Incentive Level 2: If adjusted gross of concession sales exceeds prior year's adjusted gross concession sales by 10% a total of 5% of the adjusted gross concession sales will be paid as an incentive to the Golf Professional

The Incentive Contract Fee shall be paid to Golf Professional no more than 30 days following the end of the golf season, if applicable.

6. REVENUE. The Golf Professional shall be entitled to retain all gross receipts received from giving golf lessons, rental of pull carts, rental of golf clubs, club repair sales, handicap service, and sales of merchandise through the pro shop at Duck Creek Golf Course and shall be responsible for payment of taxes related thereto.
7. DUTIES OF GOLF PROFESSIONAL. The Golf Professional shall provide the following services at Duck Creek Golf Course:
 - a. Offer and provide golf instruction, lessons and teaching to the general public on the premises of Duck Creek Golf Course for compensation by those receiving the instruction, lessons, and teaching;
 - b. Provide and offer for sale typical pro shop merchandise and operate the pro shop at Duck Creek Golf Course on a daily basis; the Golf Professional shall not make purchases with nor pledge the credit of the City in order to make purchases;
 - c. Organize and conduct an annual city tournament at predetermined date, including leagues, outings and a junior golf program in cooperation with the Parks and Recreation department;
 - d. Assist in the planning and operation of special events at Duck Creek Golf Course;
 - e. Devote adequate time and attention to the duties set forth in this agreement, and use his best efforts to promote the interests and welfare of the City and will not engage in any business not contemplated by or within the scope of this agreement;

- f. Conduct himself at all times and in all matters in accordance with the standards accepted for golf professionals as established by the Professional Golfers' Association;
- g. Render such professional advice, opinions, assistance and services when requested by the City;
- h. Have or timely maintain a Class "A" Head Professional PGA certification and maintain his membership in good standing with the PGA during this agreement;
- i. Cooperate with the Parks and Recreation Department of the City to promote the enjoyable use and operation of the City's golf courses by regularly attending meetings, some of which may include department-wide meetings;
- j. Ensure that renters of motorized golf cars are qualified and knowledgeable in the operation of such cars and shall enforce all rules and regulations regarding the safe operation of said cars;
- k. Assist with the daily cleaning and maintenance of the motorized golf car rental fleet;
- l. Organize and conduct tournaments, leagues, outings and a junior golf program in cooperation with the Parks and Recreation Department;
- m. Pay any and all sales or other taxes that may be levied on any services provided under this agreement, except taxes related to car rentals which are payable by the City;
- n. Not construct, remodel or reconstruct any part of the buildings and fixtures located on the City's golf courses without receiving prior written permission from the Director of the Parks and Recreation Department;
- o. The Golf Professional does not have express authority to contract on behalf of the City to any third party and shall not enter into any contract or otherwise bind the City in any way without the express written authorization from the City. Any contracts that the Golf Professional enters into without the City's authority will not be binding on the City, and the Golf Professional shall defend, indemnify and hold the City harmless against any claims or loss alleged as a result of a breach of this provision;
- p. Execute site leadership, in the absence of Golf Supervisor and Superintendent of Revenue Facilities, to resolve all issues, including, but not limited to, effective facility functioning and customer experience; and
- q. Handle and make every possible attempt to solve customer complaints and problems to provide the best customer service.

8. DUTIES OF CITY. The City shall:

- a. Allow space within the clubhouse at Duck Creek Golf Course in which the Golf Professional shall operate a pro shop adequate and customary for the season. Such space shall include the provision of built-in fixtures, shelves, utilities and local telephone service;
- b. Secure and provide a sufficient number of motorized golf cars for rental by the Golf Professional to patrons of the golf courses to meet the needs of the public;
- c. Operate and maintain the golf courses in a manner that will encourage maximum availability and utilization by the public;
- d. Cooperate with the Golf Professional to promote the most efficient and enjoyable use of the golf courses; and
- e. Shall collect all revenues, except those related to the provision of golf lessons and teaching.

9. OTHER TERMS.

- a. The golf season at the City's golf courses shall be determined by the Director of the Parks and Recreation Department, in consultation with the Senior Golf Manager and the Golf Professional, but the Director shall make the final determination;
- b. In the event the Golf Professional is permanently disabled from being a Golf Professional during the term of this agreement due to physical or mental disability, then and in that event this agreement shall terminate and the Golf Professional shall only be entitled to be paid for amounts due and owing to the date of termination due to his disability;
- c. The Golf Professional is an independent contractor as contemplated in Iowa Code §85.61(13) and will not be covered by the City's workers' compensation insurance benefits, or any other benefits received by city employees;
- d. The Golf Professional shall comply with all provisions of the Child Labor Deterrence Act.
- e. The Golf Professional covenants and warrants that he has no personal or financial interest, direct or indirect, which would in any manner conflict with the performance of services covered by this agreement and he will not engage in any business not contemplated by or within the scope of this agreement; and
- f. The Golf Professional shall have the exclusive right and privilege to provide the services covered by this agreement on the City's golf courses.

10. INDEMNIFICATIONS and INSURANCE. The City shall not be liable to the Golf Professional for any loss or damage of property or merchandise owned by the Golf Professional located on property owned by the City. The Golf Professional shall be

responsible for obtaining insurance to cover such loss or damage as well as general liability insurance coverage in an amount satisfactory to the City, which insurance policy shall also include the City for the purpose of receiving prior notice of the cancellation or non-renewal of the policy.

11. TERMINATION.

- a. Either party may terminate this agreement through non-renewal of the agreement by giving written notice to the other party at least thirty (30) days prior to the expiration of the term;
- b. If the Golf Professional violates any of the provisions of this agreement, the City may immediately terminate this agreement for cause, by giving written notice to the Golf Professional, without further obligation except to pay the Golf Professional for compensation and net income earned prior to the date of the termination of this contract; and
- c. Upon termination, the Golf Professional will promptly remove all personal property of the Golf Professional from the clubhouse and course at Duck Creek Golf Course. Any property or belongings of the Golf Professional remaining in the clubhouse or on Duck Creek Golf Course more than thirty (30) days after the date of termination shall be deemed abandoned by the Golf Professional and shall become the property of the City.

12. NOTICE. Any notice, request, approval or consent required under this agreement shall be given in writing and shall be delivered in person or mailed by certified mail at the address set forth herein or as a party has subsequently directed by written notice.

11. LAW. This agreement is made under and shall be governed by the laws of the State of Iowa.

12. This agreement sets forth the entire agreement between the parties hereto. This agreement cannot be changed or amended other than by in writing, signed and executed by both parties.

13. At the end of each golf season, there will be a review of the terms of the contract. However, Davenport Parks and Recreation has the ability to terminate this agreement with a thirty day notice.

This Agreement sets forth the entire agreement and understanding between the parties as to the subject matter hereof and supersedes all prior discussions between them.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 20____.

BY: _____

Matthew Hasley, Golf Pro

Attest : _____

Troy A Evans, Witness

BY: _____

Frank Klipsch, Mayor

ATTEST: _____

Brian Krup, Deputy City Clerk

**AGREEMENT BETWEEN
CITY OF DAVENPORT AND GOLF PROFESSIONAL**

1/9/2019

This agreement, made and executed this ____th day of _____ 2019, between the City of Davenport, Iowa, (hereinafter referred to as “City”) and Ronnie W. Thrapp, (hereinafter referred to as “Golf Professional.”)

WHEREAS, the City of Davenport, Iowa, operates a public golf course and desires to establish a relationship with a Professional Golfers’ Association (PGA) certified golf professional in order to offer golfers a wide range of services including group lessons, individual instruction, video taping, handicapping and a complete line of golf equipment and attire; and

WHEREAS, Ronnie W. Thrapp is a competent golf professional willing and able to provide those services to the City of Davenport who desires an exclusive right to provide such services in cooperation with the City of Davenport; and

WHEREAS, the public welfare, comfort and convenience of the residents of the City of Davenport will be served and the public facilities of the golf course will be enhanced by the establishment of an agreement between the parties to provide the services of a golf professional in conjunction with the operation of the City’s public golf course.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, it is agreed by and between the parties hereto as follows:

1. **TERM.** The City hereby agrees to retain the services of the Golf Professional for a one year period beginning when executed, and ending on the 31st day of December of said year.
2. **RENEWAL.** This agreement shall automatically renew for an additional term of one (1) year unless written notice of termination is given by either party to the other at least Thirty (30) days prior to the end of the term.
3. **CONTRACT FEE.** The City shall pay to the Golf Professional the following sums: (a) \$52,795.97 annually; (b) five percent (5%) of the gross golf car rental fees received at Emeis Golf Course, payable bi-weekly, (c) eight percent (8%) of the gross range fees, payable bi-weekly.
4. **INCENTIVE CONTRACT FEE.** In addition to the Base Contract Fee, the City shall provide the following incentive pay to the Golf Professional in an amount not to exceed \$5,000 for any single golf season (calendar year) dependent on measured performance according to the following metrics:
 - a. Total Number of Paid Golf Rounds at Emeis golf course
 - i. Increase of 2% over prior year \$750
 - ii. Increase of 3% over prior year \$1,250
 - iii. Increase of 4% over prior year \$2,000
 - iv. Increase of 5% over prior year \$3,000
 - v. Increase of 7% over prior year \$4,000

5. Incentive Contract Fee – In addition to the Base Contract Fee, the City shall provide the following Incentive pay to the Golf Professional in the an amount not to exceed \$5,000 for any single golf season (calendar year) dependent on measured performance according to the following metrics on Adjusted Gross Concession Sales of food and beverage. Adjusted Gross Concession Sales will be the total dollar amount of food and beverages sold minus the cost of food and beverage products purchased:

- a. Concession Base: a total of 2% of the adjusted gross of concession sales will be paid as an incentive to the Golf Professional
- b. Concession Incentive Level 1: If adjusted gross of concession sales exceeds prior year's adjusted gross concession sales by 5% a total of 3% of the adjusted gross concession sales will be paid as an incentive to the Golf Professional
- c. Concession Incentive Level 2: If adjusted gross of concession sales exceeds prior year's adjusted gross concession sales by 10% a total of 5% of the adjusted gross concession sales will be paid as an incentive to the Golf Professional

The Incentive Contract Fee shall be paid to Golf Professional no more than 30 days following the end of the golf season, if applicable.

6. ADDITIONAL BENEFIT. Annual Dues paid for Sectional (PGA) Professional Golfers Association upon receipt.
7. REVENUE. The Golf Professional shall be entitled to retain all gross receipts received from giving golf lessons, rental of pull carts, rental of golf clubs, club repair sales, handicap service, and sales of merchandise through the pro shop at Emeis Golf Course and shall be responsible for payment of taxes related thereto.
8. DUTIES OF GOLF PROFESSIONAL. The Golf Professional shall provide the following services at Emeis Golf Course:
 - a. Offer and provide golf instruction, lessons and teaching to the general public on the premises of Emeis Golf Course for compensation by those receiving the instruction, lessons, and teaching;
 - b. Provide and offer for sale typical pro shop merchandise and operate the pro shop at Emeis Golf Course on a daily basis; the Golf Professional shall not make purchases with nor pledge the credit of the City in order to make purchases;
 - c. Organize and conduct an annual city tournament at predetermined date, including leagues, outings and a junior golf program in cooperation with the Parks and Recreation department;
 - d. Assist in the planning and operation of special events at Emeis Golf Course;
 - e. Devote adequate time and attention to the duties set forth in this agreement, and use his best efforts to promote the interests and welfare of the City and will not

engage in any business not contemplated by or within the scope of this agreement;

- f. Conduct himself at all times and in all matters in accordance with the standards accepted for golf professionals as established by the Professional Golfers' Association;
- g. Render such professional advice, opinions, assistance and services when requested by the City;
- h. Have and maintain a Class "A" Head Professional PGA certification and maintain his membership in good standing with the PGA during this agreement;
- i. Cooperate with the Parks and Recreation Department of the City to promote the enjoyable use and operation of the City's golf courses by regularly attending meetings, some of which may include department-wide meetings;
- j. Ensure that renters of motorized golf cars are qualified and knowledgeable in the operation of such cars and shall enforce all rules and regulations regarding the safe operation of said cars;
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- m. Pay any and all sales or other taxes that may be levied on any services provided under this agreement, except taxes related to car rentals which are payable by the City;
- n. Not construct, remodel or reconstruct any part of the buildings and fixtures located on the City's golf courses without receiving prior written permission from the Director of the Parks and Recreation Department;
- o. The Golf Professional does not have express authority to contract on behalf of the City to any third party and shall not enter into any contract or otherwise bind the City in any way without the express written authorization from the City. Any contracts that the Golf Professional enters into without the City's authority will not be binding on the City, and the Golf Professional shall defend, indemnify and hold the City harmless against any claims or loss alleged as a result of a breach of this provision;
- p. Execute site leadership, in the absence of Golf Supervisor and Superintendent of Revenue Facilities, to resolve all issues, including, but not limited to, effective facility functioning and customer experience; and
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- a. Allow space within the clubhouse at Emeis Golf Course in which the Golf Professional shall operate a pro shop adequate and customary for the season. Such space shall include the provision of built-in fixtures, shelves, utilities and local telephone service;
- b. Secure and provide a sufficient number of motorized golf cars for rental by the Golf Professional to patrons of the golf courses to meet the needs of the public;
- c. Operate and maintain the golf courses in a manner that will encourage maximum availability and utilization by the public;
- d. Cooperate with the Golf Professional to promote the most efficient and enjoyable use of the golf courses; and
- e. Shall collect all revenues, except those related to the provision of golf lessons and teaching.

10. OTHER TERMS.

- a. The golf season at the City's golf courses shall be determined by the Director of the Parks and Recreation Department, in consultation with the Golf Operations Manager and the Golf Professional, but the Director shall make the final determination;
- b. In the event the Golf Professional is permanently disabled from being a Golf Professional during the term of this agreement due to physical or mental disability, then and in that event this agreement shall terminate and the Golf Professional shall only be entitled to be paid for amounts due and owing to the date of termination due to his disability;
- c. The Golf Professional is an independent contractor as contemplated in Iowa Code §85.61(13) and will not be covered by the City's workers' compensation insurance benefits, or any other benefits received by city employees;
- d. The Golf Professional shall comply with all provisions of the Child Labor Deterrence Act.
- e. The Golf Professional covenants and warrants that he has no personal or financial interest, direct or indirect, which would in any manner conflict with the performance of services covered by this agreement and he will not engage in any business not contemplated by or within the scope of this agreement; and
- f. The Golf Professional shall have the exclusive right and privilege to provide the services covered by this agreement on the City's golf courses.

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This Agreement sets forth the entire agreement and understanding between the parties as to the subject matter hereof and supersedes all prior discussions between them.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 20____.

BY: _____

Ronnie Thrapp, Golf Pro

Attest : _____

Troy A Evans, Witness

BY: _____

Frank Klipsch, Mayor

ATTEST: _____

Brian Krup, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Finance
Contact Info: Mallory Merritt | (563) 326-7792
Wards:

Action / Date
2/6/2019

Subject:

Motion approving a four-year collective bargaining agreement between the City of Davenport and the Union of Professional Police, Inc of Davenport, Iowa for the term of July 1, 2019 through June 30, 2023. [All Wards]

Recommendation:

Approve the motion.

Background:

The City of Davenport and the Union of Professional Police have agreed to a four-year collective bargaining agreement for the term of July 1, 2019 through June 30, 2023. The UPPO bargaining group has voluntarily agreed to the following general wage increases: (7/1/2019 - 2.5%, 7/1/2020 - 2.5%, 7/1/2021 - 2.0%, and 3/1/2022 - 2.0%). Additionally, several modifications to the health insurance program were made including premium increases for the first three years of the contract, slight adjustments to prescription co-pays in the final year of the contract, the implementation of a \$2,500 dental cap, and the creation of an out-of-network maximum bucket. The proposed contract also provides for increases in the uniform allowance provision and removes the sunset language for the physical fitness program. An overview of each of these items is attached in the summary document.

ATTACHMENTS:

Type	Description
▣ Executive Summary	Tentative Agreement Summary Document

REVIEWERS:

Department	Reviewer	Action	Date
Human Resources	Merritt, Mallory	Approved	1/31/2019 - 3:10 PM
Finance Committee	Wright, Brandon	Approved	1/31/2019 - 3:46 PM
City Clerk	Admin, Default	Approved	1/31/2019 - 3:47 PM

City of Davenport and Union of Professional Police, Inc. (UPPO)
Tentative Agreement
Agreement Term / July 1, 2019 – June 30, 2023

1. Salaries and GWI:

Effective Date	GWI %
7/1/2019	2.5%
7/1/2020	2.5%
7/1/2021	2.0%
3/1/2022	2.0%

2. Employee Fitness Program: Remove sunset language; continue program at current rates

3. Uniform Allowance Adjustments:

- a. \$1,125 (7/1/2019)
- b. \$1,125 (7/1/2020)
- c. \$1,125 (7/1/2021)
- d. \$1,200 (7/1/2022)

4. Health:

- a. Premiums:
 - i. 1/1/2020: 3% increase
 - ii. 1/1/2021: 3% increase
 - iii. 1/1/2022: 3% increase
 - iv. 1/1/2023: 0% increase
- b. Chiro: Increase to \$1,500; maintain \$15 access fee and review for medical necessity after \$1,500; will track towards medical out-of-pocket
- c. Prescription: (Increases begin on 1/1/2023)
 - i. Fees:
 1. Tier 1: \$5.00
 2. Tier 2: \$20.00 (\$5.00 increase)
 3. Tier 3: \$40.00 (\$10.00 increase)
 - ii. Preventative medications covered at 100%
- d. Out-of-Pocket Max:
 - i. Individual: \$1,000/\$2,000 (MOPOON)
 - ii. Family: \$2,000/\$4,000 (MOPOON)
- e. Dental:
 - i. Cap: \$2,500 (Increase by \$1,000)
- f. Vision:
 - i. Benefit: \$350 (exam covered at 100%)