CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, February 8, 2017; 5:30 PM

City Hall, 226 West 4th Street

** REVISED FEBRUARY 3, 2017 **

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 of January 25, 2017

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report of the Committee of the Whole for February 1, 2017

VIII. Appointments, Proclamations, Etc.

IX. Presentations

X. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update - Alderman Rawson, Chair

XI. Individual Approval of Items on the Discussion Agenda

1. Third Consideration: Ordinance to amend Title 6 of the Davenport Municipal Code by adding Chapter 6.06, entitled, “Urban Chickens” and amending Section 6.04.055, entitled, “Livestock and poultry prohibited” and amending Section 8.12.150, entitled, “Keeping of Animals and Fowl Restricted”. (City of Davenport, petitioner; Case No. 16-04) [All Wards] **Amended at Committee of the Whole**

2. First Consideration: Ordinance for Case No. REZ17-01 being the petition of the Greater Davenport Redevelopment Corporation for the rezoning of 40.0 acres, more or less, of recently annexed property located south of Slopertown Road and east of Hillandale Road from A-1 Agriculture District to M-1 Light Industrial District. [Ward 8]

COMMITTEE OF THE WHOLE RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE ON FIRST CONSIDERATION

1. Motion for suspension of the rules.
2. Motion for passage of second and third considerations.

3. First Consideration: Ordinance for Case No. REZ17-02 being the petition of the Greater Davenport Redevelopment Corporation and the City of Davenport for the rezoning of 158.62 acres, more or less, of recently annexed property located south of Slopertown Road and west of Division Street from A-1 Agriculture District to M-1 Light Industrial District [Ward 8]

COMMITTEE OF THE WHOLE RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE ON FIRST CONSIDERATION

1. Motion for suspension of the rules.
2. Motion for passage of second and third considerations.

XII. Approval of All Items on the Consent Agenda

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

Community Development

1. Third Consideration: Ordinance for Case No. REZ16-11: Request of Raju Penmatchu for the rezoning of 13.50 acres, more or less, of real property located at the northwest corner of West 65th Street and Scott Street from R-3 PUD – Moderate Density Dwelling District Planned Unit Development to R-6 PUD – High Density Dwelling District Planned Unit Development to facilitate a residential/senior care development. [Ward 8]

2. Resolution authorizing application to the Iowa Department of Transportation's RISE program for assistance to Sterilite Corporation's business attraction project. [Ward 8]

Public Safety

1. Third Consideration: Ordinance amending Schedule XIII of Chapter 10.96 entitled "7-Ton Truck Restrictions" by adding Emerald Drive from Locust Street to Central Park Avenue. [Ward 1]

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

   The Office, St. Patrick's Day Street Closure, March 18th, 8:00 AM - 1:00 AM, Closure Location: North two travel lanes and parking lane on 3rd Street between Brady & Main Streets [Ward 3]

   Shenangians, St. Patrick's Day Street Closure, March 17-18th, March 17th - Noon to 10 PM sidewalk only in front of 303 W 3rd Street; March 18th-parking lane and one travel of W 3rd Street adjacent to 303 W 3rd Street [Ward 3]

   Kilkenny's, St Patrick's Day Street/Sidewalk Closure, March 17- 3 PM to 1 AM, March 18th 6 AM - 1 AM, March 19th - Noon to 1 AM, closing sidewalk and parking lane only at 300-312 W 3rd Street, [ward 3]

   Analog Arcade, St Patrick's Day Street Street/Sidewalk Closure, March 18 - 10AM - 2

AM, closing sidewalk, parking lane and 2 travel lanes at 302 Brady Street [Ward 3]

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

   The Office, St. Patrick's Day, 116 W 3rd Street, March 18-19, 2017, 8:00 AM Saturday to 1:00 AM Sunday, Over 50 dBa [Ward 3]

   Kilkenny's Pub, St. Patrick's Day, 300 W 3rd Street, March 17 - 6:00 PM to Midnight; March 18 - 10 AM to Midnight; March 19 Noon to 1 AM, Over 50 dBa [Ward 3]

   Circle Tap, Birthday Party, 1345 W Locust St, February 26th - 3:00-6:00-- PM, Over 50 dBA, [Ward 4]

4. Motion approving beer and liquor license applications.

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

   Ward 3

   Dam View Inn (VanDam LLC) - 710 E 2nd Street Parking Lot - Outdoor Area March 17-19, 2017 'St. Patrick's Day Event' - License Type: C Liquor

   Ward 7

   Assumption High School (Assumption High School) - 1020 W Central Park Ave. - April 27-28, 2017 'Havana Knights' - License Type: C Liquor

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

   Ward 1

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

   Ward 3

   Quad Cities River Bandits (Main Street Iowa, LLC) - 209 S Gaines St. - Outdoor Area - License Type: C Liquor

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

   Shenanigans (Here We Go Again, Inc.) - 303 W 3rd St. - License Type: C Liquor

   Ward 4

   SC Mini Mart (SC Minimart LLC) - 1511 W Locust St. - License Type: C Beer

   Ward 5

Bootleggers (Lola K, LLC) - 2228 E 11th St. - Outdoor Area - License Type: C Liquor

Kwik Shop #588 (Kwik Shop, Inc.) - 1136 E Locust St. - License Type: E Liquor / C Beer

Ward 6

Bad Boy'z Pizzza & Pub (3 Bad Girl'z LTD.) - 5266 Utica Ridge Rd. - Outdoor Area - License Type: C Liquor

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

Exotic Thai Restaurant (Exotic Thai Restaurant, Inc.) - 2303 E 53rd St. - Outdoor Area - License Type: C Liquor

Ward 8

Steeplegate Inn/One Hundred West (Frontier Management Corp.) - 100 W 76th St. - License Type: B Liquor

Public Works

1. Second Consideration: Ordinance adding a new Chapter 2.18 to the Davenport Municipal Code that creates a Neighborhood Services Department. [All Wards]
2. Resolution accepting the Harrison Street Resurfacing Project by Valley Construction, Inc of Rock Island, IL. Final construction cost was $1,717,000 with $802,000 of that funded by the Iowa DOT budgeted in CIP #35005. [Wards 1&4]
3. Resolution approving and adopting preliminary plans, plat schedule, and cost estimate of the FY17 Alley Repair Program. A petition to resurface the alley between Colorado Ct and Dover Ct from Tremont Ave to Carey Ave was submitted by 75% of the abutting property owners. The estimated cost is $15,000 budgeted in CIP #35017. The City will be reimbursed half of the project's costs from the homeowners through assessment. [Ward 5]
4. Resolution granting permission to Geneseo Communications, to install a buried communications system in the city right-of-way along Northwest Boulevard from 53rd Street to Division Street, a total distance of approximately 4,000 feet. Agreement Reference No. 2017-F4. This installation is covered by their state certificate/tariff since it will be used in conjunction with the telephone. [Ward 8] **Amended at Committee of the Whole**
5. Motion setting property values covering the FY17 Alley Repair Program. A petition to resurface the alley between Colorado Ct and Dover Ct from Tremont Ave to Carey Ave was submitted by 75% of the abutting property owners. The estimated cost is $15,000 budgeted in CIP #35017. The City will be reimbursed half of the project's costs from the homeowners through assessment. [Ward 5]

Finance

1. Third Consideration: Ordinance amending Chapter 5.19 entitled "Mobile Cart Vendors" by amending and re-naming it as "Mobile Food Units", thereby adding mobile food trucks to mobile cart vendor regulations in the Municipal Code of Davenport, Iowa. [All Wards]

2. Resolution setting February 22, 2017 as the date for the sale of General Obligation Corporate Bonds, Series 2017A; General Obligation Refunding Bonds, Series 2017B and General Obligation Refunding Bonds, Series 2017C; and approving the Preliminary Official Statement. [All Wards]

3. Resolution approving qualified financial institutions to do investment business and establishing the maximum deposit amount for each in accordance with the City's Investment Policy. [All Wards]

4. Resolution adopting established mobile food unit zone locations, hours of operations, and associated fees. [All Wards]

5. Motion approving the City of Davenport Special Events Policy.

6. Motion awarding a contract for a Fire & Police Operations Study to Matrix Consulting Group of Mountain View, CA, for a not-to-exceed amount of $90,000. [All Wards]

7. Motion awarding a contract for repairs at the Vander Veer Park storage building to Valley Construction of Rock Island, IL in the amount of $46,960 for CIP #10519. [Ward 5]

8. Motion awarding the purchase of LED fixtures for the Compost Facility to Republic Companies of Davenport, IA in the amount of $77,922. CIP # 39002 [Ward 1]

XIII. Other Ordinances, Resolutions and Motions

1. Motion for the suspension of the rules to add and vote on the following item:

2. Motion approving a collective bargaining agreement with the Amalgamated Transit Union. [All Wards]

XIV. Public with Business

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

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

XV. Reports of City Officials

XVI. Adjourn

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Jackie Holecek
Wards: All

Action / Date
2/8/2017

Subject:
Approval of the City Council Meeting Minutes of January 25, 2017

ATTACHMENTS:

Type	Description
Cover Memo	CC MIN 012517

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	2/2/2017 - 5:59 PM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, January 23, 2017---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 Special City Council Meeting of January 10, 2017 and the City Council Meeting of January 11, 2017 were approved as printed.

The report of the Committee of the Whole was as follows: COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, January 18, 2017---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 except Ald. Justin. The following Public Hearings were held: Community Development: for the purpose of amending and expanding the North Urban Renewal Area; for the purpose of considering the approval of an economic development agreement with Sterilite Corporation, originally referred to as Project Prairie; Public Works: on the plans, specifications, form of contract and estimated cost for the Itsy Bitsy Spider Play Area at Fejervary Park project. This anticipated cost is $120,000 and will be funded by a grant awarded to the Davenport Parks and Recreation Department, CIP #64038. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Boom reviewed all items listed. On motion by Ald. Gripp, second by Ald. Matson items 3 & 5 (#5 with a recommendation to suspend the rules and and pass on first consideration); items 1, 2, 4, 6-10 moved to the Consent Agenda. Public Safety: Ald. Matson reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Matson all items moved to the Consent Agenda. Public Works: Ald. Ambrose reviewed all items listed. On motion by Ald. Dunn, second by Ald. Matson all items moved to the Consent Agenda. Finance: Ald. Gordon reviewed all items listed. On motion by Ald. Tompkins, second by Ald. Boom item 2 (with a recommendation to suspend the rules and and pass on first consideration) and 4 moved to the Discussion Agenda; item 1, 3, 5-7 moved to the Consent Agenda. On motion by Ald. Matson, second by Ald. Ambrose, with all alderman present voting aye, Council recessed to Executive Session at 6:30 p.m. for the purpose of discussing stategy for upcoming labor negotiations with the City's organized employees pursuant to Iowa Code Section 20.17(3). Council reconvened in Executive Session at 6:34 p.m. with Mayor Klipsch and all alderman present. On motion by

Ald. Raawson, second by Ald. Matson the Council reconvened in Open Session at 6:42 p.m. Council adjourned at 6:42 p.m.

The following Appointments were approved: Design Review Board: Jon White and Jeff Young; Plan & Zone Commission: Susan Lammers, Robert Inghram, Scott Kelling; Zoning Board of Adjustment: Judith Lee, 21.

The following Presentation was made: Small Business "The Foundation of Our Community" presented to Arnold's Body Shop.

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.

The following ordinance moved to third consideration: to amend Title 6 of the Davenport Municipal Code by adding Chapter 6.06, entitled, "Urban Chickens" and amending Section 6.04.055, entitled, "Livestock and poultry prohibited" and amending Section 8.12.150, entitled, "Keeping of Animals and Fowl Restricted" (Ald. Ambrose voting nay).

The following ordinances were adopted, upon suspension of the rules and passage of second and third considerations: amending 13.16 entitled "Property lien for unpaid fees" to include new methods of collecting outstanding utility fees, 22; providing for the divison of taxes leived on taxable property in 2017 in the North Urban Renewal Area, pursuant to Section 403.19 of the Iowa Code, 23.

The following motion was passed: authorizing the Mayor to sign the attached water shut-off agreement for non-payment of sewer charges with Iowa American Water, 24.

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.

<u>Community Development:</u> The following ordinance moved to third consideration: for Case No. REZ16-11: Request of Raju Penmatchu for the rezoning of 13.50 acres, more or less, of real property located at the northwest corner of West 65th Street and Scott Street from R-3 PUD – Moderate Density Dwelling District Planned Unit Development to R-6 PUD – High Density Dwelling District Planned Unit Development to facilitate a residential/senior care development.

The following ordinances were adopted: for Case No. ROW16-05: Request of Juan Goitia for the right-of-way vacation (abandonment) of 2,250 square feet, more or less, of East 10th Street that lies north of the sidewalk and property at 1002 Bridge Avenue, 25; for Case No. ORD16-03 Ordinance amending various sections of Title 17 to eliminate the special use permit requirement for new alcohol-related uses and restructure other zoning provisions accordingly. Chapter 17.60 Amendments allows for text amendments of the Davenport Municipal Code, 26.

The following resolutions were adopted: amending the North Urban Renewal Area Plan, 27; approving Case No. F16-18 being the final plat of Utica Ridge Commercial Park 5th Addition, located at the southeast corner of I-74 and East 53rd Streets containing one (1) commercial lot. 28; giving conditional approval to acquire a residential property through the Floodprone Property Acquisition Program (FAP), 29; adopting the Letter of Map Revision (LOMR) dated December 30, 2016, modifying Flood Insurance Rate Map (FIRM) 19163C355F by revising base flood elevations (BFEs) and the floodway for a segment of Goose Creek from approximately 400 feet upstream of Brady Street to approximately 250 feet downstream of Interstate 80, 30.

The following motion was passed: approving purchase of two vacant lots, both in the 600 block of E. 6th (Parcel #F0051-41 & Parcel #F0051-46) for use as new single-family construction in the Riverview on 6th Neighborhood, 31.

Public Safety: The following ordinance moved to third consideration: amending Schedule XIII of Chapter 10.96 entitled "7-Ton Truck Restrictions" by adding Emerald Drive from Locust Street to Central Park Avenue.

The following motion passed: approving all submitted beer and liquor license applications, 32.

Public Works: The following ordinance was moved to second consideration: adding a new Chapter 2.18 to the Davenport Municipal Code that creates a Neighborhood Services Department.

The following resolutions were adopted: approving the plans, specifications, form of contract and estimated cost for the Itsy Bitsy Spider Play Area at Fejervary Park project. This anticipated cost is $120,000 and will be funded by a grant awarded to the Davenport Parks

and Recreation Department, CIP #64038, 33; granting permission to Central Scott Communications, a State of Iowa franchisee, to install a buried communications system in the city right-of-way along Northridge Drive from Northwest Boulevard to 8615 Northridge Drive, a total distance of approximately 1,030 feet. Agreement Reference No. 2017-F1, 34; granting permission to Aureon, a State of Iowa franchisee, to install a buried communications system in the city right-of-way along West Lake Boulevard from 160th Street to 2370 West Lake Boulevard, a total distance of approximately 1,320 feet. Agreement Reference No. 2017-F2, 35; granting permission to Aureon, a State of Iowa franchisee, to install a buried communications system in the city right-of-way along Elmore Circle east to 5354 Elmore Circle, a total distance of approximately 170 feet. Agreement Reference No. 2017-F3, 3, 36; accepting the Transportation Alternatives Program grant in the amount of $70,000 for the proposed Goose Creek Trail, Phase II project, CIP #02229, 37; approving change order #2 in the amount of $111,700 to the Sanitary Sewer Equalization Basin - V & K contract, CIP #02166. This change order will add six months of construction engineering services to the Water Pollution Control Plant Optimization project, 38; to award the contract for the 53rd Street full-depth patching to Valley Construction of Rock Island, IL in the amount of $89,000, CIP #35015, 39.

Finance: The following ordinance moved to third considerations: amending Chapter 5.19 entitled "Mobile Cart Vendors" by amending and re-naming it as "Mobile Food Units", thereby adding mobile food trucks to mobile cart vendor regulations in the Municipal Code of Davenport, Iowa.

The following resolution was adopted: adopting the Internal Revenue Service mileage rate when reimbursing employees for use of a personal vehicle, 40.

The following motions were passed: setting a Public Hearing for the FY 2018 Operating Budget, FY 2018 Capital Improvement Plan, and the FY 2018-2023 Capital Improvement Program for February 15, 2017, 41; awarding a contract for the Duck Creek Golf Course Clubhouse Remodeling Project to Big Dog Construction of Davenport in a not-to-exceed amount of $94,370. CIP #64024, 42; approving a contingent award for a backup and recovery solution for the City's computer servers to Alliance Technology Group LLC of Hanover, MD in the amount of $121,845, 43.

The following is a summary of revenue for the month of December 2016.

Property taxes	1,390,922
Other City taxes	2,618,935
Special assessments	-0-
Licenses & permits	115,216
Intergovernmental	4,227,292
Charges for services	2,872,888
Use of monies & property	157,171
Fines & forfeits	59,350
Bonds/Loan Proceeds	244,892
Miscellaneous	171,181

Other Ordinances, Resolutions and Motions: On motion for suspension of the rules, the following items were added and voted on: resolution approving an economic development agreement with Sterilite Corporation, 44; motion approving three-year collective bargaining agreements between the City of Davenport and the American Federation of State, County, and Municipal Employees (AFSCME), Local 887 for AFSCME-City and AFSCME-Library to settle three-year contract extensions, 45.

On motion Council adjourned at 5:56 P.M.

Jackie E. Holecek

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Jackie E Holecek
Wards: All

Action / Date
2/8/2017

Subject:
Approval of the Report of the Committee of the Whole for February 1, 2017

ATTACHMENTS:

Type	Description
Cover Memo	COW Report 020117

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	2/2/2017 - 3:58 PM

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, February 1, 2017--- 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 except Ald. Ambrose. The following Public Hearings were held: Community Development:. for the Ordinance for Case No. REZ17-01 being the petition of the Greater Davenport Redevelopment Corporation for the rezoning of 40.0 acres, more or less, of recently annexed property located south of Slopertown Road and east of Hillandale Road from A-1 Agriculture District to M-1 Light Industrial District; for the Ordinance for Case No. REZ17-02 being the petition of the Greater Davenport Redevelopment Corporation and the City of Davenport for the rezoning of 158.62 acres, more or less, of recently annexed property located south of Slopertown Road and west of Division Street from A-1 Agriculture District to M-1 Light Industrial Distric. Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Boom reviewed all items listed. On motion by Ald. Gripp, second by Ald. Rawson the Ordinance entitled "Urban Chickens" was amended by reducing the feet from a principal structure from 25 feet to 15 feet. On motion by Ald. Gripp, second by Ald. Matson item 1 and items 3 and 4 with a recommendation for passage on first consideration moved to the Discussion Agenda; items 2 and 5 moved to the Consent Agenda. Public Safety: Ald. Matson reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Justin all items moved to the Consent Agenda. Public Works: Ald. Dunn reviewed all items listed. On motion by Ald. Matson, second by Ald. Gripp amending item #4 from 980 feet to "a total distance of approximately 4,000 feet". On motion by Ald. Tompkins, second by Ald. Dunn all to the Consent Agenda. Finance: Ald. Gordon reviewed all items listed. On motion by Ald. Tompkins, second by Ald. Boom all items moved to the Consent Agenda. Council adjourned at 6:08 p.m.

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **1/4/2017**
Contact Info: Matt Flynn 326-7743
Wards: All

Subject:
Third Consideration: Ordinance to amend Title 6 of the Davenport Municipal Code by adding Chapter 6.06, entitled, “Urban Chickens” and amending Section 6.04.055, entitled, “Livestock and poultry prohibited” and amending Section 8.12.150, entitled, “Keeping of Animals and Fowl Restricted”. (City of Davenport, petitioner; Case No. 16-04) [All Wards] **Amended at Committee of the Whole**

Recommendation:
Pass the Ordinance

Relationship to Goals:
Strengthen Neighborhood and Community Connections

Background:
There is heightened interest in raising urban chickens as a way to provide fresh eggs for households as well as personal enjoyment and satisfaction. Many communities in Iowa as well as cities across the U.S. have enacted regulations over the past few years. Communities surveyed indicate no major problems associated with urban chickens outside of occasional nuisance issues.

Council has directed staff to prepare an ordinance for consideration. The proposed ordinance is similar to recently enacted language in Rock Island and Cedar Rapids which includes the following standards:

- Limited to single family dwellings only
- Limited to no more than six (6) hens.
- Coops restricted to the rear yard no closer than 10 feet from a property line or 25 feet from a dwelling.
- A license from the City (issued by the Revenue Division) is required.
- Training of licensees is required.
- Performance standards to ensure cleanliness of operations are included.

If enacted, enforcement of this ordinance will be the responsibility of the Community Services Division of Public Works.
See attached for additional information.

ATTACHMENTS:

Type	Description
Cover Memo	Proposed Ordinance as amended 2/1/17
Backup Material	Ordinance Comparison
Backup Material	Presentation 11-15-16

REVIEWERS:

Department	Reviewer	Action	Date

Community Development Committee	Berger, Bruce	Approved	12/27/2016 - 10:28 AM
City Clerk	Admin, Default	Approved	12/27/2016 - 10:29 AM

ORDINANCE NO. 2017

An ORDINANCE to amend Title 6 of the Davenport Municipal Code by adding Chapter 6.06, entitled, "Urban Chickens" and amending Section 6.04.055, entitled, "Livestock and poultry prohibited" and amending Section 8.12.150, entitled, "Keeping of Animals and Fowl Restricted". (City of Davenport, petitioner; Case No. 16-04)

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

Section 1. That Chapter 6.06 of the Davenport Municipal Code be added to read as follows:

CHAPTER 6.06: URBAN CHICKENS

Section 6.06.010. Definitions:

Chicken: A member of the subspecies Gallus gallus domesticus, a domesticated fowl.

Chicken Tractor: A lightweight portable chicken coop without a solid floor that allows the chickens to forage for weeds and insects.

Henhouse: A hen house or chicken coop is a structure where female chickens are kept.

Permitting Officer: The City Administrator or designee.

Permittee: An applicant who has been granted a permit to raise, harbor, or keep chickens pursuant to this Chapter. If the applicant does not own the property where the chickens are to be kept, the owner of the property must be the joint permittee.

Urban Chicken: A chicken kept on a permitted tract of land pursuant to a permit issued under this Chapter.

Section 6.06.020. Administration:

Section 6.06.021 Permit Required.

No person shall raise, harbor or keep chickens within the City of Davenport without a valid permit obtained from the Permitting Officer under the provisions of this Division.

Section 6.06.022 Application.

In order to obtain a permit, an applicant shall submit a completed application on forms provided by the Permitting Officer, either on-line or in paper form, and pay all fees required by this Chapter.

Section 6.06.023 Requirements.

The requirements to receive of a permit include:

(A) All requirements of this Division are met.

(B) All fees, as may be provided for from time to time by city council resolution, for the permit are paid in full.

(C) All amounts owed to the City, including but not limited to liens, fines and judgments must be paid in full.

(D) The tract of land to be permitted shall contain only one single family dwelling occupied and used as such by the permittee. Owner permission shall be required if the single family dwelling is occupied by someone other than the owner.

(E) The applicant has successfully completed an approved class in raising chickens in an urban setting. A certificate, or other documentation, of completion shall be provided to the Permitting Officer. The Permitting Officer shall maintain a current list of such approved classes.

Section 6.06.024. Issuance of Permit.

If the Permitting Officer concludes as a result of the information contained in the application that the requirements for a permit have been met, then the Officer shall issue the permit.

Section 6.06.025. Denial, suspension, revocation, non-renewal.

The Permitting Officer may deny, suspend, revoke, or decline to renew any permit issued for any of the following grounds:

(A) False statements on any application or other information or report required by this section to be given by the applicant;

(B) Failure to pay any application, penalty, reinspection or reinstatement fee required by this section or city council resolution;

(C) Failure to correct deficiencies noted in notices of violation in the time specified in the notice;

(D) Failure to comply with the provisions of an approved mitigation/remediation plan by the Permitting Officer, or designee.

(E) Failure to comply with any provision of this Division.

(F) Notification. A decision to revoke, suspend, deny, or not renew a permit shall be in writing, delivered by ordinary mail or in person to the address indicated on the application. The notification shall specify reasons for the action.

(G) Effect of Denial or Revocation. When an application for a permit is denied, or when a permit is revoked, the applicant may not re-apply for a new permit for a period of one (1) year from the date of the denial or revocation.

(H) Appeals. No permit may be denied, suspended, revoked, or not renewed without notice and an opportunity to be heard is given the applicant or holder of the permit. Said hearings shall be conducted in accordance with Chapter 2.86 of the Davenport Municipal Code. In any instance where the Permitting Officer has denied, revoked, suspended, or not renewed a permit, the applicant or holder of urban chicken may appeal the decision to the city council within ten (10) business days of receipt by the applicant or holder of the permit of the notice of the decision. The applicant or holder of the permit will be given an opportunity for a hearing. The decision of the Permitting Officer which is not appealed in accordance to this Division shall be deemed final action.

Section 6.06.030. Number and Type of Chickens Allowed:

Only a maximum of six (6) female chickens (hens) are allowed for each tract of land.

Section 6.06.040. Zoning Districts Allowed:

Permits may be granted for tracts of land with single family residential being the principal use located in the following residential districts: R-1, R-2, R-3, R-4, R-5, R-5M, R-6M, TND, or any residential zoning district which has a PUD overlay. In addition, permits may be granted for tracts of land with single family residential being the principal use located in the following commercial or industrial districts: O-T, C-O, C-1, C-2, M-1, M-2.

Section 6.06.050. Non-Commercial Use Only:

Chicken breeding or fertilizer production for commercial purposes is prohibited.

Section6.06.060. Enclosures:

(A) Chickens shall be kept in an enclosure or fenced area at all times. Chickens shall be secured within a henhouse or chicken tractor during non-daylight hours. Chickens shall not be allowed in the front yard at any time.

(B) Enclosures shall be kept in a clean, dry, odor-free, neat and sanitary condition at all times.

(C) Henhouses shall provide adequate ventilation and adequate sun and shade and shall be impermeable to rodents, wild birds and predators, including dogs and cats.

(D) Henhouses and chicken tractors.

(1) Henhouses shall be designed to provide safe and healthy living conditions for the chickens with a minimum area of four (4) square feet per bird while minimizing adverse impacts to other residents in the neighborhood.

(2) A henhouse shall be enclosed on all sides and shall have a roof and doors. Access doors shall be able to be shut and locked at night. Opening windows and vents shall be covered with predator and bird proof wire of one (1) inch or smaller openings.

(3) The materials used in making a henhouse shall be uniform for each element of the structure such that the walls are made of the same material, the roof has the same shingles or other covering, and any windows or openings are constructed using the same materials. Construction of henhouses and chicken tractors shall be done in a good workmanlike manner. The use of scrap, waste board, sheet metal, or similar materials is prohibited. Henhouses and chicken tractors shall be well maintained.

(4) Henhouses shall only be located in the rear yard unless the setback requirements cannot be met in which case they may be kept in a side yard but within the required setbacks.

(5) Henhouses and chicken tractors shall be located at least ten (10) feet from the property line, fifteen (15) feet from the principal structure on the applicant's lot, at least twenty-five (25) feet from any principal structure on non-applicant lots, and shall meet all other accessory structure provisions of the Zoning Ordinance.

Section 6.06.070. Odor and Noise Impacts:

Odors and/or noise from chickens, chicken manure or other chicken related substances shall not be perceptible to persons of reasonable sensitivity beyond the boundaries of the permitted tract of land.

Section 6.06.080. Predators, Rodents, Insects, and Parasites:

The Permittee shall take necessary action to reduce the attraction of predators and rodents and the potential infestation of insects and parasites. Chickens found to be infested with insects and parasites that may result in unhealthy conditions to human habitation may be removed by an authorized authority.

Section 6.06.090. Feed and Water:

Chickens shall be provided with access to feed and clean water at all times. The feed and water shall be unavailable to rodents, wild birds and predators.

Section 6.06.100. Waste Storage and Removal:

All stored manure shall be covered by a fully enclosed structure with a roof or lid over the entire structure. No more than three (3) cubic feet of manure shall be stored on the permitted tract of land. All other manure not used for composting or fertilizing shall be removed. The henhouse, chicken tractor, and surrounding area shall be kept free from trash and accumulated droppings.

Uneaten feed shall be removed in a timely manner.

Section 6.06.110. Chickens at Large:

The Permittee shall not allow his or her chickens to roam off the permitted tract of land. No dog or cat or other domesticated animal which kills a chicken off the permitted tract of land will, for that reason alone, be considered a dangerous or aggressive animal or the city's responsibility to enforce its animal control provisions.

Section 6.06.120. Unlawful Acts:

(A) It shall be unlawful for any person to keep chickens in violation of any provision of this Division or any other provision of the City Code.

(B) It shall be unlawful for any owner, renter or leaseholder of property to allow chickens to be kept on the property in violation of the provisions of this Division.

(C) No person shall keep chickens inside a dwelling unit or any other structure than an approved henhouse or chicken tractor.

(D) No person shall slaughter any chickens within the City of Davenport outside of legally operating poultry production facilities.

(E) No person shall keep a rooster.

(F) No person shall keep chickens on a vacant or uninhabited tract of land.

(G) It shall be lawful to dispose of any chicken carcass other than in accordance of Chapter 8.08.09 of the Davenport Municipal Code.

Section 6.06.130. Use of Outside Resources.

The City may utilize outside resources and volunteers in efforts to educate and train potential permit holders on the proper keeping of urban chickens in the City of Davenport.

Section 6.06.140. Nuisances:

Any violation of the terms of this Division that constitutes a health hazard or that interferes with the use or enjoyment of neighboring property is a nuisance and may be abated under the general nuisance abatement provisions of Title 8.12 of the Davenport Municipal Code (Nuisances).

Section 2. That Chapter 6.04.055 of the Davenport Municipal Code be amended to read as follows:

6.04.055 Livestock and poultry prohibited.

A. Notwithstanding the provisions of Chapter 5.24 of the Davenport Municipal Code, it shall be unlawful to maintain, keep or harbor any cattle, swine (except Vietnamese or Asian pot-bellied pigs), sheep, llamas, horses, jacks, goats, guinea fowl, ostriches, poultry (domestic chickens, turkeys, geese, and ducks), or similar domestic animals raised for home use or for profit within the city limits unless the property upon which such animals are maintained, kept or harbored is zoned as agricultural property. This section shall not apply to a bona fide zoological garden, pet shop, educational institute, circus, carnival, or veterinary hospital treating such animals.

Section 3. That Chapter 8.12.150 of the Davenport Municipal Code be amended to read as follows:

8.12.150 Keeping of Animals and Fowl Restricted.

A. Notwithstanding the provisions of Chapter 5.24 of the Davenport Municipal Code, no person shall collect or keep any horses, mules, cattle, swine, sheep, goats, rabbits or any other animals in any pen, yard or enclosure or place within the built-up portion of the city, or elsewhere so as to create a nuisance.

B. Notwithstanding the provisions of Chapter 5.24 of the Davenport Municipal Code, no person shall collect or keep any chickens, ducks, geese or any other fowls within the built-up portion of the city; nor shall the same be kept by any person elsewhere in the city unless the same are kept in a proper pen or enclosure. Such pen or enclosure shall at all times be kept clean and free from noisome or offensive odors and such fowls shall be kept in such a manner so as not to create a nuisance of any kind.

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 upon final passage and publication as by law provided.

First Consideration _____

Second Consideration _____

Approved _____

_____
Frank Klipsch, Mayor

Attest: _____
Jackie Holecek, MMC
Deputy City Clerk

Published in the *Quad City Times* on _____

Municipality	Chickens Allowed?	Summary of Performance Standards	Other
Ames			
Ankeny	No		
Bettendorf	No		
Cedar Falls			
Cedar Rapids			
Clive			
Council Bluffs	Yes	Neighbors within 150' must consent.	
Des Moines	Yes	Confinements 25' from neighboring residential properties; liberal limits on types of species and number of animals	
Dubuque	Yes	Enforcement on nuisance basis only	
Iowa City	Yes	4 chickens per lot; neighbors must sign consent form	According to staff, less headache than dog complaints.
Johnston			
Marion	Yes	By permit	Successful according to City staff.
Norwalk	Yes	4 chickens per lot, annual license fee	Recently adopted
Pleasant Hill	No		
Sioux City			
Urbandale	No		
Waterloo			
Waukee	No		
West Des Moines			

URBAN CHICKENS - BACKGROUND

Nationally and regionally, interest in raising backyard chickens is growing.

Trend is to have as pets and for egg production.

In Iowa, cities like Des Moines, Cedar Rapids, Waterloo, Iowa City, Dubuque, and Ames allow urban chickens.

In September, Council asked staff to prepare an ordinance for consideration.

HIGHLIGHTS OF THE DRAFT ORDINANCE

- Up to six hens
- Only in residentially zoned areas
- Permit and fee will be required
- Applicant must successfully complete approved class & show documentation
- Must be a single-family dwelling, occupied by the applicant (owner permission required if rental/non-owner)
- Land for permit shall be free of liens/judgments

HIGHLIGHTS OF THE DRAFT ORDINANCE

- Chickens not allowed in the front yard
- Shall be kept in an enclosure or fenced
- During non-daylight hours, chickens must be secured within henhouse or chicken tractor
- Henhouse must be minimum of 4 sq. ft. per bird
- Henhouse/tractors shall be 10+ feet from property line and 25+ feet from any principal structure

THE CREATIVE WORLD OF BACKYARD CHICKEN COOPS

(Chicken Tractor)

Highlights of the Draft Ordinance

- Enforcement would be “by complaint” and follow nuisance abatement protocol.
- Permitting Officer (designated by City Administrator).
- If permit is denied/revoked/suspended, applicant may submit appeal to Council w/in 10 days.

URBAN CHICKEN ORDINANCE COMPARISON				
	Dubuque	Cedar Rapids	Rock Island	Davenport (Proposed)
Permit Required?	No	Yes	Yes	Yes
Fee	None	$25.00	$25.00	$25.00
Maximum Hens Allowed	No limit	6	6	6
Setbacks	Accessory building setbacks apply, typically 5'; must be in rear yard.	Must be in rear yard; 10' setback from property lines, at least 25' from any principal structure	Must be in rear yard; 10' setback from property lines, at least 25' from any principal structure	Must be in rear yard; 10' setback from property lines, at least 25' from any principal structure
Misc.	Performance standards apply	Performance standards apply; applicant must take class	Performance standards apply	Performance standards apply
Approx. number of households with chickens currently	Unknown	80-100	No response	
Comments	Relies on public education and enforcement of nuisance regulations. Complaints are infrequent but they do occur.	Biggest challenge is the administration/ and tracking annual permits. Few complaints from neighbors.	No response	

Ordinance Approval Process

- Adoption requires three readings
- If start in December, could be adopted in January
- Staff would prepare guidelines/steps for applicants
- Coordinate with volunteer advocates
- Applicants could have spring chickens

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **2/1/2017**
Contact Info: Matt Flynn, 326-7743
Wards: 8

Subject:
First Consideration: Ordinance for Case No. REZ17-01 being the petition of the Greater Davenport Redevelopment Corporation for the rezoning of 40.0 acres, more or less, of recently annexed property located south of Slopertown Road and east of Hillandale Road from A-1 Agriculture District to M-1 Light Industrial District. [Ward 8]

COMMITTEE OF THE WHOLE RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE ON FIRST CONSIDERATION

1. Motion for suspension of the rules.
2. Motion for passage of second and third considerations.

Recommendation:
Findings:

1. The rezoning is consistent with the Comprehensive Plan Future Land Use Map designation of "Industry".
2. The rezoning will facilitate new industrial development on this site, expanding the tax base and employment opportunities in the City.

Recommendation: At its January 17, 2017 meeting, the Plan and Zoning Commission unanimously recommended approval of the proposed rezoning without conditions.

THE PROTEST RATE IS 0.0%.

Relationship to Goals:
Welcoming investment.

Background:
This property was recently annexed to the City of Davenport with an A-1 zoning classification. The proposed rezoning to M-1 will facilitate future industrial development.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	P&Z Letter
Backup Material	Background Material

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	2/2/2017 - 9:48 AM

ORDINANCE NO.

ORDINANCE for Case No. REZ17-01 being the petition of the Greater Davenport Redevelopment Corporation for the rezoning of 40.0 acres, more or less, of recently annexed property located south of Slopertown Road and east of Hillandale Road from A-1 Agriculture District to M-1 Light Industrial District [8th Ward]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:
Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned. The property has the following legal description:

The property has the following legal description:
Part of Section 28 Township 78 North Range 4 East of the 5th P.M. more particularly described as follows:

The SW ¼ SE ¼ of Section 28, Township 79 North Range 3 East of the 5th Principal Meridian, Scott County, Iowa. Said tract contains 40 acres, more or less.

The City Plan and Zoning Commission accepted the findings and forwarded Case No. REZ17-01 to the City Council for approval without 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 J. Klipsch
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

City of Davenport

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

January 18, 2017

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of January 17, 2017, the City Plan and Zoning Commission considered Case No. REZ17-01: Request of the Greater Davenport Redevelopment Corporation for the rezoning of 40.0 acres of property east of Hillandale Road and south of Slopertown Road from A-1 Agriculture to M-1 Light Industrial District.

Findings:

1. The rezoning is consistent with the Comprehensive Plan Future Land Use Map designation of "Industry".
2. The rezoning will facilitate new industrial development on this site, expanding the tax base and employment opportunities in the City.

The Plan and Zoning Commission accepts the findings and forwards Case No. REZ17-01 to the City Council for approval.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission

City of Davenport
Community Planning & Economic Development Department
PUBLIC HEARING AND FINAL STAFF REPORT (COMBINED REPORT)

PLAN AND ZONING COMMISSION

Meeting Date:	**January 17, 2017**
Request:	**Rezoning of 40.0 acres, more or less, of recently annexed property located south of Slopertown Road and east of Hillandale Road from A-1 Agriculture District to M-1 Light Industrial District**
Case No.:	**REZ17-02**
Applicant:	**Greater Davenport Redevelopment Corporation**
Contact:	**Matthew G. Flynn, AICP** **Senior Planning Manager** **mflynn@ci.davenport.ia.us** **563-326-7743**

Recommendation:

Staff recommends the Plan and Zoning Commission hold the public hearing and then accept the listed findings and forward Case No. REZ17-01 to the City Council for Approval.

Introduction:

This property has recently been annexed to the City of Davenport. In Iowa, annexed land must come into the City with agricultural zoning.

Background:

Comprehensive Plan: This property is located inside the Urban Service Boundary and is designated for Industry. Industry is defined as follows: " . . . areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale to warrant access to good transportation networks and separation or buffering from residential uses." All property in the vicinity of subject property is designated for Industry as well.

Surrounding Zoning:

All surrounding property is zoned either M-1 Light Industry or A-1 Agriculture.

Technical Review:

This project will require the extension of sewer, water and new roads.

Public and private agencies have been working to provide adequate utilities and other public services to the site.

Of particular concern is expansion of the road network in the area. Kraft, Sterilite and other future users of streets in the vicinity will benefit from proposed improvements, including:

- Intersection of Division/Slopertown: anticipated improvements to consist of a left turn lane from NB Division onto WB Slopertown and a right turn from EB Slopertown to SB Division. Since this is a 4 way intersection some modifications would be needed in all four legs. $800,000

- Turning lanes for Slopertown and Division trucks/cars: for drive entrances the anticipated improvements would be similar to those for Kraft at Slopertown, left and right turn lanes on Slopertown at a new entrance point. This would the $550,000/entrance.

- At the intersection of NWB and Hillandale improvements include a right turn lane from NWB onto Hillandale going into the EIIC, right turn lane from 83rd Street onto NWB going south and creating dual left turn lanes on Hillandale for traffic leaving the EIIC and heading south on NWB. These are the improvements requested by the EIIC to help clear this intersection in all directions. For estimating purposes the dual left extends to Dengler Drive/entrance into the truck stop. $750,000.

- At the intersection of Hillandale and Slopertown anticipated improvements include a left turn lane on Slopertown for WB traffic turning south on Hillandale and right turn lane on Hillandale for NB traffic turning east on Slopertown. Like Division and Slopertown this is 4 way intersection but the north leg is gravel. $700,000.

A RISE (Revitalize Iowa's Sound Economy) Grant from the State of Iowa is being pursued to offset some of the construction costs. Improvements are anticipated to be completed before the targeted completion of the Sterilite Plant, anticipated in early 2018. This project will require the extension of sewer, water and new roads.

Public Input:

A joint public meeting for both cases REZ17-01 and REZ17-02 was held at the Blong Technology Center on Thursday, January 12, 2017. Approximately members of the public attended. Concerns were expressed about the current state of construction debris blowing from the existing Kraft Heinz site, stormwater management for future development, and the ability to improve the road network in light of increasing traffic. No one present stated opposition to the rezoning effort.

Property Owners within 200 feet of the proposed rezoning were notified of the public hearing. To date, no letters of opposition have been received.

Discussion:

Zoning this property in advance of specific development proposals will assist in making it more attractive for new investment of job creating businesses. The proposed M-1 Classification is consistent with the Comprehensive Plan Future Land Use Designation of “Industry”.

It was annexed the same time as the Sterilite site (REZ17-02). While no specific development is proposed at this time, it will simplify the process to include this property on the same ‘fast track’ for zoning, preparing the site for the next economic development proposal that comes forward.

Staff Recommendation:

A) Hold the Public Hearing

B) Assuming no unforeseen valid objections are raised, the Commission is recommended to forward Case No. REZ17-01 to the City Council with a recommendation for approval.

Findings:

1. The rezoning is consistent with the Comprehensive Plan Future Land Use Map designation of "Industry".
2. The rezoning will facilitate new industrial development on this site, expanding the tax base and employment opportunities in the City.

Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801-1308

Honorable Mayor and City Council:

The undersigned, hereby petitions your honorable body to amend the Zoning Ordinance of 1981 of the City of Davenport, Iowa by changing the zoning classification

from **A-1 Agricultural**

to **M-1 Light Industry**

for the following legally described real property:

See attached Exhibit A.

Respectfully submitted,

Greater Davenport Redevelopment Corporation

By _____
Timothy M. Wilkinson, Executive Director

Date: January 5, 2017

REZONING REQUEST NO._____

OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

City Hall * Second floor
Phone: (563) 326-7765
Fax: (563) 328-6714
planning@ci.davenport.ia.us

Legal Description: See attached Exhibit A.

ADDRESS OF PROPERTY: Parcel Nos. 932853001 (9005 Hillandale Rd.), 932733001 (part), 932749002, 932735003 (part), 932751003, and 932735004 (21316 155th Ave.), all in Scott County, Iowa.

EXISTING ZONING: A-1 agricultural

REQUESTED ZONING: M-1 light industry

TOTAL AREA: Approximately 181.59 acres

PETITIONER:
Name: Greater Davenport Redevelopment Corporation
Address: 331 W. 3rd Street, Suite 106, Davenport, IA 52801
Phone: (563) 884-7559 FAX: N/A
Mobile Phone: (563) 940-0978 Email: twilkinson@gotodavenport.com
Interest in land: X title holder X other **

** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc. ***[SEE OPTION AGREEMENT ATTACHED AS EXHIBIT B]***

TITLE HOLDER:
Name: Greater Davenport Redevelopment Corporation (as to Parcels 932853001, 932733001, and 932749002)
Address: 331 W. 3rd Street, Suite 106, Davenport, IA 52801
Phone: (563) 884-7559 FAX: N/A
Mobile Phone: (563) 940-0978 Email: twilkinson@gotodavenport.com

TITLE HOLDER:
Name: Chad R. Keppy, Carrie Keppy, Neal C. Keppy & Erika Keppy (as to Parcels 932735003 & 932751003) / Greater Davenport Redevelopment Corporation per Option Agreement
Address: 2024 Slopertown Road, Eldridge, IA 52748
Phone: N/A FAX: N/A
Mobile Phone: (563) 529-2214 Email: _____

TITLE HOLDER:
Name: Keppy Family Trust dated 11/1/2004 (as to Parcel 932735004 / 21316 155th Ave) / Greater Davenport Redevelopment Corporation per Option Agreement
Address: 21316 155th Avenue, Eldridge, IA 52748
Phone: N/A FAX: N/A
Mobile Phone: _____ Email: _____

CONTACT PERSON:
Name: Joseph C. Judge
Address: 220 N. Main Street, Suite 600, Davenport, IA 52801
Phone: (563) 333-6660 FAX: (563) 324-1616
Mobile Phone: (563) 343-6113 Email: JJudge@L-WLaw.com

EXPLANATION OF REZONING (for Public Hearing Notice) Requesting rezoning to allow for light industrial use of the property.

Does the property contain a drainageway or floodplain area: ____Yes __X__No

Signature of Petitioner: _____ Date: January 5, 2017

Timothy M. Wilkinson, as Executive Director
of Greater Davenport Redevelopment Corporation

Rezoning Fee Schedule:

Land Area		Fee
Less than 1 acre	(< 1 acre)	$400
One acre to less than ten acres	(≥ acre < 10 acres)	$750 plus $25/acre *
Ten acres or more	(≥ 10 acres)	$1,000 plus $25/acre*

* plus $10.00 per sign; 1 or more signs required depending upon the size of the subject property

Exhibit A
Rezoning Request No. _____
Legal Description

Greater Davenport Redevelopment Corporation

Parcel No. 932853001:
The SW ¼ of the SE ¼ of Section 28, Township 79 North, Range 3 East of the 5th P.M. Scott County, Iowa; EXCEPTING THEREFROM approximately 0.92 acres of land conveyed to the City of Davenport on Warranty Deed recorded as Document No. 2016-27465.

Parcel 932733001 (part):
The NW ¼ of the SW ¼ of Section 27 Township 79 Range 3 East of the 5th Principal Meridian and that part of the SW ¼ of the NW ¼ of said Section 27 located south of the center line of Slopertown Road, Scott County, Iowa; EXCEPTING THEREFROM the northern 250 feet of said parcel.

Parcel 932749002:
The SW ¼ of the SW ¼ of Section 27 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa.

Chad R. Keppy, Carrie Keppy, Neal C. Keppy & Erika Keppy / Greater Davenport Redevelopment Corporation, per Option Agreement

Parcel 932735003 (part):
The NE ¼ of the SW ¼ of Section 27 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa; EXCEPTING THEREFROM the northern 250 feet of said parcel; and EXCEPTING THEREFROM the real estate consisting of 6.10 acres as depicted and described on Plat of Survey filed as Document No. 2008-26309.

Parcel 932751003:
The SE ¼ of the SW ¼ of Section 27 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa.

Keppy Family Trust dated 11/1/2004 / Greater Davenport Redevelopment Corporation, per Option Agreement

Parcel 932735004:
Part of the NE ¼ of the SW ¼ of Section 27, Township 79 North, Range 3 east of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Commencing at the center of said Section 27; thence South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter, a distance of 450.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to the point of beginning on the West right of way line of Division Street; thence South 0 degrees 00 minutes 00 seconds East along said West right of way line, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 565.00 feet; thence North 0 degrees 00 minutes 00 seconds West, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 565.00 feet to the point of beginning; said described tract containing 265,550 square feet (6.10 acres), more or less, as described and depicted in Plat of Survey filed as Document No. 2008-26309.

Exhibit B
Rezoning Request No. _____
Option Agreement

See attached.

OPTION AGREEMENT

THIS OPTION AGREEMENT (this "Agreement") is made and entered into as of the 17 day of May, 2016, whereby CHAD R. KEPPY, CARRIE KEPPY, NEAL C. KEPPY AND ERIKA KEPPY (collectively referred to as "Keppy"), and GLEN L. KEPPY AND JEAN L. KEPPY, CO-TRUSTEES of the KEPPY FAMILY TRUST DATED 11/1/2004 (the "Trust" and collectively with Keppy, referred to as "Optionor" or "Optionors"), for and in consideration of the amounts set forth below, each hereby grant and convey to GREATER DAVENPORT REDEVELOPMENT CORPORATION, an Iowa non-profit corporation, or its assigns (hereinafter referred to as "Optionee"), an exclusive and irrevocable option to purchase the real property described herein, subject to the terms and conditions set forth below (the "Option").

1. Property. The property for which Optionor hereby grants the Option to Optionee is the approximate 76.27 acres of real property located at the southwest corner of the intersection of Slopertown Road and North Division Street, Scott County, Iowa, as follows: (a) Keppy grants to Optionee the Option to purchase certain real property owned collectively by Keppy, consisting of approximately 70.17 acres, more or less, with all improvements thereon, and commonly known as Parcels 932735003 and 932751003, as more particularly described on attached Exhibit "A" (the "Keppy Property"); and (b) the Trust grants to Optionee the option to purchase certain real property owned by the Trust, consisting of approximately 6.1 acres, more or less, with all improvements thereon, and commonly known as Parcel 932735004, as more particularly described on attached Exhibit "B" (the "Trust Property" and collectively with the Keppy Property, referred to herein as the "Property"). The Option shall run with the land and shall be binding upon the respective Optionors' successors and assigns. Optionor and Optionee shall record a Memorandum of Option with the office of the Recorder for Scott County, Iowa reflecting this Option Agreement, a form of which is attached hereto as Exhibit "C".

2. Purchase Price; Option Price. The purchase price for the Property, if the Option is exercised, shall be (the "Purchase Price"):

(a) Twenty-Nine Thousand and 00/100 Dollars ($29,000.00) per acre if the Option is exercised any time prior to the first anniversary of the date of this Option Agreement;

(b) Thirty Thousand and 00/100 Dollars ($30,000.00) per acre if the Option is exercised any time between the first and second anniversary of the date of this Option Agreement; or

(c) Thirty-One Thousand and 00/100 Dollars ($31,000.00) per acre if the Option is exercised any time between the second and third anniversary of the date of this Option Agreement.

The exact acreage will be determined by plat of survey to be prepared by Buyer at its expense. As consideration for the Option, Optionee shall pay to Optionor the sum of Five Thousand and 00/100 Dollars ($5,000.00) ($2,500 to Keppy and $2,500 to Trust) upon full execution of this Agreement (the "Option Price"). The Option Price shall be forfeited if the Option is not

exercised as provided herein. Upon the exercise of the Option in whole or in part the Option Price shall be credited towards the Purchase Price.

3. Exercise of Option. The Option may be exercised in whole or in part at any time and from time to time, not later than twelve (12) months from the date hereof, on which date at 5:00 p.m., the Option shall expire. The Option may be renewed by the Optionee for two (2) additional periods of twelve (12) months each, by delivering an additional Ten Thousand and 00/100 Dollars ($10,000.00) for the first renewal and Fifteen Thousand and 00/100 Dollars ($15,000.00) for the second renewal, to the Optionor, along with written notice of its intent to renew, not later than the expiration date of the Option, as may be extended, which amount(s) shall be considered additional Option Price. The above notwithstanding, the Option shall be considered automatically renewed for the additional 12-month period unless Optionee delivers written notice to the Optionor that it elects not to renew the Option. Optionee may exercise this Option by delivering to the Optionor at the address set forth below, a written notice of exercise of the Option on or before the expiration thereof. Said notice shall state whether the Option is being exercised for all the Property or a portion of the Property. If the exercise is on only a portion of the Property, said notice shall include a legal description of the portion being exercised upon.

4. Exercise of the Option in Part. The Optionee may exercise this Option on the entire Property, or a portion thereof; provided that (a) the Option may not be exercised for less than ten (10) acres of the total Property; (b) the parties must mutually agree upon the boundaries of any partial exercise, provided that the Optionor may not unreasonably withhold its consent, and (c) all partial exercises of the Option must be contiguous. If Optionee exercises the Option on only a portion of the Property, this Option Agreement shall remain in full force and effect for the remaining portion of the Property and the Optionee shall have an Option thereon exercisable according to the provisions of this Option Agreement.

5. Commitment for Title. Within fifteen (15) days after the exercise(s) of the Option, Optionor shall deliver to Optionee an abstract of title prepared in conformity with the requirement of the Iowa State Bar Association and satisfactory to Optionee showing marketable title to the Property in Optionor. Optionee shall have fifteen (15) days after receipt of said abstract for examination of said title and making any objections thereto. If any such objections are made, Optionor shall have thirty (30) days after receipt of written notice of the objections to make such title marketable. If Optionor shall fail to cure any objections with the time permitted herein, Optionee may at its election declare its obligation to purchase the Property null and void, in which event neither party shall be liable for damages hereunder, and the Option consideration paid herewith shall be returned to Optionee, provided that any matter objected to that may be cured by the payment of a sum ascertainable must be cured and paid at closing by Optionor.

6. Rezoning or Annexation of the Property. Optionee may, following execution of this Agreement, undertake a rezoning and/or annexation of the Property and initiate a master plan for development of the Property, provided that such rezoning and/or annexation and master plan shall be subject to Optionor's consent, which shall not be unreasonably withheld. Optionor agrees to execute any documents reasonably necessary to secure said rezoning and/or annexation subject to the further condition that both parties shall agree as to the zoning classification to be

secured and the cost of the zoning shall be Optionee's expense. Copies of the master plan and engineering shall be the Optionee's property at the end of the Option.

7. Conditions for Closing. If the Option is exercised, Optionee's obligation to complete the purchase of the Property shall be subject to the following conditions, all of which must be fulfilled at the Optionee's sole expense and prior to and as a condition of closing.

(a) Title to the Property shall be marketable, and all reasonable objections are cured or provision made for cure at time of Closing.

(b) Soil tests shall be appropriate for Optionee's proposed development in Optionee's sole discretion.

If the conditions set forth above are not satisfied to Optionee's satisfaction then Optionee may at its election terminate its obligation to complete the purchase of the Property. If this Option is terminated pursuant to this paragraph, neither party shall be liable for damages hereunder. Optionee may elect to waive one or more of the above conditions or the parties may extend the time within which the conditions must be fulfilled. Optionor and Optionee each agree to cooperate in the fulfillment of said conditions.

8. Right of Entry. Optionee and those authorized by it shall have the right at any time during the term hereof, on 24 hours notice to Optionor, to enter upon the Property or any part thereof for the purpose of surveys and inspections and making any soil, drainage, utilities, traffic or other tests and studies, and such other actions reasonably necessary to the planning of improvements which Optionee may construct on the Property. Optionee shall reimburse Optionor for damage to land and shall indemnify and hold Optionor harmless from and against any and all claims, actions, damages, injuries, expenses or costs arising by reason of such entry upon the Property, including but not limited to any damage to crops. Optionee agrees to make available to the Optionor copies of all reports on the Property.

9. Documents to be Delivered at Closing. Upon the exercise of the Option, Optionor agrees, subject to performance by Optionee, to execute and deliver at closing to Optionee, its nominees, successors or assigns, a warranty deed (or deeds) for the Property, with appropriate deed or revenue stamps affixed thereto, conveying marketable title to the Property to Optionee free and clear of all liens, charges and encumbrances whatsoever and all other documents required by law or reasonably requested by Buyer.

10. Existing Crops. In the event that the Option is exercised and the transaction is closed during a time when crops exist on the Property (or the portion of the Property that is subject to the exercise of the Option), the Optionee shall, at its discretion have the option of allowing the crops to remain and allowing the Optionor to continue to farm the Property, harvest the crops and retain all revenue from such crops, or Optionee may pay to Optionor or the Optionor's tenant, as applicable, an amount equal to $850 per acre that is affected, in which case the crops shall then become the property of the Optionee.

11. Possession of the Trust Property. The Optionee and Optionor agree that, unless the Optionee elects to take possession immediately at Closing, the Optionor may at its option, retain possession of the Trust Property following Closing until the earlier of: (a) thirty (30) days following notice from the Optionor to the Optionee that it is vacating the Trust Property; or (b) ninety (90) days following notice from the Optionee to the Optionor that it is terminating the Optionor's possession of the Trust Property. The tenancy shall be rent free, provided that the Optionor shall be responsible for the payment of all taxes, insurance, repair and maintenance and all other carrying costs associated with the Trust Property during the tenancy period and Optionee shall be held harmless and indemnified for any such costs.

12. Closing. Closing shall take place within 45 days of any exercise of the Option or after all of the conditions and contingencies referred to in Paragraph 7 have either been satisfied or waived by Optionee in writing, at a time and place mutually agreed to by Optionee and Optionor.

13. Possession. Optionor agrees to deliver possession, free and clear of any rights of possession thereto, of the Property to Optionee at closing. Subject to Paragraph 11 above.

14. Real Estate Taxes. Real estate taxes shall be prorated to the date of closing.

15. Notices. All notices and other communications to be given hereunder by either party to the other shall be in writing and sent by electronic mail or certified mail, return receipt requested, postage prepaid, addressed, if to Optionor, to Neal Keppy at 2024 Slopertown Road, Eldridge, IA 52748, e-mail nk@reagan.com, with a copy to Clemens A. Werner, Jr., Stanley, Lande & Hunter, 201 W. 2nd Street, Suite 1000, Davenport, IA 52801, cwerner@slhlaw.com; and if to Optionee: Tim Wilkinson, Greater Davenport Redevelopment Corporation, 331 W. 3rd Street, Suite 106, Davenport, IA 52801, e-mail twilkinson@gotodavenport.com, with a copy to Joseph C. Judge, Lane & Waterman LLP, 220 N. Main Street, Suite 600, Davenport, IA 52801, e-mail JJudge@L-WLaw.com, or at such other address as either party may designate to the other by written notice in the manner provided.

16. Captions. The captions of paragraphs herein are inserted only for convenience and are in no way to be construed as a part of the Option or as a limitation of the scope of the particular paragraphs to which they refer.

17. Real Estate Commission. Optionor and Optionee represent and warrant to each other that neither has dealt with any broker or real estate agent in connection with, and that no broker or real estate agent was the procuring cause of the transaction contemplated by, this Option Agreement. Optionor and Optionee each agrees to protect, defend, indemnify and hold harmless the other, their successors and assigns, from and against any and all obligation, cost, expense and liability, including without limitation, all reasonable attorney's fees and court costs, arising out of any claim for brokerage commission, finder's commission or other such compensation as a result of the dealings of Optionor or Optionee in connection with such transaction.

18. Entire Agreement. This Option Agreement and the exhibit(s) attached hereto and made a part hereof, constitute the entire agreement between the parties, and there are no other covenants, agreements, promises, terms, provisions, conditions, undertakings, or understandings, either oral or written, between them concerning the Property other than those herein set forth. No subsequent alteration, amendment, change, deletion or addition to this Option Agreement shall be binding upon Optionor or Optionee unless in writing and signed by both parties.

19. Time of Essence. Time is of the essence of this Option Agreement.

20. Unenforceable or Inapplicable Provisions. If any provision hereof is for any reason unenforceable or inapplicable, the other provisions hereof will remain in full force and effect in the same manner as if such unenforceable or inapplicable provision had never been contained herein.

21. Counterparts. This Option Agreement may be executed in any number of counterparts, each of which will for all purposes be deemed to be an original, and all of which are identical. An electronic signature shall be as effective as an original.

22. Applicable Law, Place of Performance. This Option Agreement shall be construed under and in accordance with the laws of the State of Iowa.

23. Lease. The Optionee agrees that if it desires to lease some or all of the Property for farming following Closing that it will offer to lease the Property (or portion thereof) to the Optionor at a cash rent price of $250 per tillable acre, prorated for partial years. This obligation shall only be binding through the lease year ending February 28, 2019. The Lease will be in the form attached hereto as Exhibit D.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, Optionor and Optionee have executed this Option Agreement the day and year first above written, intending to be legally bound thereby and warranting authority to execute the same.

OPTIONORS:

Chad R. Keppy

Chad R. Keppy

Carrie Keppy

Carrie Keppy

Neal C. Keppy

Neal C. Keppy

Erika L. Keppy

Erika L. Keppy

THE KEPPY TRUST DATED 11/1/2004

By: Glen L. Keppy Co-Trustee

Glen L. Keppy, Co-Trustee

By: Jean L. Keppy Co-Trustee

Jean L. Keppy, Co-Trustee

[OPTIONEE SIGNATURE PAGE TO FOLLOW]

OPTIONEE:

GREATER DAVENPORT REDEVELOPMENT CORPORATION

By: _____

Name: Kenneth Brockett Earnhardt Jr.

Title: President

EXHIBIT "A"

LEGAL DESCRIPTION OF THE KEPPY PROPERTY

The East Half of the Southwest Quarter of Section 27, Township 79 North, Range 3 East of the 5th P.M., containing 80 acres. EXCEPT, those parts conveyed in Warranty Deed filed June 26, 1985, and recorded as Document No. 9663-85; in Quit Claim Deed filed June 26, 1985, and recorded as Document No. 9664-85; and in Easement filed July 26, 1985 and recorded as Document No. 11444-85; all in the Recorder's Office of Scott County, Iowa.

EXCEPTING therefrom the following;

Part of the Northeast Quarter of the Southwest Quarter of Section 27, Township 79 North, Range 3 east of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Commencing at the center of said Section 27; thence South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter, a distance of 450.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to the point of beginning on the West right of way line of Division Street; thence South 0 degrees 00 minutes 00 seconds East along said West right of way line, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 565.00 feet; thence North 0 degrees 00 minutes 00 seconds West, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 565.00 feet to the point of beginning; said described tract containing 265,550 square feet (6.10 acres), more or less.

See Plat of Survey filed as Document No. 2008-26309.

EXHIBIT "B"

LEGAL DESCRIPTION OF THE TRUST PROPERTY

Part of the Northeast Quarter of the Southwest Quarter of Section 27, Township 79 North, Range 3 east of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Commencing at the center of said Section 27; thence South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter, a distance of 450.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to the point of beginning on the West right of way line of Division Street; thence South 0 degrees 00 minutes 00 seconds East along said West right of way line, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 565.00 feet; thence North 0 degrees 00 minutes 00 seconds West, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 565.00 feet to the point of beginning; said described tract containing 265,550 square feet (6.10 acres), more or less.

EXHIBIT "C"

FORM OF MEMORANDUM OF OPTION AGREEMENT

See attached.

Prepared by/Return to Joseph C. Judge, Lane & Waterman LLP, 220 N. Main St. # 600, Davenport, IA 52801 (563) 324-3246

MEMORANDUM OF OPTION AGREEMENT

This Memorandum of Option Agreement is a memorandum of a certain Option Agreement (the "Option Agreement"), dated May 17, 2016 by and between GREATER DAVENPORT REDEVELOPMENT CORPORATION, an Iowa non-profit corporation, or its assigns, as "Optionee," and the following parties collectively as "Optionor": CHAD R. KEPPY, CARRIE KEPPY, NEAL C. KEPPY AND ERIKA KEPPY (collectively, "Keppy"), and GLEN L. KEPPY AND JEAN L. KEPPY, CO-TRUSTEES of the KEPPY FAMILY TRUST dated 11/1/2004 (collectively, the "Trust").

Keppy granted to Optionee an exclusive and irrevocable option to purchase the real estate legally described on Schedule "A" attached hereto and the Trust granted to Optionee an exclusive and irrevocable option to purchase the real estate legally described on Schedule "B" attached hereto.

For a complete statement of the terms and conditions of the option, reference should be made to the Option Agreement. The covenants and agreements of Optionor under the Option Agreement are covenants running with the land and binding on Optionor's beneficiaries, and his successors and assigns.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Option Agreement as of this 6th day of July, 2016.

OPTIONORS:

_____
Chad R. Keppy

_____
Carrie Keppy

_____
Neal C. Keppy

_____
Erika L. Keppy

KEPPY FAMILY TRUST

By: _____
Glen L. Keppy, Co-Trustee

By: _____
Jean L. Keppy, Co-Trustee

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this ___ day of _____, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Chad R. Keppy, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

_____
Notary Public in and for said County and State

(Notarial Seal)

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this ___ day of _____, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Carrie Keppy, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

_____
Notary Public in and for said County and State

(Notarial Seal)

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this ___ day of _____, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Neal C. Keppy, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

_____
Notary Public in and for said County and State

(Notarial Seal)

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this ___ day of _____, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Erika L. Keppy, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

_____
Notary Public in and for said County and State

(Notarial Seal)

STATE OF IOWA, COUNTY OF SCOTT, SS:

This instrument was acknowledged before me on _____, 2016, by Glen L. Keppy and Jean L. Keppy as Co-Trustee of the Keppy Family Trust.

_____
Notary Public in and for said State and County

[OPTIONEE SIGNATURE PAGE TO FOLLOW]

OPTIONEE:

GREATER DAVENPORT REDEVELOPMENT CORPORATION

By: _____
Name: Kenneth Brockett Earnhardt Jr.
Title: President

STATE OF IOWA, COUNTY OF SCOTT), ss

On this ____ day of July, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth Brockett Earnhardt Jr., to me personally known, who, being by me duly sworn, did say that he is the President of Greater Davenport Redevelopment Corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Kenneth Brockett Earnhardt Jr. acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

_____
Notary Public in and for said County and State

(Notarial Seal)

SCHEDULE "A"
TO MEMORANDUM OF OPTION AGREEMENT

LEGAL DESCRIPTION OF KEPPY REAL ESTATE

The East Half of the Southwest Quarter of Section 27, Township 79 North, Range 3 East of the 5th P.M., containing 80 acres. EXCEPT, those parts conveyed in Warranty Deed filed June 26, 1985, and recorded as Document No. 9663-85; in Quit Claim Deed filed June 26, 1985, and recorded as Document No. 9664-85; and in Easement filed July 26, 1985 and recorded as Document No. 11444-85; all in the Recorder's Office of Scott County, Iowa.

EXCEPTING therefrom the following;

Part of the Northeast Quarter of the Southwest Quarter of Section 27, Township 79 North, Range 3 east of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Commencing at the center of said Section 27; thence South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter, a distance of 450.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to the point of beginning on the West right of way line of Division Street; thence South 0 degrees 00 minutes 00 seconds East along said West right of way line, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 565.00 feet; thence North 0 degrees 00 minutes 00 seconds West, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 565.00 feet to the point of beginning; said described tract containing 265,550 square feet (6.10 acres), more or less.

See Plat of Survey filed as Document No. 2008-26309.

SCHEDULE "B"
TO MEMORANDUM OF OPTION AGREEMENT

LEGAL DESCRIPTION OF TRUST REAL ESTATE

.
Part of the Northeast Quarter of the Southwest Quarter of Section 27, Township 79 North, Range 3 east of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

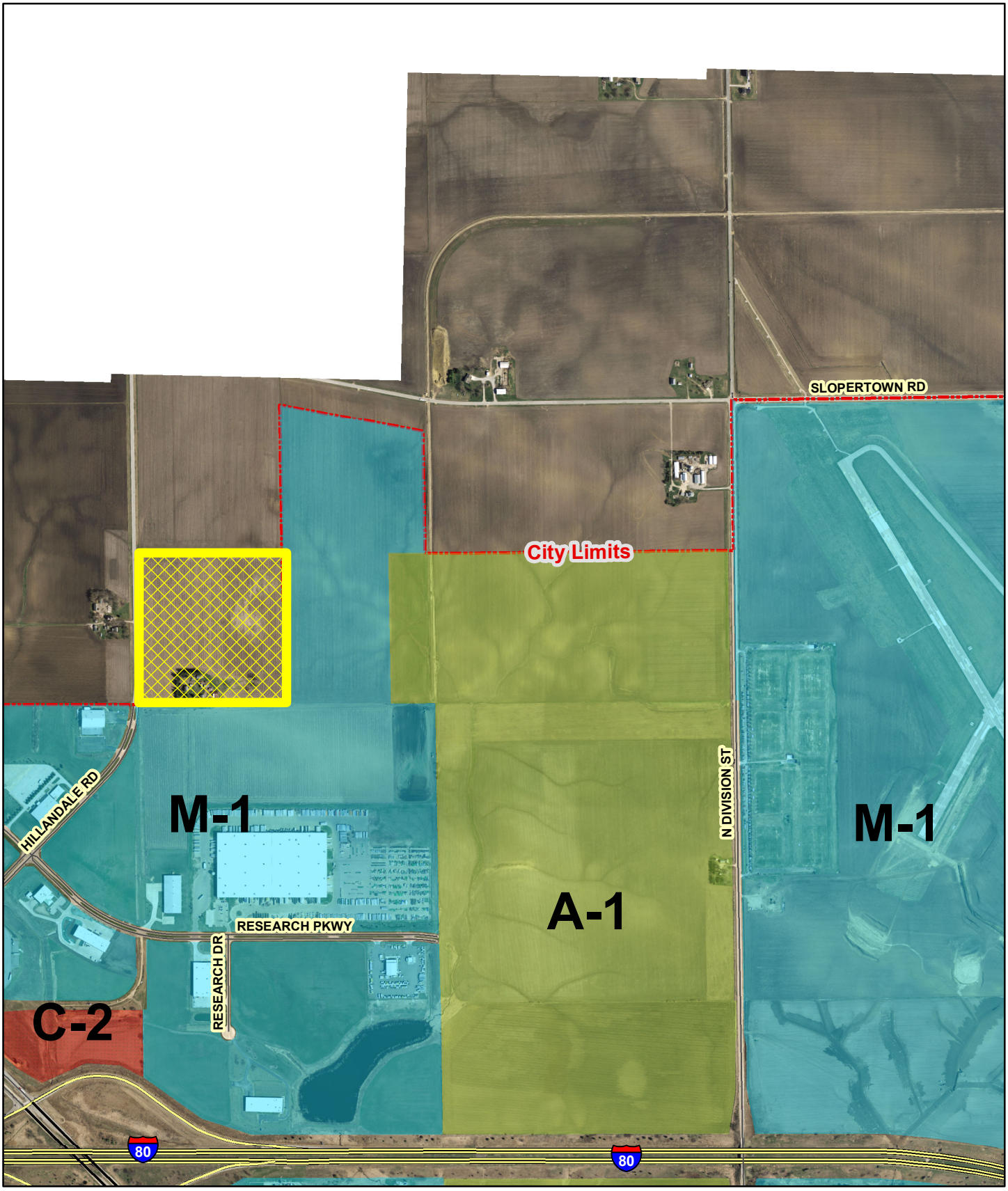
Commencing at the center of said Section 27; thence South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter, a distance of 450.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to the point of beginning on the West right of way line of Division Street; thence South 0 degrees 00 minutes 00 seconds East along said West right of way line, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 565.00 feet; thence North 0 degrees 00 minutes 00 seconds West, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 565.00 feet to the point of beginning; said described tract containing 265,550 square feet (6.10 acres), more or less.

EXHIBIT "D"

FORM OF FARM LEASE

See attached.

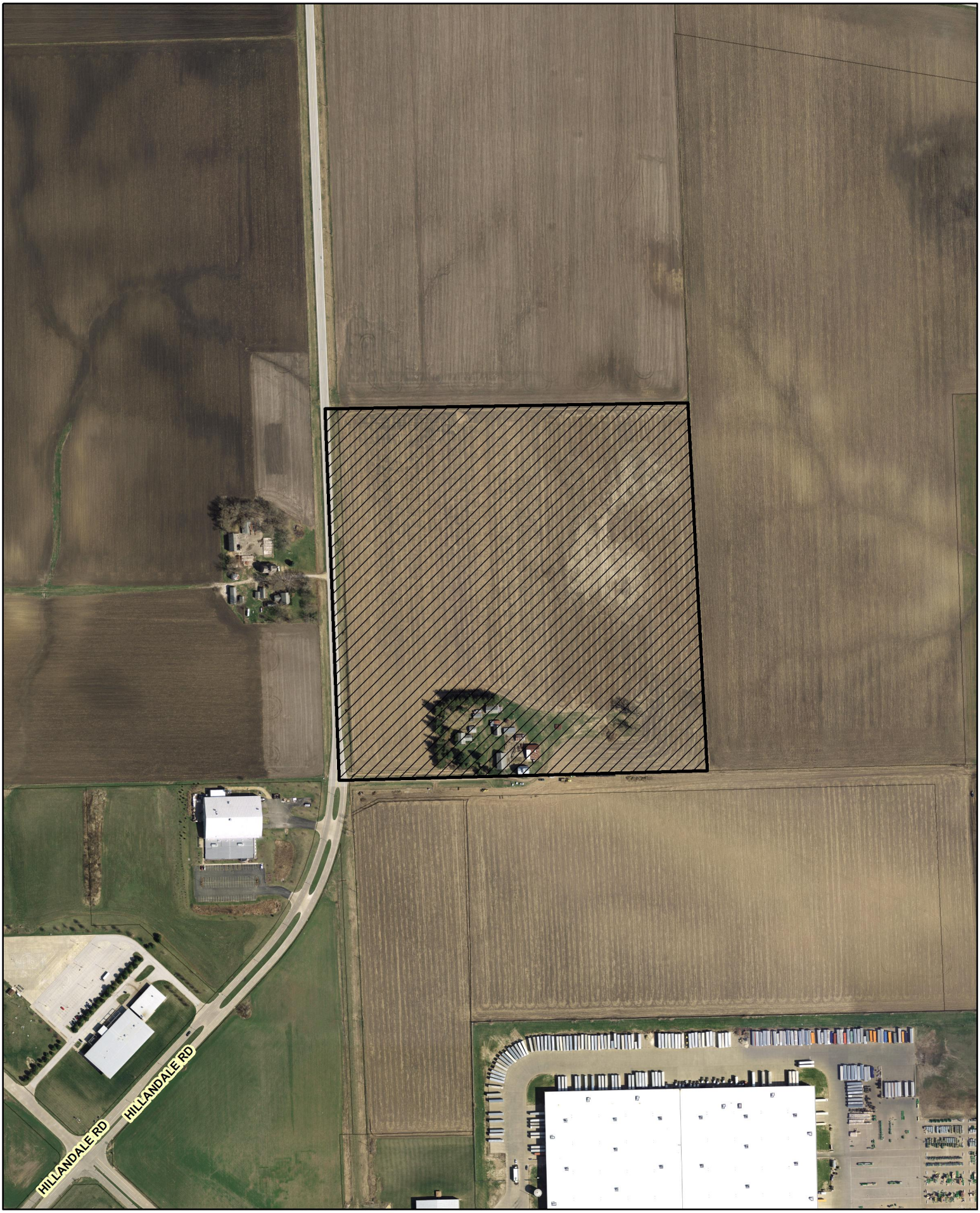
REZ17-01 Curtis Property A-1 to M-1
Zoning Map



Feet
0 265 530 1,060 1,590 2,120

City of Davenport

N



Subject Property

N

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – JANUARY 17, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-01: Request of Greater Davenport Redevelopment Corporation for the rezoning of 40.0 acres, more or less, of property located south of Slopertown Road and east of Hillandale Road from A-1 - Agriculture District to M-1 - Light Industrial District. The purpose of the rezoning is to facilitate future development.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday January 17, 2017** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote to provide a recommendation) the petition at its regular meeting on Tuesday January 31, 2017. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later that 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose** (**circle one**) Petition of Greater Davenport Redevelopment Corporation (REZ17-01)

Comments: _____

_____

_____

_____

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

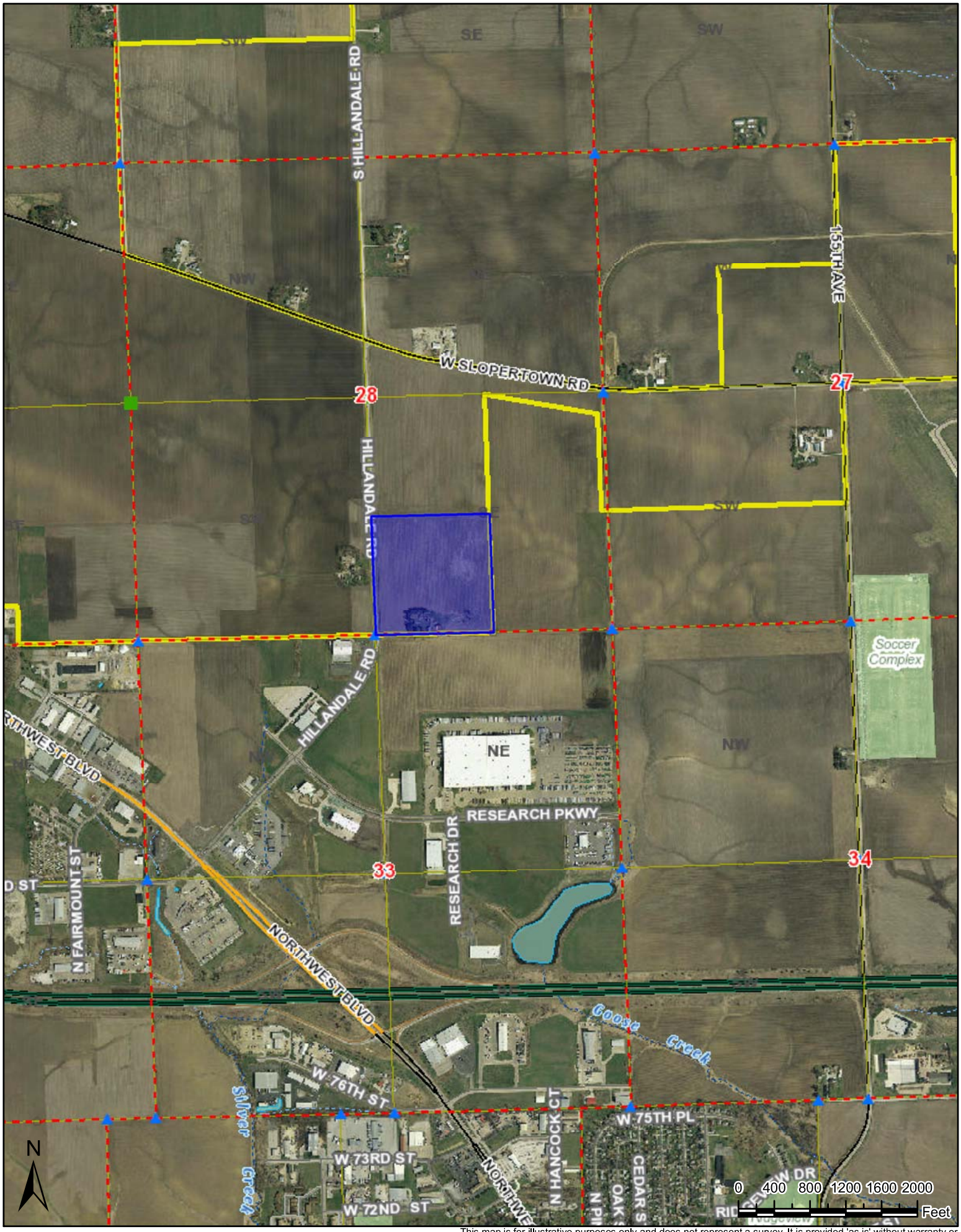
NAME_____
ADDRESS_____
DATE_____
(please print legibly)

_____
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

Subject Property

200 Foot Notification Radius

N



REZ17-01

Date Printed: January 5, 2017

This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction and revision. No liability is assumed by Scott County as to the accuracy of the data delineated hereon.

0	Parcel	Property Address	Name	Address
1	932851001	9180 HILLANDALE	CHARLIE KEPPY FARM LLC	501 W LINCOLN RD
2	932855003		GREATER DAV REDEVELOPMENT CORP	801 WAUKEGAN RD
3	932837001		RIVALDD FARMS INC	1310 WISCONSIN AVE
4	W3305-02B		GREATER DAV REDEVELOPMENT CORP	331 W 3RD ST
5	932839003		GREATER DAV REDEVELOPMENT CORP	801 WAUKEGAN RD
6	W2801-03		CITY OF DAVENPORT	226 W 4TH ST
7	W3303-09A		PCT PROPERTIES LLC	8700 HILLANDALE RD
8	932835001		CHARLIE KEPPY FARM LLC	501 W LINCOLN RD
9	932853001	9005 HILLANDALE	CURTIS LIVING TRUST	3808 RIDGEWOOD DR

City/State/Zip
ELDRIDGE IA 52748
GLENVIEW IL 60025
DAVENPORT IA 52804
DAVENPORT IA 52801
GLENVIEW IL 60025
DAVENPORT IA 52801
DAVENPORT IA 52806
ELDRIDGE IA 52748
DAVENPORT IA 52807

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **2/1/2017**
Contact Info: Matt Flynn 326-7743
Wards: 8

Subject:
First Consideration: Ordinance for Case No. REZ17-02 being the petition of the Greater Davenport Redevelopment Corporation and the City of Davenport for the rezoning of 158.62 acres, more or less, of recently annexed property located south of Slopertown Road and west of Division Street from A-1 Agriculture District to M-1 Light Industrial District [Ward 8]

COMMITTEE OF THE WHOLE RECOMMENDS SUSPENSION OF THE RULES AND PASSAGE ON FIRST CONSIDERATION

1. Motion for suspension of the rules.
2. Motion for passage of second and third considerations.

Recommendation:
Findings:

1. The rezoning is consistent with the Comprehensive Plan Future Land Use Map designation of "Industry".
2. The rezoning will facilitate new industrial development on this site, expanding the tax base and employment opportunities in the City.

Recommendation: At its January 17, 2017 meeting, the Plan and Zoning Commission unanimously recommended approval of the proposed rezoning without conditions.

THE PROTEST RATE IS 0.0%.

Relationship to Goals:
Welcoming investment.

Background:
This property was recently annexed to the City of Davenport with an A-1 zoning classification. The proposed rezoning to M-1 will facilitate industrial development, including the proposed Sterilite Plant.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
Ordinance	Ordinance
Backup Material	P&Z Letter
Backup Material	Background Information

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	1/26/2017 - 1:44 PM
Community Development Committee	Berger, Bruce	Approved	1/26/2017 - 1:44 PM
City Clerk	Admin, Default	Approved	1/26/2017 - 2:57 PM

ORDINANCE NO.

ORDINANCE for Case No. REZ17-02 being the petition of the Greater Davenport Redevelopment Corporation and the City of Davenport for the rezoning of 158.62 acres, more or less, of recently annexed property located south of Slopertown Road and west of Division Street from A-1 Agriculture District to M-1 Light Industrial District [8th Ward]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:
Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned. The property has the following legal description:

The property has the following legal description:

Keppy/GDRC Tracts:

Tract 1: Greater Davenport Redevelopment Corporation Parcel No. 93273301: The NW ¼ of the SW ¼ of Section 27 Township 70 North Range 3 East of the 5th Principal Meridian and that part of the SW ¼ of the NW ¼ of said Section 27 located south of the center line of Slopertown Road, Scott County, Iowa; EXCEPTING THEREFROM the northern 250 feet of said parcel.

Tract 2: Chad R. Keppy, Neal C. Keppy and Erika Keppy; and Keppy Family Trust dated 11/1/2004 Parcel No. 932735003 and 932735004: The NE ¼ of the SW ¼ of Section 27 Township 79 Range 3 East of the 5th Principal Meridian; EXCEPTING THEREFROM the northern 250 feet of said parcel.

Tract 3: Railroad Right-of-Way: Parcel No. W2801-02 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1922 and Parcel No. 932839005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1922. These parcels are legally described as follows:

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

and there terminating. The west line of the proposed right-of-way is 25.00 feet westerly of and parallel with said centerline, bounded on the north by the southerly right-of-way line of Slopertown Road at 25.00 feet right of Station 219+31.09 and runs southerly to Station 221+49.11; thence said right-of-way line widens to 45.00 feet westerly of and parallel with said centerline to Station 237+99.52; thence said right-of-way line narrows to 25.00 feet westerly of and parallel with said centerline too Station 239+9.14; thence said right-of- way line widens to 35.00 westerly of and parallel with said centerline to Station 245+96.56 at the intersection with the south line of the Southeast Quarter of said Section 28, and there terminating. EXCEPT THEREFROM the northerly 217 feet and that portion located in the SW ¼ of the SE ¼ Section 27 and the SE ¼ of the SE ¼ of Section 28 both in Township 79 North.

Said three tracts total 158.62 acres, more or less.

The City Plan and Zoning Commission accepted the findings and forwarded Case No. REZ17-02 to the City Council for approval without 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 J. Klipsch
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____

City of Davenport

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

January 18, 2017

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of January 17, 2017, the City Plan and Zoning Commission considered Case No. REZ17-02: Request of the Greater Davenport Redevelopment Corporation and the City of Davenport for the rezoning of 158.62 acres of property west of Division Street and south of Slopertown Road from A-1 Agriculture to M-1 Light Industrial District.

Findings:

1. The rezoning is consistent with the Comprehensive Plan Future Land Use Map designation of "Industry".
2. The rezoning will facilitate new industrial development on this site, expanding the tax base and employment opportunities in the City.

The Plan and Zoning Commission accepts the findings and forwards Case No. REZ17-02 to the City Council for approval.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission

City of Davenport
Community Planning & Economic Development Department
PUBLIC HEARING AND FINAL STAFF REPORT (COMBINED REPORT)

PLAN AND ZONING COMMISSION

Meeting Date:	**January 17, 2017**
Request:	**Rezoning of 158.62 acres, more or less, of recently annexed property located south of Slopertown Road and west of Division Street from A-1 Agriculture District to M-1 Light Industrial District**
Case No.:	**REZ17-02**
Applicant:	**Greater Davenport Redevelopment Corporation; City of Davenport**
Contact:	**Matthew G. Flynn, AICP** **Senior Planning Manager** **mflynn@ci.davenport.ia.us** **563-326-7743**

Recommendation:

Staff recommends the Plan and Zoning Commission hold the public hearing and then accept the listed findings and forward Case No. REZ17-02 to the City Council for Approval.

Background:

This property has recently been annexed to the City of Davenport. In Iowa, annexed land must come into the City with agricultural zoning. Sterilite Corporation recently announced plans to construct a $73M, 2.5 million sq. ft. manufacturing and distribution plant on this property. The final decision is based on the ability to secure financial assistance and timely rezoning of the property.

Comprehensive Plan:

This property is located inside the Urban Service Boundary and is designated for Industry. Industry is defined as follows: " . . . areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale to warrant access to good transportation networks and separation or buffering from residential uses." All property in the vicinity of subject property is designated for Industry as well.

Surrounding Zoning:

All surrounding property is zoned either M-1 Light Industry or A-1 Agriculture.

Technical Review:

This project will require the extension of sewer, water and new roads.

Public and private agencies have been working to provide adequate utilities and other public services to the site.

Of particular concern is expansion of the road network in the area. Kraft, Sterilite and other future users of streets in the vicinity will benefit from proposed improvements, including:

- Intersection of Division/Slopertown: anticipated improvements to consist of a left turn lane from NB Division onto WB Slopertown and a right turn from EB Slopertown to SB Division. Since this is a 4 way intersection some modifications would be needed in all four legs. $800,000

- Turning lanes for Slopertown and Division trucks/cars: for drive entrances the anticipated improvements would be similar to those for Kraft at Slopertown, left and right turn lanes on Slopertown at a new entrance point. This would the $550,000/entrance.

- At the intersection of NWB and Hillandale improvements include a right turn lane from NWB onto Hillandale going into the EIIC, right turn lane from 83rd Street onto NWB going south and creating dual left turn lanes on Hillandale for traffic leaving the EIIC and heading south on NWB. These are the improvements requested by the EIIC to help clear this intersection in all directions. For estimating purposes the dual left extends to Dengler Drive/entrance into the truck stop. $750,000.

- At the intersection of Hillandale and Slopertown anticipated improvements include a left turn lane on Slopertown for WB traffic turning south on Hillandale and right turn lane on Hillandale for NB traffic turning east on Slopertown. Like Division and Slopertown this is 4 way intersection but the north leg is gravel. $700,000.

A RISE (Revitalize Iowa's Sound Economy) Grant from the State of Iowa is being pursued to offset some of the construction costs. Improvements are anticipated to be completed before the targeted completion of the Sterilite Plant, anticipated in early 2018.

Public Input:

A joint public meeting for both cases REZ17-01 and REZ17-02 was held at the Blong Technology Center on Thursday, January 12, 2017. Approximately members of the public attended. Concerns were expressed about the current state of construction debris blowing from the existing Kraft Heinz site, stormwater management for future development, and the ability to improve the road network in light of increasing traffic. No one present stated opposition to the rezoning effort.

Property Owners within 200 feet of the proposed rezoning were notified of the public hearing. To date, no letters of opposition have been received.

Discussion:

The State of Iowa requires newly annexed property to come into the City with agricultural zoning. This requires an additional step of zoning property to the intended use once annexation is finalized.

Annexation was approved by the State on November 15, 2016 and was finalized one month later. The process to rezone the property, knowing that there were prospects in the works, began immediately.

Sterilite has announced its intention to build a 2.5 million square foot facility, employing 500 people, on this property. Sterilite has an aggressive schedule and has a strong desire to see the property zoned appropriately as soon as possible.

Other than assuring public infrastructure is adequate for the proposed development, no concerns have been expressed. The property is identified as “Industry” on the Comprehensive Plan Future Land Use Map and the M-1 zoning is consistent with that designation.

This rezoning includes the Transload facility and adjoining railroad right-of-way, owned by the City.

Given the need to move swiftly on this project, staff supports the Plan and Zoning Commission make a recommendation as well as hold the public hearing at the January 17, 2017 meeting.

Staff Recommendation:

A) Hold the Public Hearing

B) Assuming no unforeseen valid objections are raised, the Commission is recommended to forward Case No. REZ17-02 to the City Council with a recommendation for approval.

Findings:

1. The rezoning is consistent with the Comprehensive Plan Future Land Use Map designation of “Industry”.
2. The rezoning will facilitate new industrial development on this site, expanding the tax base and employment opportunities in the City.

Honorable Mayor and City Council
City Hall
Davenport, Iowa 52801-1308

Honorable Mayor and City Council:

The undersigned, hereby petitions your honorable body to amend the Zoning Ordinance of 1981 of the City of Davenport, Iowa by changing the zoning classification

from **A-1 Agricultural**

to **M-1 Light Industry**

for the following legally described real property:

See attached Exhibit A.

Respectfully submitted,

Greater Davenport Redevelopment Corporation

By _____
Timothy M. Wilkinson, Executive Director

Date: January 5, 2017

REZONING REQUEST NO._____

OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

City Hall * Second floor
Phone: (563) 326-7765
Fax: (563) 328-6714
planning@ci.davenport.ia.us

Legal Description: See attached Exhibit A.

ADDRESS OF PROPERTY: Parcel Nos. 932853001 (9005 Hillandale Rd.), 932733001 (part), 932749002, 932735003 (part), 932751003, and 932735004 (21316 155th Ave.), all in Scott County, Iowa.

EXISTING ZONING: A-1 agricultural

REQUESTED ZONING: M-1 light industry

TOTAL AREA: Approximately 181.59 acres

PETITIONER:
Name: Greater Davenport Redevelopment Corporation
Address: 331 W. 3rd Street, Suite 106, Davenport, IA 52801
Phone: (563) 884-7559 FAX: N/A
Mobile Phone: (563) 940-0978 Email: twilkinson@gotodavenport.com
Interest in land: X title holder X other **

** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc. ***[SEE OPTION AGREEMENT ATTACHED AS EXHIBIT B]***

TITLE HOLDER:
Name: Greater Davenport Redevelopment Corporation (as to Parcels 932853001, 932733001, and 932749002)
Address: 331 W. 3rd Street, Suite 106, Davenport, IA 52801
Phone: (563) 884-7559 FAX: N/A
Mobile Phone: (563) 940-0978 Email: twilkinson@gotodavenport.com

TITLE HOLDER:
Name: Chad R. Keppy, Carrie Keppy, Neal C. Keppy & Erika Keppy (as to Parcels 932735003 & 932751003) / Greater Davenport Redevelopment Corporation per Option Agreement
Address: 2024 Slopertown Road, Eldridge, IA 52748
Phone: N/A FAX: N/A
Mobile Phone: (563) 529-2214 Email: _____

TITLE HOLDER:
Name: Keppy Family Trust dated 11/1/2004 (as to Parcel 932735004 / 21316 155th Ave) / Greater Davenport Redevelopment Corporation per Option Agreement
Address: 21316 155th Avenue, Eldridge, IA 52748
Phone: N/A FAX: N/A
Mobile Phone: _____ Email: _____

CONTACT PERSON:
Name: Joseph C. Judge
Address: 220 N. Main Street, Suite 600, Davenport, IA 52801
Phone: (563) 333-6660 FAX: (563) 324-1616
Mobile Phone: (563) 343-6113 Email: JJudge@L-WLaw.com

EXPLANATION OF REZONING (for Public Hearing Notice) Requesting rezoning to allow for light industrial use of the property.

Does the property contain a drainageway or floodplain area: ____Yes __X__No

Signature of Petitioner: _____ Date: January 5, 2017

Timothy M. Wilkinson, as Executive Director
of Greater Davenport Redevelopment Corporation

Rezoning Fee Schedule:

Land Area		Fee
Less than 1 acre	(< 1 acre)	$400
One acre to less than ten acres	(≥ acre < 10 acres)	$750 plus $25/acre *
Ten acres or more	(≥ 10 acres)	$1,000 plus $25/acre*

* plus $10.00 per sign; 1 or more signs required depending upon the size of the subject property

Exhibit A
Rezoning Request No. _____
Legal Description

Greater Davenport Redevelopment Corporation

Parcel No. 932853001:
The SW ¼ of the SE ¼ of Section 28, Township 79 North, Range 3 East of the 5th P.M. Scott County, Iowa; EXCEPTING THEREFROM approximately 0.92 acres of land conveyed to the City of Davenport on Warranty Deed recorded as Document No. 2016-27465.

Parcel 932733001 (part):
The NW ¼ of the SW ¼ of Section 27 Township 79 Range 3 East of the 5th Principal Meridian and that part of the SW ¼ of the NW ¼ of said Section 27 located south of the center line of Slopertown Road, Scott County, Iowa; EXCEPTING THEREFROM the northern 250 feet of said parcel.

Parcel 932749002:
The SW ¼ of the SW ¼ of Section 27 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa.

Chad R. Keppy, Carrie Keppy, Neal C. Keppy & Erika Keppy / Greater Davenport Redevelopment Corporation, per Option Agreement

Parcel 932735003 (part):
The NE ¼ of the SW ¼ of Section 27 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa; EXCEPTING THEREFROM the northern 250 feet of said parcel; and EXCEPTING THEREFROM the real estate consisting of 6.10 acres as depicted and described on Plat of Survey filed as Document No. 2008-26309.

Parcel 932751003:
The SE ¼ of the SW ¼ of Section 27 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa.

Keppy Family Trust dated 11/1/2004 / Greater Davenport Redevelopment Corporation, per Option Agreement

Parcel 932735004:
Part of the NE ¼ of the SW ¼ of Section 27, Township 79 North, Range 3 east of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Commencing at the center of said Section 27; thence South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter, a distance of 450.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to the point of beginning on the West right of way line of Division Street; thence South 0 degrees 00 minutes 00 seconds East along said West right of way line, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 565.00 feet; thence North 0 degrees 00 minutes 00 seconds West, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 565.00 feet to the point of beginning; said described tract containing 265,550 square feet (6.10 acres), more or less, as described and depicted in Plat of Survey filed as Document No. 2008-26309.

Exhibit B
Rezoning Request No. _____
Option Agreement

See attached.

OPTION AGREEMENT

THIS OPTION AGREEMENT (this "Agreement") is made and entered into as of the 17 day of May, 2016, whereby CHAD R. KEPPY, CARRIE KEPPY, NEAL C. KEPPY AND ERIKA KEPPY (collectively referred to as "Keppy"), and GLEN L. KEPPY AND JEAN L. KEPPY, CO-TRUSTEES of the KEPPY FAMILY TRUST DATED 11/1/2004 (the "Trust" and collectively with Keppy, referred to as "Optionor" or "Optionors"), for and in consideration of the amounts set forth below, each hereby grant and convey to GREATER DAVENPORT REDEVELOPMENT CORPORATION, an Iowa non-profit corporation, or its assigns (hereinafter referred to as "Optionee"), an exclusive and irrevocable option to purchase the real property described herein, subject to the terms and conditions set forth below (the "Option").

1. Property. The property for which Optionor hereby grants the Option to Optionee is the approximate 76.27 acres of real property located at the southwest corner of the intersection of Slopertown Road and North Division Street, Scott County, Iowa, as follows: (a) Keppy grants to Optionee the Option to purchase certain real property owned collectively by Keppy, consisting of approximately 70.17 acres, more or less, with all improvements thereon, and commonly known as Parcels 932735003 and 932751003, as more particularly described on attached Exhibit "A" (the "Keppy Property"); and (b) the Trust grants to Optionee the option to purchase certain real property owned by the Trust, consisting of approximately 6.1 acres, more or less, with all improvements thereon, and commonly known as Parcel 932735004, as more particularly described on attached Exhibit "B" (the "Trust Property" and collectively with the Keppy Property, referred to herein as the "Property"). The Option shall run with the land and shall be binding upon the respective Optionors' successors and assigns. Optionor and Optionee shall record a Memorandum of Option with the office of the Recorder for Scott County, Iowa reflecting this Option Agreement, a form of which is attached hereto as Exhibit "C".

2. Purchase Price; Option Price. The purchase price for the Property, if the Option is exercised, shall be (the "Purchase Price"):

(a) Twenty-Nine Thousand and 00/100 Dollars ($29,000.00) per acre if the Option is exercised any time prior to the first anniversary of the date of this Option Agreement;

(b) Thirty Thousand and 00/100 Dollars ($30,000.00) per acre if the Option is exercised any time between the first and second anniversary of the date of this Option Agreement; or

(c) Thirty-One Thousand and 00/100 Dollars ($31,000.00) per acre if the Option is exercised any time between the second and third anniversary of the date of this Option Agreement.

The exact acreage will be determined by plat of survey to be prepared by Buyer at its expense. As consideration for the Option, Optionee shall pay to Optionor the sum of Five Thousand and 00/100 Dollars ($5,000.00) ($2,500 to Keppy and $2,500 to Trust) upon full execution of this Agreement (the "Option Price"). The Option Price shall be forfeited if the Option is not

exercised as provided herein. Upon the exercise of the Option in whole or in part the Option Price shall be credited towards the Purchase Price.

3. Exercise of Option. The Option may be exercised in whole or in part at any time and from time to time, not later than twelve (12) months from the date hereof, on which date at 5:00 p.m., the Option shall expire. The Option may be renewed by the Optionee for two (2) additional periods of twelve (12) months each, by delivering an additional Ten Thousand and 00/100 Dollars ($10,000.00) for the first renewal and Fifteen Thousand and 00/100 Dollars ($15,000.00) for the second renewal, to the Optionor, along with written notice of its intent to renew, not later than the expiration date of the Option, as may be extended, which amount(s) shall be considered additional Option Price. The above notwithstanding, the Option shall be considered automatically renewed for the additional 12-month period unless Optionee delivers written notice to the Optionor that it elects not to renew the Option. Optionee may exercise this Option by delivering to the Optionor at the address set forth below, a written notice of exercise of the Option on or before the expiration thereof. Said notice shall state whether the Option is being exercised for all the Property or a portion of the Property. If the exercise is on only a portion of the Property, said notice shall include a legal description of the portion being exercised upon.

4. Exercise of the Option in Part. The Optionee may exercise this Option on the entire Property, or a portion thereof; provided that (a) the Option may not be exercised for less than ten (10) acres of the total Property; (b) the parties must mutually agree upon the boundaries of any partial exercise, provided that the Optionor may not unreasonably withhold its consent, and (c) all partial exercises of the Option must be contiguous. If Optionee exercises the Option on only a portion of the Property, this Option Agreement shall remain in full force and effect for the remaining portion of the Property and the Optionee shall have an Option thereon exercisable according to the provisions of this Option Agreement.

5. Commitment for Title. Within fifteen (15) days after the exercise(s) of the Option, Optionor shall deliver to Optionee an abstract of title prepared in conformity with the requirement of the Iowa State Bar Association and satisfactory to Optionee showing marketable title to the Property in Optionor. Optionee shall have fifteen (15) days after receipt of said abstract for examination of said title and making any objections thereto. If any such objections are made, Optionor shall have thirty (30) days after receipt of written notice of the objections to make such title marketable. If Optionor shall fail to cure any objections with the time permitted herein, Optionee may at its election declare its obligation to purchase the Property null and void, in which event neither party shall be liable for damages hereunder, and the Option consideration paid herewith shall be returned to Optionee, provided that any matter objected to that may be cured by the payment of a sum ascertainable must be cured and paid at closing by Optionor.

6. Rezoning or Annexation of the Property. Optionee may, following execution of this Agreement, undertake a rezoning and/or annexation of the Property and initiate a master plan for development of the Property, provided that such rezoning and/or annexation and master plan shall be subject to Optionor's consent, which shall not be unreasonably withheld. Optionor agrees to execute any documents reasonably necessary to secure said rezoning and/or annexation subject to the further condition that both parties shall agree as to the zoning classification to be

secured and the cost of the zoning shall be Optionee's expense. Copies of the master plan and engineering shall be the Optionee's property at the end of the Option.

7. Conditions for Closing. If the Option is exercised, Optionee's obligation to complete the purchase of the Property shall be subject to the following conditions, all of which must be fulfilled at the Optionee's sole expense and prior to and as a condition of closing.

(a) Title to the Property shall be marketable, and all reasonable objections are cured or provision made for cure at time of Closing.

(b) Soil tests shall be appropriate for Optionee's proposed development in Optionee's sole discretion.

If the conditions set forth above are not satisfied to Optionee's satisfaction then Optionee may at its election terminate its obligation to complete the purchase of the Property. If this Option is terminated pursuant to this paragraph, neither party shall be liable for damages hereunder. Optionee may elect to waive one or more of the above conditions or the parties may extend the time within which the conditions must be fulfilled. Optionor and Optionee each agree to cooperate in the fulfillment of said conditions.

8. Right of Entry. Optionee and those authorized by it shall have the right at any time during the term hereof, on 24 hours notice to Optionor, to enter upon the Property or any part thereof for the purpose of surveys and inspections and making any soil, drainage, utilities, traffic or other tests and studies, and such other actions reasonably necessary to the planning of improvements which Optionee may construct on the Property. Optionee shall reimburse Optionor for damage to land and shall indemnify and hold Optionor harmless from and against any and all claims, actions, damages, injuries, expenses or costs arising by reason of such entry upon the Property, including but not limited to any damage to crops. Optionee agrees to make available to the Optionor copies of all reports on the Property.

9. Documents to be Delivered at Closing. Upon the exercise of the Option, Optionor agrees, subject to performance by Optionee, to execute and deliver at closing to Optionee, its nominees, successors or assigns, a warranty deed (or deeds) for the Property, with appropriate deed or revenue stamps affixed thereto, conveying marketable title to the Property to Optionee free and clear of all liens, charges and encumbrances whatsoever and all other documents required by law or reasonably requested by Buyer.

10. Existing Crops. In the event that the Option is exercised and the transaction is closed during a time when crops exist on the Property (or the portion of the Property that is subject to the exercise of the Option), the Optionee shall, at its discretion have the option of allowing the crops to remain and allowing the Optionor to continue to farm the Property, harvest the crops and retain all revenue from such crops, or Optionee may pay to Optionor or the Optionor's tenant, as applicable, an amount equal to $850 per acre that is affected, in which case the crops shall then become the property of the Optionee.

11. Possession of the Trust Property. The Optionee and Optionor agree that, unless the Optionee elects to take possession immediately at Closing, the Optionor may at its option, retain possession of the Trust Property following Closing until the earlier of: (a) thirty (30) days following notice from the Optionor to the Optionee that it is vacating the Trust Property; or (b) ninety (90) days following notice from the Optionee to the Optionor that it is terminating the Optionor's possession of the Trust Property. The tenancy shall be rent free, provided that the Optionor shall be responsible for the payment of all taxes, insurance, repair and maintenance and all other carrying costs associated with the Trust Property during the tenancy period and Optionee shall be held harmless and indemnified for any such costs.

12. Closing. Closing shall take place within 45 days of any exercise of the Option or after all of the conditions and contingencies referred to in Paragraph 7 have either been satisfied or waived by Optionee in writing, at a time and place mutually agreed to by Optionee and Optionor.

13. Possession. Optionor agrees to deliver possession, free and clear of any rights of possession thereto, of the Property to Optionee at closing. Subject to Paragraph 11 above.

14. Real Estate Taxes. Real estate taxes shall be prorated to the date of closing.

15. Notices. All notices and other communications to be given hereunder by either party to the other shall be in writing and sent by electronic mail or certified mail, return receipt requested, postage prepaid, addressed, if to Optionor, to Neal Keppy at 2024 Slopertown Road, Eldridge, IA 52748, e-mail nk@reagan.com, with a copy to Clemens A. Werner, Jr., Stanley, Lande & Hunter, 201 W. 2nd Street, Suite 1000, Davenport, IA 52801, cwerner@slhlaw.com; and if to Optionee: Tim Wilkinson, Greater Davenport Redevelopment Corporation, 331 W. 3rd Street, Suite 106, Davenport, IA 52801, e-mail twilkinson@gotodavenport.com, with a copy to Joseph C. Judge, Lane & Waterman LLP, 220 N. Main Street, Suite 600, Davenport, IA 52801, e-mail JJudge@L-WLaw.com, or at such other address as either party may designate to the other by written notice in the manner provided.

16. Captions. The captions of paragraphs herein are inserted only for convenience and are in no way to be construed as a part of the Option or as a limitation of the scope of the particular paragraphs to which they refer.

17. Real Estate Commission. Optionor and Optionee represent and warrant to each other that neither has dealt with any broker or real estate agent in connection with, and that no broker or real estate agent was the procuring cause of the transaction contemplated by, this Option Agreement. Optionor and Optionee each agrees to protect, defend, indemnify and hold harmless the other, their successors and assigns, from and against any and all obligation, cost, expense and liability, including without limitation, all reasonable attorney's fees and court costs, arising out of any claim for brokerage commission, finder's commission or other such compensation as a result of the dealings of Optionor or Optionee in connection with such transaction.

18. Entire Agreement. This Option Agreement and the exhibit(s) attached hereto and made a part hereof, constitute the entire agreement between the parties, and there are no other covenants, agreements, promises, terms, provisions, conditions, undertakings, or understandings, either oral or written, between them concerning the Property other than those herein set forth. No subsequent alteration, amendment, change, deletion or addition to this Option Agreement shall be binding upon Optionor or Optionee unless in writing and signed by both parties.

19. Time of Essence. Time is of the essence of this Option Agreement.

20. Unenforceable or Inapplicable Provisions. If any provision hereof is for any reason unenforceable or inapplicable, the other provisions hereof will remain in full force and effect in the same manner as if such unenforceable or inapplicable provision had never been contained herein.

21. Counterparts. This Option Agreement may be executed in any number of counterparts, each of which will for all purposes be deemed to be an original, and all of which are identical. An electronic signature shall be as effective as an original.

22. Applicable Law, Place of Performance. This Option Agreement shall be construed under and in accordance with the laws of the State of Iowa.

23. Lease. The Optionee agrees that if it desires to lease some or all of the Property for farming following Closing that it will offer to lease the Property (or portion thereof) to the Optionor at a cash rent price of $250 per tillable acre, prorated for partial years. This obligation shall only be binding through the lease year ending February 28, 2019. The Lease will be in the form attached hereto as Exhibit D.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, Optionor and Optionee have executed this Option Agreement the day and year first above written, intending to be legally bound thereby and warranting authority to execute the same.

OPTIONORS:

Chad R. Keppy

Chad R. Keppy

Carrie Keppy

Carrie Keppy

Neal C. Keppy

Neal C. Keppy

Erika L. Keppy

Erika L. Keppy

THE KEPPY TRUST DATED 11/1/2004

By: Glen L. Keppy Co-Trustee

Glen L. Keppy, Co-Trustee

By: Jean L. Keppy Co-Trustee

Jean L. Keppy, Co-Trustee

[OPTIONEE SIGNATURE PAGE TO FOLLOW]

OPTIONEE:

GREATER DAVENPORT REDEVELOPMENT CORPORATION

By: _____

Name: Kenneth Brockett Earnhardt Jr.

Title: President

EXHIBIT "A"

LEGAL DESCRIPTION OF THE KEPPY PROPERTY

The East Half of the Southwest Quarter of Section 27, Township 79 North, Range 3 East of the 5th P.M., containing 80 acres. EXCEPT, those parts conveyed in Warranty Deed filed June 26, 1985, and recorded as Document No. 9663-85; in Quit Claim Deed filed June 26, 1985, and recorded as Document No. 9664-85; and in Easement filed July 26, 1985 and recorded as Document No. 11444-85; all in the Recorder's Office of Scott County, Iowa.

EXCEPTING therefrom the following;

Part of the Northeast Quarter of the Southwest Quarter of Section 27, Township 79 North, Range 3 east of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Commencing at the center of said Section 27; thence South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter, a distance of 450.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to the point of beginning on the West right of way line of Division Street; thence South 0 degrees 00 minutes 00 seconds East along said West right of way line, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 565.00 feet; thence North 0 degrees 00 minutes 00 seconds West, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 565.00 feet to the point of beginning; said described tract containing 265,550 square feet (6.10 acres), more or less.

See Plat of Survey filed as Document No. 2008-26309.

EXHIBIT "B"

LEGAL DESCRIPTION OF THE TRUST PROPERTY

Part of the Northeast Quarter of the Southwest Quarter of Section 27, Township 79 North, Range 3 east of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Commencing at the center of said Section 27; thence South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter, a distance of 450.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to the point of beginning on the West right of way line of Division Street; thence South 0 degrees 00 minutes 00 seconds East along said West right of way line, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 565.00 feet; thence North 0 degrees 00 minutes 00 seconds West, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 565.00 feet to the point of beginning; said described tract containing 265,550 square feet (6.10 acres), more or less.

EXHIBIT "C"

FORM OF MEMORANDUM OF OPTION AGREEMENT

See attached.

Prepared by/Return to Joseph C. Judge, Lane & Waterman LLP, 220 N. Main St. # 600, Davenport, IA 52801 (563) 324-3246

MEMORANDUM OF OPTION AGREEMENT

This Memorandum of Option Agreement is a memorandum of a certain Option Agreement (the "Option Agreement"), dated May 17, 2016 by and between GREATER DAVENPORT REDEVELOPMENT CORPORATION, an Iowa non-profit corporation, or its assigns, as "Optionee," and the following parties collectively as "Optionor": CHAD R. KEPPY, CARRIE KEPPY, NEAL C. KEPPY AND ERIKA KEPPY (collectively, "Keppy"), and GLEN L. KEPPY AND JEAN L. KEPPY, CO-TRUSTEES of the KEPPY FAMILY TRUST dated 11/1/2004 (collectively, the "Trust").

Keppy granted to Optionee an exclusive and irrevocable option to purchase the real estate legally described on Schedule "A" attached hereto and the Trust granted to Optionee an exclusive and irrevocable option to purchase the real estate legally described on Schedule "B" attached hereto.

For a complete statement of the terms and conditions of the option, reference should be made to the Option Agreement. The covenants and agreements of Optionor under the Option Agreement are covenants running with the land and binding on Optionor's beneficiaries, and his successors and assigns.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Option Agreement as of this 6th day of July, 2016.

OPTIONORS:

_____
Chad R. Keppy

_____
Carrie Keppy

_____
Neal C. Keppy

_____
Erika L. Keppy

KEPPY FAMILY TRUST

By: _____
Glen L. Keppy, Co-Trustee

By: _____
Jean L. Keppy, Co-Trustee

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this ___ day of _____, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Chad R. Keppy, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

_____
Notary Public in and for said County and State

(Notarial Seal)

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this ___ day of _____, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Carrie Keppy, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

_____
Notary Public in and for said County and State

(Notarial Seal)

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this ___ day of _____, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Neal C. Keppy, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.

_____
Notary Public in and for said County and State

(Notarial Seal)

STATE OF IOWA, COUNTY OF SCOTT, SS:

On this ___ day of _____, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Erika L. Keppy, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

_____
Notary Public in and for said County and State

(Notarial Seal)

STATE OF IOWA, COUNTY OF SCOTT, SS:

This instrument was acknowledged before me on _____, 2016, by Glen L. Keppy and Jean L. Keppy as Co-Trustee of the Keppy Family Trust.

_____
Notary Public in and for said State and County

[OPTIONEE SIGNATURE PAGE TO FOLLOW]

OPTIONEE:

GREATER DAVENPORT REDEVELOPMENT CORPORATION

By: _____
Name: Kenneth Brockett Earnhardt Jr.
Title: President

STATE OF IOWA, COUNTY OF SCOTT), ss

On this ____ day of July, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Kenneth Brockett Earnhardt Jr., to me personally known, who, being by me duly sworn, did say that he is the President of Greater Davenport Redevelopment Corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said Kenneth Brockett Earnhardt Jr. acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by him voluntarily executed.

_____
Notary Public in and for said County and State

(Notarial Seal)

SCHEDULE "A"
TO MEMORANDUM OF OPTION AGREEMENT

LEGAL DESCRIPTION OF KEPPY REAL ESTATE

The East Half of the Southwest Quarter of Section 27, Township 79 North, Range 3 East of the 5th P.M., containing 80 acres. EXCEPT, those parts conveyed in Warranty Deed filed June 26, 1985, and recorded as Document No. 9663-85; in Quit Claim Deed filed June 26, 1985, and recorded as Document No. 9664-85; and in Easement filed July 26, 1985 and recorded as Document No. 11444-85; all in the Recorder's Office of Scott County, Iowa.

EXCEPTING therefrom the following;

Part of the Northeast Quarter of the Southwest Quarter of Section 27, Township 79 North, Range 3 east of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

Commencing at the center of said Section 27; thence South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter, a distance of 450.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to the point of beginning on the West right of way line of Division Street; thence South 0 degrees 00 minutes 00 seconds East along said West right of way line, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 565.00 feet; thence North 0 degrees 00 minutes 00 seconds West, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 565.00 feet to the point of beginning; said described tract containing 265,550 square feet (6.10 acres), more or less.

See Plat of Survey filed as Document No. 2008-26309.

SCHEDULE "B"
TO MEMORANDUM OF OPTION AGREEMENT

LEGAL DESCRIPTION OF TRUST REAL ESTATE

.
Part of the Northeast Quarter of the Southwest Quarter of Section 27, Township 79 North, Range 3 east of the 5th Principal Meridian, Scott County, Iowa, more particularly described as follows:

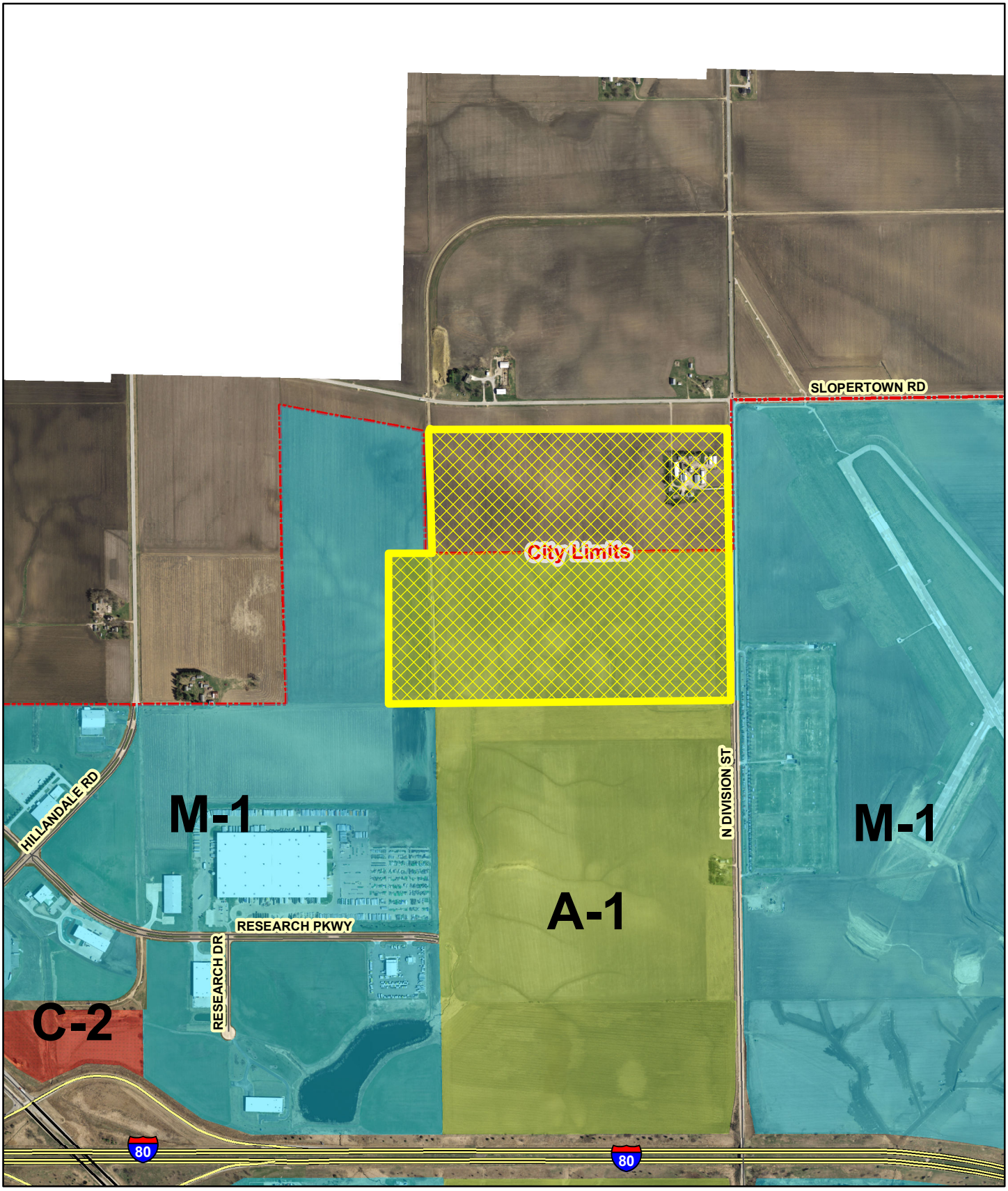
Commencing at the center of said Section 27; thence South 0 degrees 00 minutes 00 seconds East along the East line of said Southwest Quarter, a distance of 450.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 50.00 feet to the point of beginning on the West right of way line of Division Street; thence South 0 degrees 00 minutes 00 seconds East along said West right of way line, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 565.00 feet; thence North 0 degrees 00 minutes 00 seconds West, a distance of 470.00 feet; thence North 90 degrees 00 minutes 00 seconds East, a distance of 565.00 feet to the point of beginning; said described tract containing 265,550 square feet (6.10 acres), more or less.

EXHIBIT "D"

FORM OF FARM LEASE

See attached.

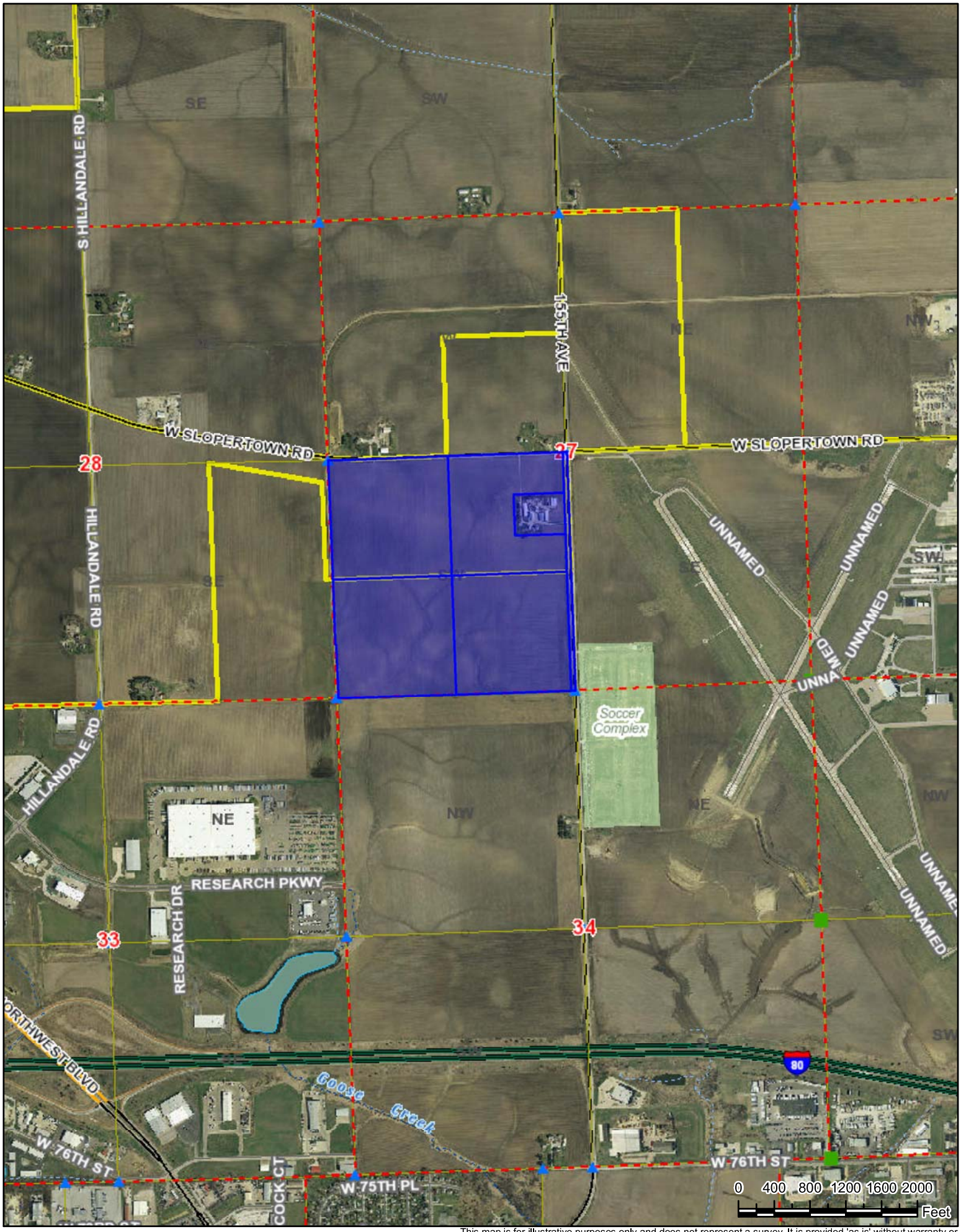
REZ17-02 Keppy GDRC Property A-1 to M-1
Zoning Map



Feet
0 265 530 1,060 1,590 2,120

City of Davenport

N



REZ17-02

Date Printed: January 5, 2017

This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction and revision. No liability is assumed by Scott County as to the accuracy of the data delineated hereon.

Subject Property

N

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – JANUARY 17, 2017 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ17-02: Request of Greater Davenport Redevelopment Corporation for the rezoning of 158.62 acres, more or less, of property located south of Slopertown Road and west of Division Street from A-1 - Agriculture District to M-1 - Light Industrial District. The purpose of the rezoning is to facilitate future development.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday January 17, 2017** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote to provide a recommendation) the petition at its regular meeting on Tuesday January 31, 2017. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later that 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose** (**circle one**) Petition of Greater Davenport Redevelopment Corporation (REZ17-02)

Comments: _____

_____

_____

_____

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

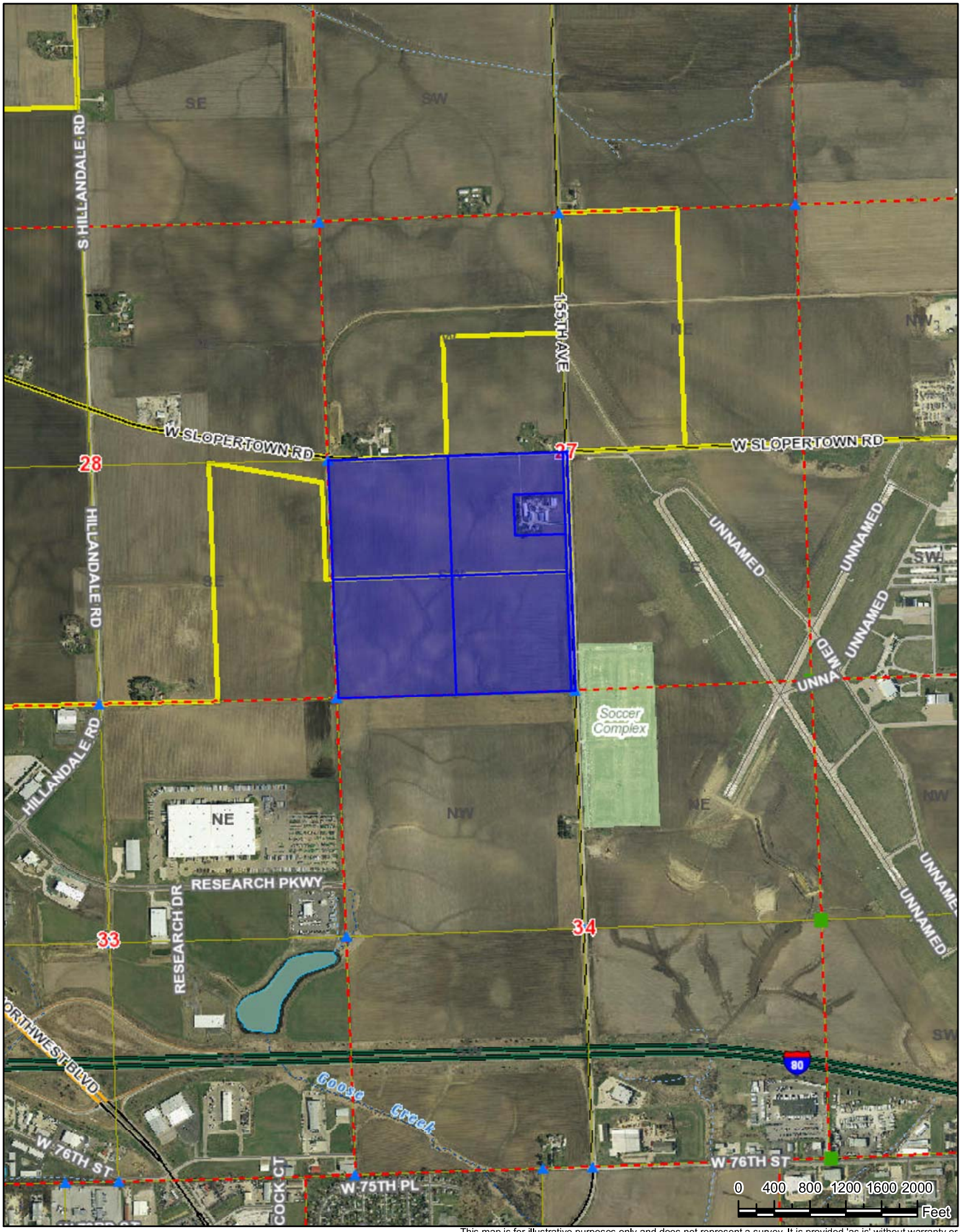
NAME_____
ADDRESS_____
DATE_____
(please print legibly)

_____
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

Subject Property

200 Foot Notification Radius

N



REZ17-02

Date Printed: January 5, 2017

This map is for illustrative purposes only and does not represent a survey. It is provided 'as is' without warranty or any representation of accuracy, timeliness or completeness. The user acknowledges and accepts all inherent limitations of the maps and data, including the fact that the maps and data are dynamic and in a constant state of maintenance, correction and revision. No liability is assumed by Scott County as to the accuracy of the data delineated hereon.

Subject Property

N

	Parcel	Property Address	Name
2	933403001		SHRINERS HOSPITAL FOR CRIPPLED
3	932839003		GREATER DAVENPORT REDEVELOPMENT CORP
4	933401001		SHRINERS HOSPITAL FOR CRIPPLED
5	932823003		RG PRIME LLC
8	X3501-02D		DAVENPORT AIRPORT COMMISSION
9	932717003AD	2024 W SLOPERTOWN RD	SLOPERTOWN LLC
10	932721003		SCOTT COUNTY IOWA
11	932719004		PHYLLIS L GREEN REV TRUST
			MATTHEW FREUND
12	932719005		JODI FREUND
14	932749002		GREATER DAVENPORT REDEVELOPMENT CORP
			CHAD KEPPY
			NEAL KEPPY
			ERIKA KEPPY
15	932751003		CARRIE KEPPY
17	932735004		KEPPY FAMILY TRUST

Address	City/State/Zip
PO BOX 542016	OMAHA NE 68154
801 WAUKEGAN RD	GLENVIEW IL 60025
PO BOX 542016	OMAHA NE 68154
2024 SLOPERTOWN RD	ELDRIDGE IA 52748
226 W 4TH ST	DAVENPORT IA 52801
13258 SLOPERTOWN RD	DAVENPORT IA 52806
600 W 4TH ST	DAVENPORT IA 52801
2366 ALLAN DRIVE RD	DECORAH IA 52101
15458 SLOPERTOWN RD	ELDRIDGE IA 52748
331 W 3RD ST	DAVENPORT IA 52801
13258 SLOPERTOWN RD	DAVENPORT IA 52806
21316 155TH AVE	DAVENPORT IA 52806

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **1/4/2017**
Contact Info: Matt Flynn 326-7743 mflyn@ci.davenport.ia.us
Wards: 8

Subject:
Third Consideration: Ordinance for Case No. REZ16-11: Request of Raju Penmatchu for the rezoning of 13.50 acres, more or less, of real property located at the northwest corner of West 65th Street and Scott Street from R-3 PUD – Moderate Density Dwelling District Planned Unit Development to R-6 PUD – High Density Dwelling District Planned Unit Development to facilitate a residential/senior care development. [Ward 8]

Recommendation:
The City Plan and Zoning Commission forwards Case No. REZ16-11 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be rezoned to R-5M PUD and achieve substantial compliance with the submitted concept plan;
2. That a higher level of design sensitivity be provided at submission of the final development plan for the back sides of the community center, duplexes and townhouses along West 65th Street/Hoover Road and Scott Street; and
3. That perimeter fencing adjacent to West 65th Street/Hoover Road and Scott Street be wrought iron or an aluminum wrought iron style fence.

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

Relationship to Goals:
Welcoming neighborhoods.

Background:
The petitioner is proposing to rezone 13.50 acres from R-3 PUD Moderate Density Dwelling District Planned Unit Development to R-6M PUD High Density Dwelling District Planned Unit Development to accommodate a residential/senior care development. As mentioned, a 1975 amendment to the Planned Unit Development designated the use of the subject property as a new elementary school. Correspondence from the School Board revealed that it does not intend to construct an elementary school in this location.

The R-6M PUD would allow for a maximum density of 37 units/acre, which equates to 499 units on 13.5 acres. The submitted concept plan limits the property to a total of 162 units (120 assisted living facility units, 26 duplex units and 16 townhouse units. Notably, the R-5M PUD would allow for a maximum density of 24.70 units/acre, which equates to 333 units on 13.5 acres. In that light, it is staff's opinion that the R-5M PUD would be more appropriate.

The submitted concept plan depicts two driveway entrances, one at the intersection of West 65th Street and Western Avenue and one at the intersection of Hoover Road and Appomattox Road. The concept plan depicts a gated community, so the internal roads would be private. The internal roads surround the 120 unit assisted living facility. A community center, duplexes and townhouses would be located on the opposite side of these internal roads. Staff does question the visual

impact of looking at the back sides of the community center, duplexes and townhouses along West 65th Street/Hoover Road and Scott Street. A higher level of architectural detail would be appropriate for the buildings adjacent to West 65th Street/Hoover Road and Scott Street. Notably, there have been concerns regarding the increase in density and traffic in this area. The proposed use would generate approximately 612 average daily vehicle trips. An elementary school with 500 children would generate approximately 650 average daily vehicle Trips. Staff notes that the elementary school would have high vehicles counts during school drop-off and pick-up times.

The petitioner indicated that the timeline for construction is 3-5 years. Subsequent to the rezoning, the petitioner indicated that a feasibility study would be performed to better understand market conditions. In that light, the petitioner could not be definitive on all the elements of the submitted concept plan.

Noteworthy sections regarding conditions for approval and final development plans within the Planned Unit Development Ordinance include:

17.50.030.A - Certain conditions for approval
The plan and zoning commission in making its recommendations and the city council in making its determination shall give consideration and satisfy themselves as to the following:
A. The proponents of the proposed development have demonstrated that they intend to start construction within a reasonable period following approval of the project and the planned unit development, and that the development will be carried out in conformity with said plans within three years from the date of approval by the city council. Where unusual circumstances or occurrence above and beyond the control of proponents of project cause said proponents to be unable to complete the project within specified time, then the city council may, upon written request from proponents, agree to extend the required time for mandatory completion of the project.

17.50.040 Submission of final development plans.

Final development plans shall be submitted in compliance with the approved concept plans. If the city council approves the plans, building permits and certificates of occupancy may be issued even though the use of land and the location of the buildings to be erected in the area, and the yards, roadways and the open spaces contemplated by the plan, do not conform in all respects to the regulations of the district in which it is located.

It is staff's opinion that the proposed development would be compatible with the surrounding area and would be incremental physical development in area with existing utilities. The proposed development would generate less traffic than an elementary school and the traffic would be spread out throughout the day as opposed to a high number of vehicles during school drop-off and pick-up times. A future final development plan would be required to be submitted, which demonstrates consistency with the Concept Plan.
Please refer to the Commission's letter and background materials for further information.

ATTACHMENTS:

	Type	Description
	Ordinance	REZ16-11 - Ordinance
	Ordinance	REZ16-11 - Lettters in Objection and in Favor
	Ordinance	REZ16-11 - Plan and Zoning Commission Vote Results

- Ordinance
- Ordinance
- REZ16-11 - Plan and Zoning Commission letter
- REZ16-11 - Plan and Zoning Commission Final Staff Report

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	12/27/2016 - 10:30 AM
Community Development Committee	Berger, Bruce	Approved	12/27/2016 - 10:31 AM
City Clerk	Admin, Default	Approved	12/27/2016 - 10:31 AM

ORDINANCE NO.

Ordinance for Case No. REZ16-11 being the petition of Raju Penmatchu for the rezoning of 13.50 acres, more or less, of real property located at the at the northwest corner of West 65th Street and Scott Street from R-3 PUD – Moderate Density Dwelling District Planned Unit Development to R-6 PUD – High Density Dwelling District Planned Unit Development to facilitate a residential/senior care development. [Ward 8]

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 Northeast Quarter of the Southwest Quarter of Section 2 and part of the Northwest Quarter of the Southeast Quarter of Section 2 all in Township 78 North Range 3 East of the 5th P.M. more particularly described as follows:

Lot 1 of American Park 2nd Addition to the City of Davenport, Scott County, Iowa. Said tract contains 13.5 acres, more or less.

The City Plan and Zoning Commission forwards Case No. REZ16-11 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be rezoned to R-5MPUD and achieve substantial compliance with the submitted concept plan;
2. That a higher level of design sensitivity be provided at submission of the final development plan for the back sides of the community center, duplexes and townhouses along West 65th Street/Hoover Road and Scott Street; and
3. That perimeter fencing adjacent to West 65th Street/Hoover Road and Scott Street be wrought iron an aluminum wrought iron style fence.

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 _____

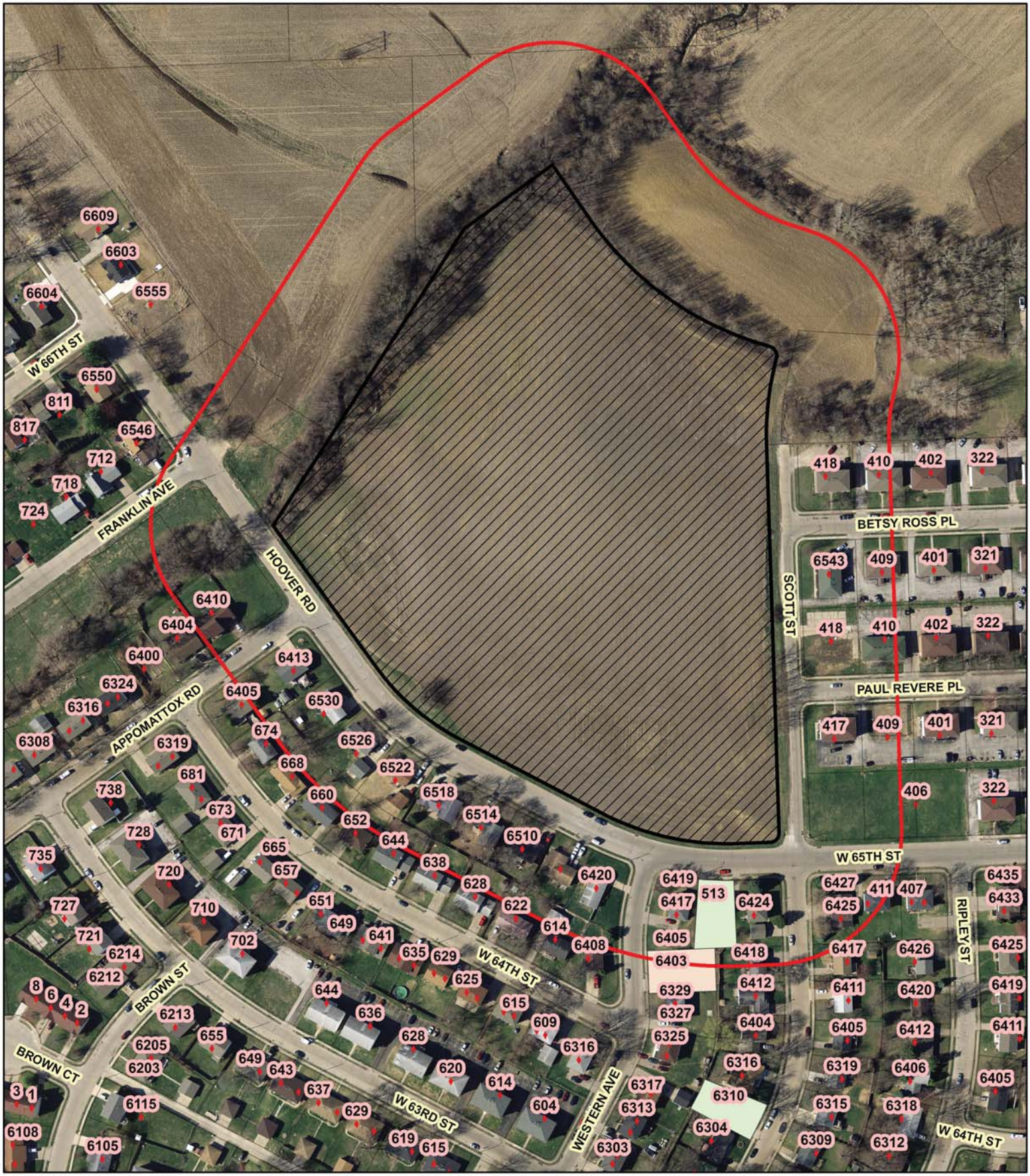
Second Consideration _____

Approved _____

_____
Frank Klipsch
Mayor

Attest: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____



Subject Property

200 Foot Notification Radius

Object

Support

N

(detach here)

The undersigned – **opposes** / **does not oppose** (**circle one**) Petition of Raju S. Panmatcha (REZ16-11)

Comments: Before ANY CONSTRUCTION Happens IN This Location The city of Davenport Needs To connect This Neighborhood To The Rest Of The city on The west Side Totally wrong To Have only (2) Two Accesses on The east But Nothing else, Obviously This Neighborhood is Being Treated Differently Then All other Neighborhoods.

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Michael Steen
ADDRESS Brown CT & 511 W. 65th St
DATE 11-10-16
(please print legibly)

511 W. 65th ST
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

I'm Sure This will Not Matter, Ive Had Too many Negitive Dealing with Davenport, with few positive Results. Davenport should Have Dealt with This LONG AGO. No suprise's Here Should Be Ashamed!

(detach here)

The undersigned **opposes** / **does not oppose** (**circle one**) Petition of Raju S. Panmatcha (REZ16-11)

Comments: _____

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Laura L. Showers
ADDRESS 6310 Scott St.
DATE 11-13-2016
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned – **opposes** / **does not oppose** (**circle one**) Petition of Raju S. Panmatcha (REZ16-11)

Comments: This area is already densly populated enough. We don't need to put a commercial business in a residential neighborhood

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Chris Zerbonia
ADDRESS 6310 Scott st
DATE 11-14-16
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned – **opposes / does not oppose** (**circle one**) Petition of Raju S. Panmatcha (REZ16-11)

NOV 15 2016

226 W 4th St
DAVENPORT IA 52801

Comments: _____

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Gregory Meyer
ADDRESS 6405 Western
DATE 11/14/16
(please print legibly)

6405 Western Ave
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

City Plan & Zoning Commission Voting Record Meeting Date: 12-06-2016 Meeting Location: Council Chambers-City Hall

		APPROVED	APPROVED	APPROVED					
Name:	Roll Call	REZ16-11 Raju Penmatchu 65th & Scott Sts	FDP16-07 Lange Inc Market Cir	ROW16-04 Juan Goitia E 14th St					
Connell	P	Y	Y	Y					
Hepner	P	Y	Y	Y					
Inghram	P								
Kelling	P	Y	Y	Y					
Lammers	P	Y	Y	Y					
Maness	P	Y	Y	Y					
Martinez	AB								
Medd	P	Y	Y	Y					
Quinn	P	Y	Y	Y					
Reinartz	EX								
Tallman	P	ABST	Y	Y					
		7-YES 0-NO 1-ABSTAIN	8-YES 0-NO 0-ABSTAIN	8-YES 0-NO 0-ABSTAIN					

City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7765
www.cityofdavenportiowa.com

December 7, 2016

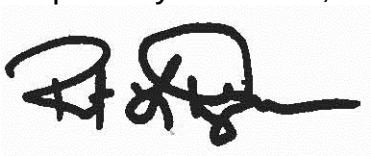
Honorable Mayor and City Council
City Hall
226 West 4th Street
Davenport, Iowa 52801

At its regular meeting of December 6, 2016, the City Plan and Zoning Commission considered Case No. REZ16-11 being the request of Raju Penmatchu for the rezoning of 13.50 acres from R-3 PUD – Moderate Density Dwelling District Planned Unit Development to R-6 PUD – High Density Dwelling District Planned Unit Development for the property located at the northwest corner of West 65th Street and Scott Street.

The City Plan and Zoning Commission forwards Case No. REZ16-11 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be rezoned to R-5MPUD and achieve substantial compliance with the submitted concept plan;
2. That a higher level of design sensitivity be provided at submission of the final development planfor the back sides of the community center, duplexes and townhouses along West 65th Street/Hoover Road and Scott Street; and
3. That perimeter fencing adjacent to West 65th Street/Hoover Road and Scott Street be wrought iron an aluminum wrought iron style fence.

Respectfully submitted,



Robert Inghram, Chairperson
City Plan and Zoning Commission

Community Planning & Economic Development Department
City of Davenport

FINAL STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date:	**December 8, 2016**
Request:	**Rezone 13.50 acres from R-3 PUD – Moderate Density Dwelling District Planned Unit Development to R-6 PUD – High Density Dwelling District Planned Unit Development**
Location:	**Northwest corner of West 65th Street and Scott Street**
Case No.:	**REZ16-11**
Applicant:	**Raju S. Panmatcha**

Recommendation:
Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. REZ16-11 to the City Council with a recommendation for approval subject to the listed conditions.

Introduction:

The petitioner is requesting the rezoning of 13.60 acres of property located at the northwest corner of West 65th Street and Scott Street R-3 PUD – Moderate Density Dwelling District Planned Unit Development to R-6 PUD – High Density Dwelling District Planned Unit Development. The purpose of the rezoning is to allow the property to accommodate a residential/senior care development.

AREA CHARACTERISTICS:

Zoning Map

Land Use Map

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Proposed Land Use Designation: Residential General. Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Identify and Reserve Land for Future Development.

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

Zoning:

The subject property and surrounding properties are zoned R-3 PUD – Moderate Density Dwelling District Planned Unit Development.

- 1969: Total development area was 140 acres, which allowed 395 single-family residences, 90 duplexes and 408 apartments (893 units total).
- 1972: Reduction in maximum number of units to 306 duplexes and apartments.
- 1974: Expand the area of the Planned Unit Development to allow the construction of 498 duplexes and multiple-family residences.
- 1975: Slight density reduction and designated the use of the subject property a new elementary school.

Technical Review:

Streets. The property contains frontage on West 65th Street/Hoover Road and Scott Street. West 65th Street/Hoover Street and Scott Street are functionally designed as local streets. Scott Street is currently developed as a half street so it would need to be improved per City specifications and accepted as public infrastructure. The submitted concept plan depicts two driveway entrances, one at the intersection of West 65th Street and Western Avenue and one at the intersection of Hoover Road and Appomattox Road. The concept plan depicts a gated community, so the internal roads would be private. Sidewalks would need to be installed adjacent to West 65th Street/Hoover Road and Scott Street.

Storm Water. There is a storm water detention area at the southwest portion of the property, which would allow outfall to a tributary of Goose Creek.

Sanitary Sewer. There is sanitary sewer in the area. New sanitary sewer and connections will need to be improved per City specifications and accepted as public infrastructure.

Other Utilities. Water, electric and gas utilities are in the area.

Emergency Services. The subject property is located approximately three (3) miles north of Fire Station No. 3 (3506 Harrison Street).

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

Public Input:
A neighborhood meeting is being held on November 1, 2016. Approximately 25 people attended. Neighbors raised the following questions and concerns:

1. Current roadway design of West 65th Street leads to speeding/unsafe conditions.
2. Physical condition of West 65th Street.
3. The maintenance of buildings in the area.
4. Crime in the area.
5. If the proposed development would be rental or owner occupied.
6. When the property would be developed.

Maintenance of properties in the area and speeding City enforcement functions, while physical roadway conditions are City maintenance functions.

The petitioner indicated that the timeline for construction is 3-5 years. Subsequent to the rezoning, the petitioner indicated that a feasibility study would be performed to better understand market conditions. In that light, the petitioner could not be definitive on all the elements of the submitted concept plan.

The City received one objection from a property owner within the 200 foot notification radius and one objection from a property owner outside of the 200 foot notification radius. One letter of support was also received. An email expressing concerns (with City responses) was also received. Objections and concerns include: lack of connection of West 61st Street, speeding, property management and aesthetics of the buildings facing public streets. See attached correspondence.

Staff does note that funding for the West 61st Street connection is not in the Capital Improvement Plan.

Discussion:
The petitioner is proposing to rezone 13.50 acres from R-3PUD Moderate Density Dwelling District Planned Unit Development to R-6MPUD High Density Dwelling District Planned Unit Development to accommodate a residential/senior care development. As mentioned, a 1975 amendment to the Planned Unit Development designated the use of the subject property a new elementary school. Correspondence from the School Board revealed that it does not intend to construct an elementary school in this location.

The R-6MPUD would allow for a maximum density of 37 units/acre, which equates to 499 units on 13.5 acres. The submitted concept plan limits the property to a total of 162 units (120 assisted living facility units, 26 duplex units and 16 townhouse units. Notably, the R-5MPUD would allow for a maximum density of 24.70 units/acre, which equates to 333 units on 13.5 acres. In that light, it is staff's opinion that the R-5MPUD would be more appropriate.

The submitted concept plan depicts two driveway entrances, one at the intersection of West 65th Street and Western Avenue and one at the intersection of Hoover Road and Appomattox Road. The concept plan depicts a gated community, so the internal roads would be private. The internal roads surround the 120 unit assisted living facility. A community center, duplexes and townhouses would be located on the opposite side of these internal roads. Staff does question the visual impact of looking at the

back sides of the community center, duplexes and townhouses along West 65th Street/Hoover Road and Scott Street. A higher level of architectural detail would be appropriate for the buildings adjacent to West 65th Street/Hoover Road and Scott Street

Notably, there have been concerns regarding the increase in density and traffic in this area. The proposed use would generate approximately 612 average daily vehicle trips. An elementary school with 500 children would generate approximately 650 average daily vehicle Trips. Staff notes that the elementary school would have high vehicles counts during school drop-off and pick-up times.

As mentioned, the petitioner indicated that the timeline for construction is 3-5 years. Subsequent to the rezoning, the petitioner indicated that a feasibility study would be performed to better understand market conditions. In that light, the petitioner could not be definitive on all the elements of the submitted concept plan.

Noteworthy sections regarding conditions for approval and final development plans within the Planned Unit Development Ordinance include:

17.50.030.A - Certain conditions for approval

The plan and zoning commission in making its recommendations and the city council in making its determination shall give consideration and satisfy themselves as to the following:

A. The proponents of the proposed development have demonstrated that they intend to start construction within a reasonable period following approval of the project and the planned unit development, and that the development will be carried out in conformity with said plans within three years from the date of approval by the city council. Where unusual circumstances or occurrence above and beyond the control of proponents of project cause said proponents to be unable to complete the project within specified time, then the city council may, upon written request from proponents, agree to extend the required time for mandatory completion of the project.

17.50.040 Submission of final development plans.

Final development plans shall be submitted in compliance with the approved concept plans. If the city council approves the plans, building permits and certificates of occupancy may be issued even though the use of land and the location of the buildings to be erected in the area, and the yards, roadways and the open spaces contemplated by the plan, do not conform in all respects to the regulations of the district in which it is located.

It is staff's opinion that the proposed development would be compatible with the surrounding area and would be incremental physical development in area with existing utilities. The proposed development would generate less traffic than an elementary school and the traffic would be spread out throughout the day as opposed to a high number of vehicles during school drop-off and pick-up times. A future final development plan would be required to be submitted, which demonstrates consistency with the Concept Plan.

Staff Recommendation:

Findings:

- The rezoning would be compatible with the Comprehensive Plan RG designation;
- The proposal would supports infill development; and
- The concept plan would be compatible with the existing surrounding residential development.

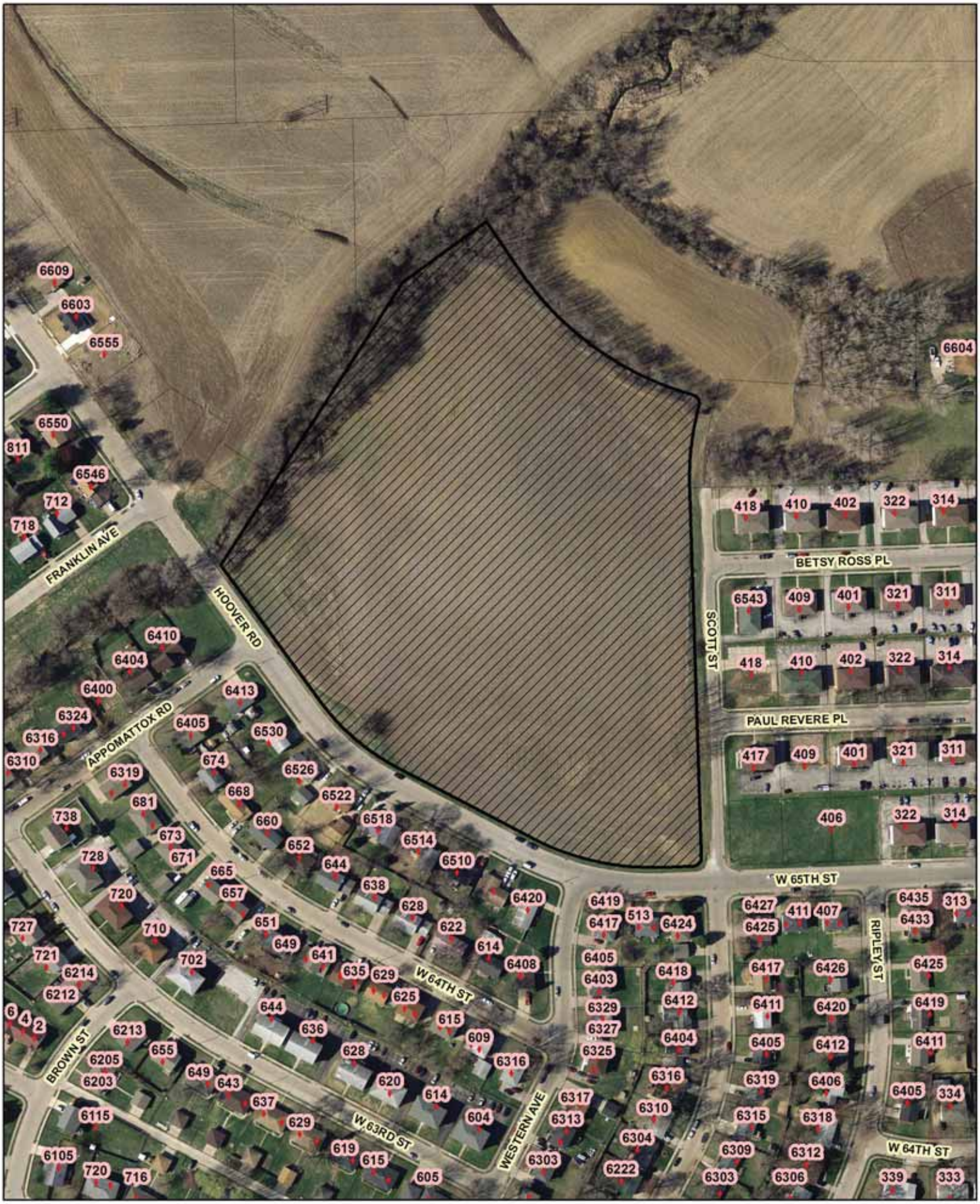
Staff recommends that the Plan and Zoning Commission forward Case REZ16-11 to the City Council with a recommendation for approval subject to the following conditions:

1. That the property be rezoned to R-5MPUD and achieve substantial compliance with the submitted concept plan;
2. That a higher level of design sensitivity be provided at submission of the final development plan for the back sides of the community center, duplexes and townhouses along West 65th Street/Hoover Road and Scott Street; and
3. That perimeter fencing adjacent to West 65th Street/Hoover Road and Scott Street be wrought iron an aluminum wrought iron style fence.

Prepared by:

Ryan Rusnak, AICP
Planner III

Attachments:
Aerial Map
Concept Plan
Neighborhood Meeting Letter, Sign in Sheet and Follow-up from Developer
Public Hearing Notice, Map and Notified Property Owners
Correspondence



Subject Property

N

SITE INFORMATION

1. CURRENT ZONING: R3-PUD
2. REQUESTED ZONING: R6-PUD
3. TOTAL AREA: 13.5 ACRES
4. ALLOWABLE DENSITY: 499 UNITS
5. PROPOSED DENSITY: 162 UNITS
6. DUPLEX UNITS: 26 UNITS
7. TOWNHOUSE UNITS: 16 UNITS
8. ASSISTED LIVING UNITS: 120 UNITS
9. PROPOSED PARKING: 135 STALLS
10. PROPOSED TRAFFIC GENERATION: 612 VEHICLES PER DAY
11. STREET WIDTH: 27'
12. RIGHT OF WAY WIDTH: 50'

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

PENMATCHA NW
DAVENPORT SENIOR
DEVELOPMENT

OPTION 3

EXHIBIT A

Franklin Avenue
Appomattox Road
W. 65th Street
Betsy Ross Place
Paul Revere Place
W. 65th Street
PENMATCHA NW
DAVENPORT SENIOR DEVELOPMENT
DAVENPORT- IA
SHIVEHATTERY
ARCHITECTURE • ENGINEERING

PUBLIC HEARING NOTICE
DAVENPORT PLAN & ZONING COMMISSION
TUESDAY – NOVEMBER 15, 2016 5:00 P.M.
COUNCIL CHAMBERS - DAVENPORT CITY HALL
226 WEST 4TH STREET – DAVENPORT, IOWA

Case No. REZ16-11: Request of Raju S. Panmatcha for the rezoning of 13.5 acres, more or less, of property located at the northwest corner of West 65th Street and Scott Street from R-3 PUD – Moderate Density Dwelling District to R-6M High Density Dwelling District. The purpose of the rezoning is to allow the property to be developed as senior housing.

The City Plan and Zoning Commission will conduct a public hearing concerning this matter at **5:00 p.m., Tuesday November 15, 2016** in the **Council Chambers of Davenport City Hall at 226 West 4th Street**, Davenport, Iowa.

This public hearing is the first step in the review/approval process. The City Plan and Zoning Commission will consider (vote to provide a recommendation) the petition at its regular meeting on Tuesday December 6, 2016. The Commission's report and recommendation will then be forwarded to the City Council. The City Council will then hold its own public hearing, as required by state law. You should also receive a notice of the City Council's public hearing. For the ordinance to be approved, it must be read/considered at three (3) separate City Council meetings. For the specific dates and times of subsequent meetings, please call the phone number below.

It is your privilege to submit written comments on this petition or to attend the public hearing to express your views, or both. All protests within the 200 foot notice area or the area being considered must be made in writing to be valid. Any written comments to be reported at the Commission's public hearing should be received in the office of Community Planning, City Hall, not later that 12:00 noon, on the day of the public hearing, though protests may be received up through the City Council's public hearing.

Office of Community Planning
Department of Community Planning & Economic Development
Phone: (563) 326-7765 Email: Planning@ci.davenport.ia.us

(detach here)

The undersigned – **opposes / does not oppose** (**circle one**) Petition of Raju S. Panmatcha (REZ16-11)

Comments: _____

_____

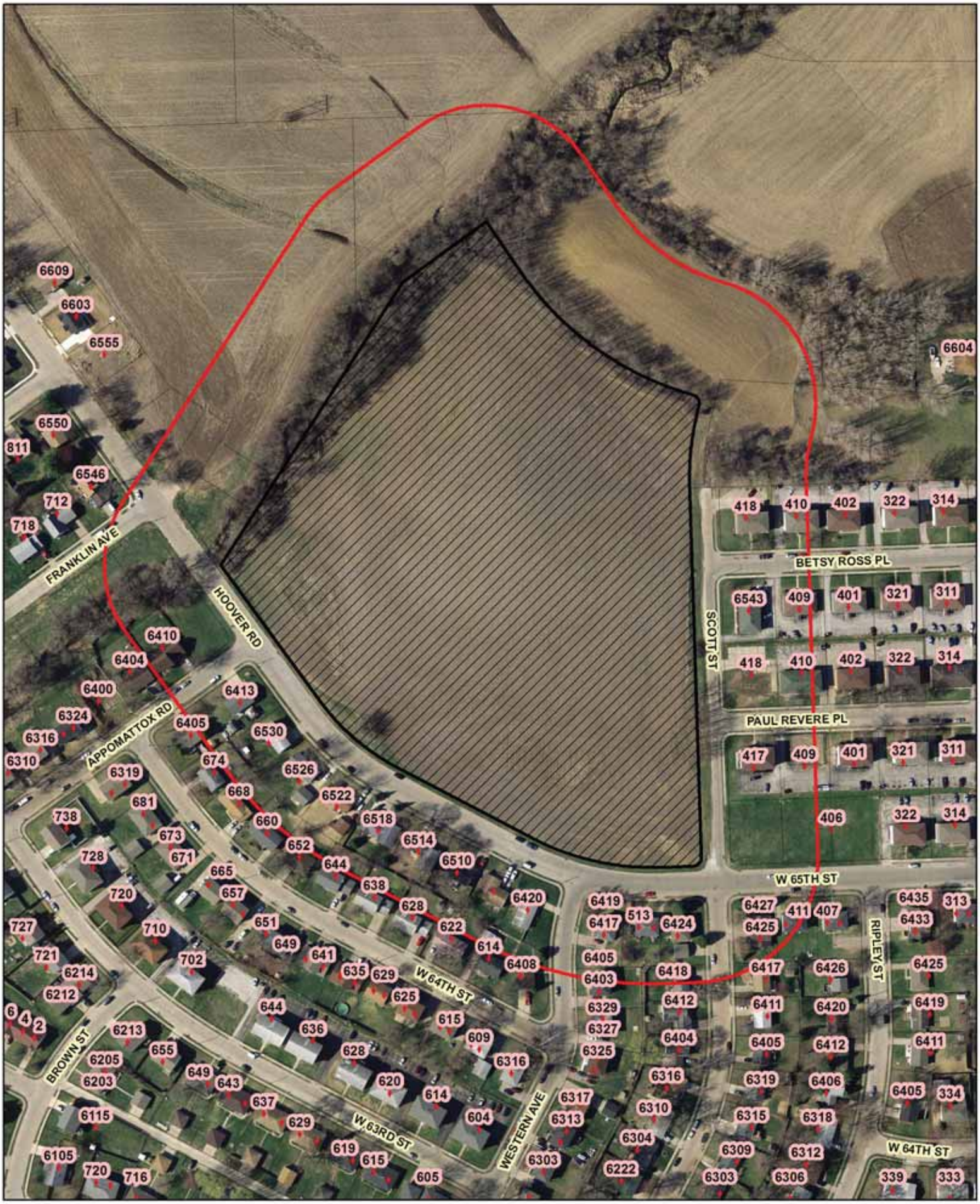
_____

_____

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME_____
ADDRESS_____
DATE_____
(please print legibly)

_____
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS



Subject Property

200 Foot Notification Radius

N

FID	Parcel	Physical Address	Acreage	Deed1_Name	Deed1_Addr	Deed1_CSZ
0	X0221-04		5.55	BEN BEYDLER	PO BOX 177	BUFFALO IA 52728
1	X0235-06D		6.8	TRANSITION PARTNERS LC	3211 E 35TH CT	DAVENPORT IA 52807
2	X0235B01	6546 HOOVER RD	0.211	WALTER SKOVRONSKI	2350 FARNAM ST	DAVENPORT IA 52803
3	X0235B05		0.186	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
4	X0235B06		0.269	ROBERT H STANLEY	4266 AUGUSTA CT	BETTENDORF IA 52722
5	X0235C06	644 W 64TH ST	0.179	GEARHEAD PROPERTIES LC ANTHONY NELSON	P O BOX 4114	WATERLOO IA 50704
6	X0235C07	652 W 64TH ST	0.171	DENISE A NELSON	652 W 64TH ST	DAVENPORT IA 52806-1930
7	X0235C08	660 W 64TH ST	0.171	MIRANDA M SISLEY JAMES L MITCHELL	660 W 64TH ST	DAVENPORT IA 52806-1930
8	X0235C09	668 W 64TH ST	0.171	CHRISTINE MITCHELL	668 W 64TH ST	DAVENPORT IA 52806
9	X0235C10	674 W 64TH ST	0.173	VEOLA MCGOWAN JOHN W MASTIN	6222 N CLARK ST	DAVENPORT IA 52806
10	X0235C12	6413 APPOMATTOX RD	0.217	JANET K MASTIN MOHAMED M MESLI	6413 APPOMATTOX RD	DAVENPORT IA 52806
11	X0235C14	6526 HOOVER RD	0.194	ELAINE M MESLI KELLI A LOMAS	6526 HOOVER RD	DAVENPORT IA 52806
12	X0235C15A	6522 HOOVER RD	0.182	MAXIMILLIAN BANDY, JR SAMUEL NASH	6522 HOOVER RD	DAVENPORT IA 52806
13	X0235C22	6404 APPOMATTOX RD	0.193	JULIE A NASH	6404 APPOMATTOX	DAVENPORT IA 52806
14	X0235C25		0.23	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
15	X0235C26		0.201	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
16	X0235C34		0.201	CITY OF DAVENPORT	226 W 4TH ST	DAVENPORT IA 52801
17	X0235C35	6410 APPOMATTOX RD	0.386	MELVIN D BIBBS	6410 APPOMATTOX RD	DAVENPORT IA 52806
18	X0237-03		1.28	DOMENIC M GIAMMETTA	7627 NORTHWEST BD	DAVENPORT IA 52806
19	X0237-04B		1.92	TRANSITION PARTNERS LC	3211 E 35TH CT	DAVENPORT IA 52807
20	X0237C01	418 BETSY ROSS PL	0.2273	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
21	X0237C14	409 BETSY ROSS PL	0.2146	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
22	X0237C15	6543 SCOTT ST	0.2247	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
23	X0237C16	418 PAUL REVERE PL	0.2247	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
24	X0237C17	410 PAUL REVERE PL	0.2146	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
25	X0237C29	409 PAUL REVERE PL	0.2146	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
26	X0237C30	417 PAUL REVERE PL	0.2247	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
27	X0237C31		0.2247	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
28	X0237C32		0.2146	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
29	X0237D01		13.5	RICHARD J RYAN BERNARD GATES	3910 LORTON AVE	DAVENPORT IA 52807
30	X0237D02	6510 HOOVER RD	0.181	ELAINE J GATES DIRK H HILLARD	6510 HOOVER RD	DAVENPORT IA 52806
31	X0237D03	6514 HOOVER RD	0.181	MONICA HILLARD	6514 HOOVER RD	DAVENPORT IA 52806
32	X0237D04A	6518 HOOVER RD	0.193	RED HOUSE PROPERTIES LLC	4570 ASHWORTH CT	BETTENDORF IA 52722
33	X0253A13	6418 SCOTT ST	0.152	STEPHEN J ROGIS	6418 SCOTT ST	DAVENPORT IA 52806
34	X0253A14	6403 WESTERN AV	0.177	GREGORY ARLAN MEYER	PO BOX 641	BETTENDORF IA 52722
35	X0253A28	6420 WESTERN AV	0.187	GREGORY EDWARD LENNINGER	6420 WESTERN AVE	DAVENPORT IA 52806
36	X0253A29	6506 HOOVER RD	0.162	KARRI L COYNE	6506 HOOVER RD	DAVENPORT IA 52806
37	X0253A30	638 W 64TH ST	0.181	CHERENA K JACKSON STEVEN C NICHOLS	PO BOX 3303	DAVENPORT IA 52808
38	X0253A34	6408 WESTERN AV	0.182	JOLENE M NICHOLS	6408 WESTERN AV	DAVENPORT IA 52806
39	X0253B31	6417 SCOTT ST	0.152	WILLIAM L FOSTER	6417 SCOTT ST	DAVENPORT IA 52806
40	X0221-02B		12.43	TRANSITION PARTNERS	3211 E 35TH CT	DAVENPORT IA 52807
41	X0235C11	6405 APPOMATTOX RD	0.217	SHAWN R MORAN WALTER L CASADY LIVING TRUST	6405 APPOMATTOX RD	DAVENPORT IA 52806
42	X0235C13	6530 HOOVER RD	0.185	KATHLEEN CASADY LIVING TRUST	2370 W 46TH ST	DAVENPORT IA 52806
43	X0237-04		2.61	DOMENIC M GIAMMETTA	7627 NORTHWEST BD	DAVENPORT IA 52806
44	X0237C02	410 BETSY ROSS PL	0.2146	SUMMER RIDGE COOPERATIVE	322 W 65TH ST #1	DAVENPORT IA 52806
45	X0253A25	6424 SCOTT ST	0.187	GEARHEAD PROPERTIES LLC	4007 CARLTON DR	CEDAR FALLS IA 50613
46	X0253A26	511 W 65TH ST	0.157	STARDUST PROPERTIES LLC JOSEPH J DAHLHAUSER	219 S KENSINGTON ST	BETTENDORF IA 52722
47	X0253A27	6417 WESTERN AV	0.181	SHANA K DAHLHAUSER SALLY A WEST	13182 61ST AV	BLUE GRASS IA 52726
48	X0253A31	628 W 64TH ST	0.181	GARY D WEST	628 W 64TH ST	DAVENPORT IA 52806
49	X0253A32	622 W 64TH ST	0.181	ALLEN C WARDEAN TRUST	622 W 64TH ST	DAVENPORT IA 52806
50	X0253A33	614 W 64TH ST	0.169	GEARHEAD PROPERTIES LLC	PO BOX 4114	WATERLOO IA 50722
51	X0253B41	411 W 65TH ST	0.177	GEARHEAD PROPERTIES LC TAM P TRAN	PO BOX 4114	WATERLOO IA 50704
52	X0253B42	6425 SCOTT ST	0.189	DAO M TRAN	PO BOX 303	DAVENPORT IA 52805

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

October 18, 2016

RE: Northwest Davenport Mixed Use Residential Development

Dear Resident:

This letter is to inform you there will be a public open house (neighborhood meeting) regarding the proposed development located on the vacant 13.5 acre site on the north side of 65th Street, east of the Menards store. An open house will be held to share concepts of the development and discuss the anticipated impacts of this development.

The open house will be on November 1, 2016 from 6:00 to 7:00 PM at the Village Inn, 5925 North Brady St., Davenport, IA. Representatives from the Developer, City of Davenport and Shive-Hattery, Inc. will be available to answer questions and accept comments.

If you have questions or desire additional information regarding the project or open house, please feel free to contact Pat Lynch with Shive-Hattery at 309-764-7650.

Sincerely,

SHIVE-HATTERY, INC.

Patrick R. Lynch, P.E. & L.S.I.T.
Civil Engineer

PRL/vjw

Project 3164680

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

Attendance Sheet

PROJECT NAME: Northwest Davenport Senior Development.
MEETING TYPE: Public Open House
MEETING DATE: 11/1/2016
LOCATION: Village Inn 5925 North Brady Street
MEETING TIME: 6:00 – 7:00 PM
PROJECT NO.: 3164680

NAME & TITLE	COMPANY NAME & ADDRESS	PHONE # / MOBILE # E-MAIL ADDRESS
Patrick Lynch Civil Engineer	Shive-Hattery, Inc. 1701 River Dr Ste 200 Moline, IL 61265	309.764.7650x3286309.764.8616 plynch@shive-hattery.com
Marti Ahlgren Project Manager	Shive-Hattery, Inc. 1701 River Dr Ste 200 Moline, IL 61265	309.277.1966309.764.8616 mahlgren@shive-hattery.com
Joyce Knight	628 W. 61st St. Davenport, Ia 52806	563-357-4262 jknightin@outlook.com
Mary Webb	6316 - Scott St Dav. Ia.	563 349 8465 mary.webb11@gmail.com
Kat Batton	1115 W Utah Ave Dav IA	translation unlimited
Bambi Suits	2040 37th St. Rock Island 61201	bambisuits@gmail.com
Lee Hinderman	6411 Scott St.	563-391-7320
Karri L. Coyne Shawn F. Voiccine	6506 Hoover Rd. 52806	563-370-6446 Karri.Coyne@yahoo.com

NAME & TITLE	COMPANY NAME & ADDRESS	PHONE # / MOBILE # E-MAIL ADDRESS
Dirk Hillard	6514 Hoover Rd. Davenport, IA 52806	DHJH24@gmail.com
Ryan Rosnak city of Davenport		rrosnak@ci.davenport.ia.us
Kyle Gripp Alderman At-Large	City of Davenport	Kgripp@ci.davenport, IA.US
Scott Fuller Davenport Police Dept	City of Davenport	SFuller@ci.Davenport.IA.US
KEN HUNTER	6340 WEST 61ST	KHUNTER@EICC.EDU
Lily Hoang	Creekside Apts	Creekside.63rd@gmail.com
Ben Beydler	67th ST	563 570 2339
Jutta Whitfield	627 W. 63rd ST	Jutta.Lottie@MCHSI.COM

SHIVEHATTERY
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NAME & TITLE	COMPANY NAME & ADDRESS	PHONE # / MOBILE # / E-MAIL ADDRESS
Jill Jellison Bernie Gates	6510 Hoover Rd	563-391-6117 JILL_Jellison@yahoo.com
Melvin Bibbs	6410 Appomattox Rd	563-386-9260 melvinbibbs@gmail.com
Mike Godman	326 W. 63rd St	563 349-1376
John Mastin	6413 APPOMATTOX	563-391-8900
Barb Sperdel	Summer Ridge Apt 322 W 65th #1	563-391-6922
ANDREW HARRIS	DAVENPORT POLICE	888-3637

SHIVEHATTERY
ARCHITECTURE + ENGINEERING

Rusnak, Ryan

From: Raju Penmatcha <rpenmatcha@icloud.com>
Sent: Wednesday, November 02, 2016 11:01 AM
To: ktompkins@ci.davenportiowa.com
Cc: Patrick Lynch Consulting Engineers; Marti Ahlgren Consulting Engineers; Flynn, Matt; Rusnak, Ryan
Subject: Scott and 65th, Senior Care Development Rezoning Neighborhood Meeting held at The Village Inn, Davenport: 6-7PM

Nov 2, 2016

Ms. Kerri Tompkins
8th Ward Alderman
Davenport City Council
City of Davenport

1. I want to convey my deepest appreciation to you for your great support exhibited last night in answering the neighbors questions, supporting me as a developer in a very positive way, providing clarifications in a convincing way for the growth of your ward and the City of Davenport as a whole. Your support was very commendable.

2. We need leaders like you to support the growth of our Neighborhoods, Cities, States and our Country. I wish some of the City Council members from Illinois Cities attend this kind of meetings and learn how to support the developers.

3. Our development group purchased about 200 acres recently within your Ward(76th and Division) within the last 2 years and plans to develop here in Davenport rather than developing the properties on the Illinois side.

4. Our neighborhood meeting went very well last night with your great help. The main questions from the attendees were:

A. Traffic: It which will be taken care of by the City of Davenport as we progress on the development. It is a concern for lot of attendees which can be taken care in future. More development, more traffic and it is a fact.

B. Property Values: This development will have Positive impact on the property values. This development will be a better looking property compared to the east side old apartment complex.

C. Hearing Impaired Neighbor concerns on the development: Traffic is a concern which will be addressed in future and may be increase police petrols to slow the traffic.

D. R3 PUD School District: Currently, this land was designated for School. One person raised question on why we can not leave it for building a school. Based on my conversation with Mr. Matt Flynn, Senior Manager, Planning and Zoning Department, I had clarified that originally this site was designated for school and subsequently the school decided not to build school at this site. Later the land owner never got this property rezoned. This is the time to get it rezoned to develop this property for the growth of the Davenport.

E. Rental Concerns: Some of the neighbors raised concerns if this development encourages these units for rental. Our proposal is to develop the proposed area as senior care center with 120 units in the middle as Assisted Living and the rest around the perimeter as Independent Living duplexes and Town homes. It depends on the feasibility study.

F. Taxes: Some of the residents had concerns on the possibility of raising taxes. This development alone does not raise taxes. There might be other reasons why the taxes might raise. Tax base due to this development will have a positive impact.

H. Maintenance impact concerns on the neighborhood: Since this is going to be a Senior Care Center and residents do not want to maintain the yard etc, we will have a common maintenance by the association and the maintenance will be uniform throughout.

I. Is this development going to be strictly for Senior Care Center: Based on the feasibility study, the number of units required will be determined and the rest will be designated as a standard single family housing units.

J. Concerns about traffic in the morning from the Senior Care Center: Some of them have concerns that all the residents will be obstructing the traffic when they leave for breakfast. These are the Senior care people and most of them will be eating breakfast at the Community Center Cafeteria and it should not be a concern.

Summary:

A. Our neighborhood meeting went very well last night with your great help in answering the questions and your great support on the proposed development.

B. Shive-Hattery representatives(Patrick and Marti) gave a great presentation and answered the questions very well last night.

C. At the end of the meeting, I met at least 10 residents while watching the display boards and answered their questions on traffic, maintenance of senior care center, rental issues and they were very satisfied at the end on the proposed development.

D. I want to thank you again for your great support on this proposed development and would like to work with you closely on this proposed project and future projects.

E. It is a "win win" situation for all parties(developer, neighbors and the City of Davenport) on this proposed development.

F. I invite you for a luncheon to discuss further on this project and other future projects and exchange ideas. Please let me know when you are free so that we can schedule to meet for lunch.

Raju Penmatcha, MBA
9311 Turkey Hollow Road
Taylor Ridge, Illinois 61284

Cell: (309) 236-6042
Rpenmatcha@msn.com

Sent from my iPhone

Subject Property

200 Foot Notification Radius

Object

Support

N

(detach here)

The undersigned – **opposes** / **does not oppose** (**circle one**) Petition of Raju S. Panmatcha (REZ16-11)

Comments: Before Any construction Happens in This Location The city of Davenport Needs To connect This Neighborhood To The Rest Of The city on The west Side Totally wrong To Have only (2) Two Accesses on The east But Nothing else, Obviously This Neighborhood is Being Treated Differently Then All other Neighborhoods.

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801

Email to: Planning@ci.davenport.ia.us

NAME Michael Steen
ADDRESS Brown Ct & 511 W. 65th St
DATE 11-10-16
(please print legibly)

511 W. 65th ST
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

I'm Sure This will Not Matter, Ive Had Too many Negitive Dealing with Davenport, with few positive Results. Davenport Should Have Dealt with This LONG AGO. No Suprise's Here Should Be Ashamed!

(detach here)

The undersigned **opposes** / **does not oppose** (**circle one**) Petition of Raju S. Panmatcha (REZ16-11)

Comments: _____

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Laura L. Showers
ADDRESS 6310 Scott St.
DATE 11-13-2016
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned – **opposes** / **does not oppose** (**circle one**) Petition of Raju S. Panmatcha (REZ16-11)

Comments: This area is already densly populated enough. We don't need to put a commercial business in a residentual neighborhood

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Chris Zerbonia
ADDRESS 6310 Scott st
DATE 11-14-16
(please print legibly)

ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

(detach here)

The undersigned – **opposes / does not oppose** (**circle one**) Petition of Raju S. Panmatcha (REZ16-11)

NOV 15 2016

226 W 4th St
DAVENPORT, IA 52801

Comments: _____

Mail to: Plan and Zoning Commission
City Hall
Davenport, Iowa 52801
Email to: Planning@ci.davenport.ia.us

NAME Gregory Meyer
ADDRESS 6405 Western
DATE 11/14/16
(please print legibly)

6405 Western Ave
ADDRESS OF PROPERTY IN NOTICE AREA IF OTHER THAN MAILING ADDRESS

Rusnak, Ryan

From: Statz, Gary
Sent: Tuesday, November 22, 2016 9:27 AM
To: Tompkins, Kerri
Cc: Berger, Bruce; Rusnak, Ryan; Thorndike, Tiffany; Spiegel, Corri
Subject: RE: Goose Creek Development

Ald. Tompkins,

I did a manual count at the frontage road and 65th Street yesterday from 4:15 – 5:15 PM. The Minimum Vehicular Traffic warrant requires 500 vehicles during 8 separate hours on the major street and 150 vehicles on the higher volume leg of the minor street during those same 8 hours. When there is a right turn lane present and that traffic isn't delaying traffic on the side street, I typically don't include it. Therefore, the westbound right turns aren't included in these numbers.

During the hour yesterday, there were 526 southbound left turns and 152 westbound drivers going through the intersection. This meets our threshold of 500/150, but not by much. Therefore, it is unlikely we have 8 hours during the day with counts this high. I'm going to get a noon hour count next week which will give us a good idea where we are at. My experience has told me that if the numbers aren't there during the noon hour, we won't get 8 hours with the required traffic count.

The addition of this senior housing will certainly add more through traffic on 65th at this intersection and maybe enough to justify signalization. The other intersections west of there will likely not require anything like an all-way stop when using last night's numbers. All-way stops require an average of 300 vehicles on the major street and 200 on the minor street during the 8 busiest hours of the day. The side streets west of here don't generate enough traffic for these counts to be met.

Lily asked for current counts with the required counts for traffic control devices and I hope this answers her question. Please pass this on to her and she can call me with any questions. Thanks.

Gary Statz, PE
Traffic Engineer
City of Davenport
563-326-7754

From: Tompkins, Kerri
Sent: Monday, November 21, 2016 1:13 PM
To: Statz, Gary
Cc: Berger, Bruce; Rusnak, Ryan; Thorndike, Tiffany; Spiegel, Corri
Subject: Re: Goose Creek Development

Great, thank you Gary!!

Kerri Tompkins
8th Ward Alderman
Davenport City Council

On Nov 21, 2016, at 11:51 AM, "Statz, Gary" <gjs@ci.davenport.ia.us> wrote:

Ald. Tompkins,

I don't anticipate changing the traffic control at either entrance to the new senior housing development. The traffic on 65th will have right of way and the driveways and streets across from them will have stop signs. It's unlikely that either of these intersections (Western or Appomattox) will have enough traffic to justify a 4-way stop. The intersection of the frontage road with 65th Street may eventually have a traffic signal though. We have done a traffic count there and it is on the computer of someone who is on vacation this week, so I don't have the exact counts. I do remember that there was not enough through traffic on 65th to warrant signal installation. The vast majority of the westbound traffic turned right from the right turn lane and the southbound traffic turned left, often simultaneously with the right-turning traffic. If this site generates more through traffic, it could push the traffic count numbers up high enough for signalization. I know our last count was at least one year ago, so I plan to go out there tonight after work to get another peak hour count to have a more current count. I will share the numbers with you tomorrow.

Gary

From: Tompkins, Kerri
Sent: Sunday, November 20, 2016 4:34 PM
To: Berger, Bruce; Statz, Gary
Cc: Rusnak, Ryan; Thorndike, Tiffany; Spiegel, Corri
Subject: Fwd: Goose Creek Development

Good Afternoon-

Just an FYI so you can see some concerns from the Goose Creek area project and my responses. Please let me know if I answered anything incorrectly and keep me posted on this project.

Also, can you please answer this question Lily asked me in another email:
An option I'd rather not act upon, if comes down to it, if there were to be a petition initiated, how many signatures would it take to open a discussion within the city council upon the issue at hand?

Gary-can you please respond to the traffic question below so I can get back to Lily?

Thank you all for your time.

Kerri Tompkins
8th Ward Alderman
Davenport City Council

Begin forwarded message:

> **From:** "Tompkins, Kerri" <ktompkins@ci.davenport.ia.us>
> **Date:** November 20, 2016 at 4:28:15 PM CST
> **To:** Lily Hoang <creekside.63rd@gmail.com>
> **Subject: Re: Goose Creek Development**
>
> Hi Lily-
>
> Thank you so much for reaching out to me and know I appreciate your time and commitment to Davenport. I will address what I can below and seek feedback

from staff on other items. Please know this project is in the very early stages, so I do not have many details. My responses are listed below in italics. Thank you again Lily and I will get back to you.

Kerri Tompkins
8th Ward Alderman
Davenport City Council

On Nov 18, 2016, at 4:39 PM, "Lily Hoang" <creekside.63rd@gmail.com> wrote:

> Hello. My name is Lily with the Creekside Apartments. I was contacting in reference to the senior living development.
>
> I know you are well aware of the concerns. I am not certain were to begin, though I am attempting to find a compromise between the differing opinions.
>
> Issues:
> - Speeding; *Just an FYI there was a speed trailer for one week on 65th Street (just within the last few weeks) and under 4% of the traffic exceeded the speed limit.*
> - Property Management/ Liability-*This is an area where many neighbors and business owners work well together and my goal/hope would be that any new investors in the Goose Creek area will continue with this approach/expectation.*
> - Aesthetic Landscape (E & S sides of development - back-facing townhouses-*this is something that can be addressed as the project moves forward.*
>
> - Just for verification, speed bumps are not allowed on city streets? *No. This causes issues with snow removal.*

- Rough estimate, what was our actual count compared to the minimum required for some sort of traffic control for the 65th street area?
Suggestions or realistic options if any for additional traffic control?
I will have to check with staff on this and get back to you.

- I think if has been discussed previously, is connecting either the northern neighborhood behind Menards (N Main and N Harrison) or the western side over the creek (W 61st St) a viable option to help the traffic flow of the neighborhood? May help the crime disbursement?
This has been discussed, but there is no plan in the near future at this time. Please know we can discuss it again and seek feedback.

- Any way we'd be able to compromise on the blueprint in reference to the back-facing townhouses that will potentially be on the east and south side of the development? *It is my understanding the plan that was shared is a preliminary plan. Please know as this project proceeds, you will be welcome to share your feedback.*

- Not sure how the rezoning works exactly and what limit of potential occupancies may be in one area based off what they are trying to rezone if there is any.
Rough estimate of that maximum in comparison to the eventual number of potential occupancies planned within the blueprints of the Developer.

Any advice, opinion, or suggestions are welcomed.

Again, this is a preliminary proposal. It is my understanding the developer will conduct a study to help determine what is best for this area.

I appreciate all your efforts and all that you do for our community.

Hope to hear back at your convenience!

Best Regards,
Lily Hoang
Phone: (563) 424-1796
Fax: (563) 424-5356

Rusnak, Ryan

From: Berger, Bruce
Sent: Monday, November 21, 2016 8:39 AM
To: Tompkins, Kerri; Statz, Gary
Cc: Rusnak, Ryan; Thorndike, Tiffany; Spiegel, Corri
Subject: RE: Goose Creek Development

Ald. Tompkins – I think your answers looked accurate; on the design and layout suggestions, it is so early in the developer's planning and since he is just beginning the rezoning, it is difficult to address those details. We'll see if he wants to continue with the rezoning given the relative unknowns at this stage.

You mention the question Lily asked in another email, but I wasn't sure what the particular issue was? Was she referring to signatures needed to bridge the creek? Or was it something else? If she would like to advocate for a bridge, I think the answer is fairly complex. I suppose a petition can be submitted to the Council on virtually any topic, but a number of approvals would be needed over a period of time to address this one, including approval in a future CIP budget to do design, then ROW acquisition and approval to fund, etc.

I'd defer to Gary on any of the traffic-related items and he might have thoughts on the long-range bridge issue as well. Let me know if you need further info on this topic or any other. Thanks!

Bruce

From: Tompkins, Kerri
Sent: Sunday, November 20, 2016 4:34 PM
To: Berger, Bruce; Statz, Gary
Cc: Rusnak, Ryan; Thorndike, Tiffany; Spiegel, Corri
Subject: Fwd: Goose Creek Development

Good Afternoon-

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Davenport City Council

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8th Ward Alderman
Davenport City Council

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Again, this is a preliminary proposal. It is my understanding the developer will conduct a study to help determine what is best for this area.

I appreciate all your efforts and all that you do for our community.

Hope to hear back at your convenience!

Best Regards,
Lily Hoang
Phone: (563) 424-1796
Fax: (563) 424-5356

City of Davenport

Agenda Group: **Action / Date**
Department: Community Planning & Economic Development **2/1/2017**
Contact Info: Bruce Berger, 326-7769
Wards: 8

Subject:
Resolution authorizing application to the Iowa Department of Transportation's RISE program for assistance to Sterilite Corporation's business attraction project. [Ward 8]

Recommendation:
Approve the resolution.

Relationship to Goals:
Strong local economy.

Background:
Sterilite Corporation is considering the construction of a manufacturing facility and distribution center on 160 acres in the Eastern Iowa Industrial Center. The Eastern Iowa Industrial Center was designated as a Certified Site by the State of Iowa in July 2015. The building is estimated to be approximately 2.5 million square feet. The project will create 500 full time positions with 100 of the positions paying at least $18.75/hour and the remainder of the positions paying $12.00 to $16.00 per hour. All positions are supported with a benefit package.

There are several upgrades that must be made both to the street infrastructure leading to the project site, as well as improvement throughout the Eastern Iowa Industrial Center to accommodate the increase in both truck and car traffic. Proposed improvements include:

- Intersection of Division/Slopertown: Improvements consist of a left turn lane from North bound Division onto West Bound Slopertown and a right turn from East Bound Slopertown to South Bound Division.
- Turning lanes for Slopertown and Division for trucks/cars: Left and Right turn lanes on Slopertown and Division at new entrance points.
- Intersection improvements at Northwest Blvd and Hillandale: Right turn lane from NWB onto Hillandale going into the EIIC, right turn lane from 83rd Street onto NWB going south and creating dual left turn lanes on Hillandale for traffic leaving the EIIC and heading south on NWB. These are the improvements that will help clear this intersection of existing and new traffic in all directions.
- Intersection of Hillandale and Slopertown: Improvements include a left turn lane on Slopertown for West Bound traffic turning south on Hillandale and right turn lane on Hillandale for North Bound traffic turning east on Slopertown.

The estimated cost of these improvements are approximately $3,800,000. The City is applying to the Iowa Department of Transportation's Revitalizing Iowa's Sound Economy (RISE) grant program to help with the cost of these improvements. The project will be broken out with RISE funding coming from both the Immediate Opportunity grant and the General Development grant. The Immediate Opportunity RISE funding request will cover 80% of costs (with an estimated

award of $1,275,734). The Local Development RISE funding request will cover 60% of costs (with an estimated award of $1,323,540) The RISE program requires a matching contribution. The City anticipates using TIF funding to cover the remaining $1,370,228 contribution. The Greater Davenport Redevelopment Corporation has also committed $150,000 as matching funds for the RISE grant.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Exhibit	Improvement Locations

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	1/26/2017 - 1:46 PM
Community Development Committee	Berger, Bruce	Approved	1/26/2017 - 1:46 PM
City Clerk	Admin, Default	Approved	1/26/2017 - 2:58 PM

Resolution No._____

Resolution offered by Alderman _____.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION authorizing the application to the Iowa Department of Transportation's RISE program for assistance to Sterilite Corporation's business attraction project.

WHEREAS, the City of Davenport, Iowa has determined the need to improve a public roadway to provide access for Sterilite Corporation's business attraction project located in the Eastern Iowa Industrial Center, which was designated as a Certified Site by the State of Iowa in 2015; and

WHEREAS, the public roadway improvements are vital to an immediate non-speculative opportunity for permanent job creation which the City of Davenport is pursuing with Sterilite Corporation through the construction of a new facility, where RISE funding is essential to this effort; and

WHERAS, without the RISE commitment, the public roadway improvements could not be extended in a timely manner; and

WHERAS, the public roadway improvements will be dedicated to public use and under the jurisdiction of the City of Davenport which claims responsibility and maintenance for said roadways; and

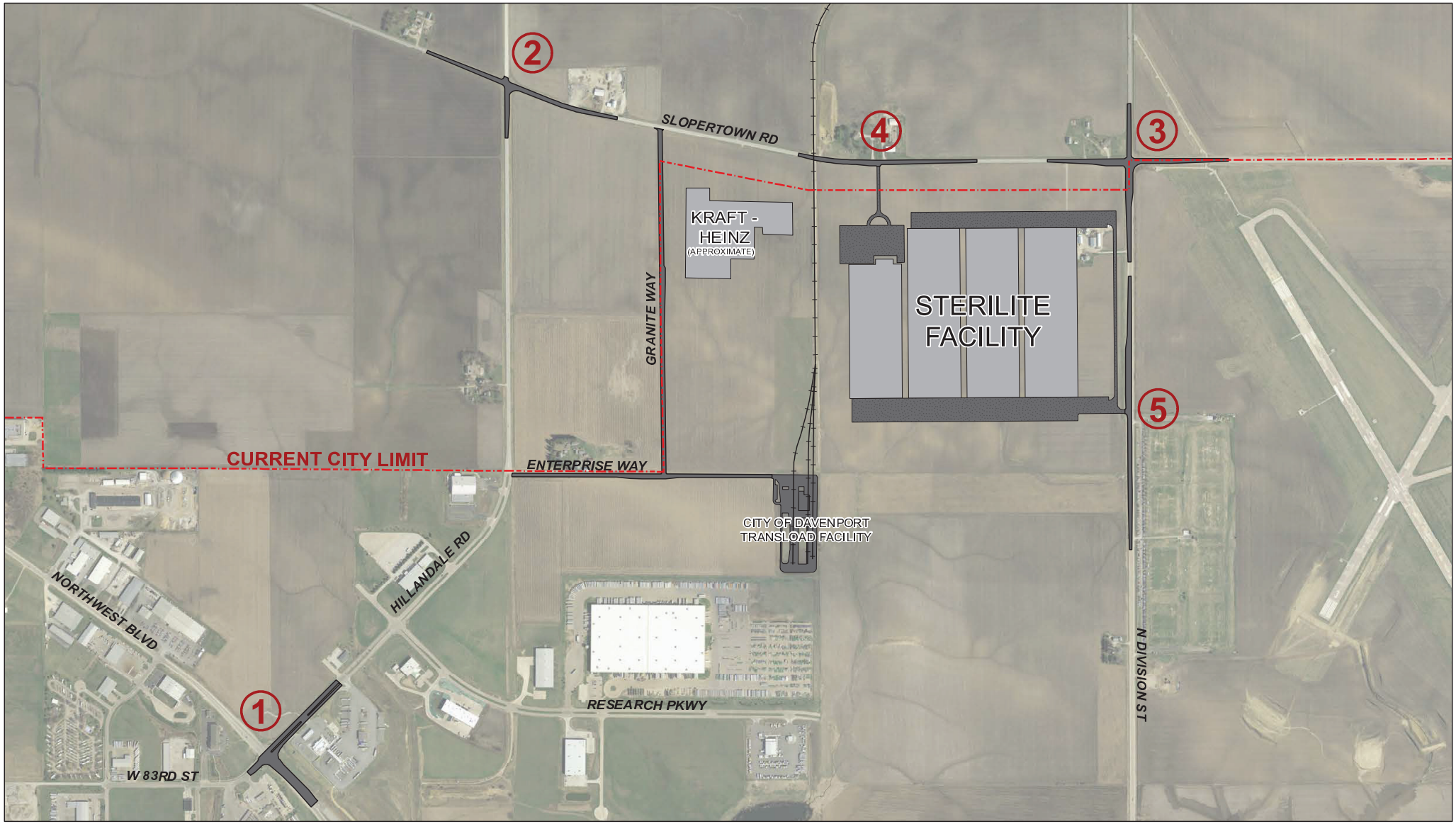
WHERAS, the City of Davenport assures the State of Iowa at appropriate non-RISE financial participation through the use of Tax Increment Financing;

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY OF DAVENPORT endorses said roadway project and authorizes and supports this application for RISE funding for roadway improvements, and further agrees that the City of Davenport will contribute resources to the extent necessary to supplement RISE funds.

Approved: Attest:

_____ _____

Frank Klipsch, Mayor Jackie E. Holecek, Deputy City Clerk



STERILITE AREA DEVELOPMENT

JANUARY, 23 2017

N

0 0.1 0.2 0.4 0.6 0.8 1 Miles

City of Davenport

Agenda Group: **Action / Date**
Department: Public Safety **1/4/2017**
Contact Info: Gary Statz; (563) 326-7754
Wards: 1

Subject:
Third Consideration: Ordinance amending Schedule XIII of Chapter 10.96 entitled "7-Ton Truck Restrictions" by adding Emerald Drive from Locust Street to Central Park Avenue. [Ward 1]

Recommendation:
Adopt the ordinance.

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities

Background:
Traffic study results shows there are oversized vehicles traveling on Emerald Drive from Locust St to Central Park Ave which is a residential street. The traffic engineering division suggests a 7 ton weight restriction since the street is not designed to accommodate oversized vehicles.

ATTACHMENTS:

Type	Description
Ordinance	PS_ORD_Emerald Dr 7 ton limit_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/17/2017 - 11:32 AM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XIII 7-TON TRUCK RESTRICTIONS THERETO BY ADDING EMERALD DRIVE FROM LOCUST STREET TO CENTRAL PARK AVENUE.

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

Section 1. That Schedule XIII 7-Ton Truck Restrictions of the Municipal Code of Davenport Iowa, be and the same is hereby amended by adding the following:

Emerald Drive from Locust Street to Central Park Avenue.

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, MMC
Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Jackie Holecek
Wards: 6

Action / Date
2/1/2017

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

The Office, St. Patrick's Day Street Closure, March 18th, 8:00 AM - 1:00 AM, Closure Location: North two travel lanes and parking lane on 3rd Street between Brady & Main Streets [Ward 3]

Shenangians, St. Patrick's Day Street Closure, March 17-18th, March 17th - Noon to 10 PM sidewalk only in front of 303 W 3rd Street; March 18th-parking lane and one travel of W 3rd Street adjacent to 303 W 3rd Street [Ward 3]

Kilkenny's, St Patrick's Day Street/Sidewalk Closure, March 17- 3 PM to 1 AM, March 18th 6 AM - 1 AM, March 19th - Noon to 1 AM, closing sidewalk and parking lane only at 300-312 W 3rd Street, [ward 3]

Analog Arcade, St Patrick's Day Street Street/Sidewalk Closure, March 18 - 10AM - 2 AM, closing sidewalk, parking lane and 2 travel lanes at 302 Brady Street [Ward 3]

Recommendation:
Approve the resolution.

ATTACHMENTS:

Type	Description
Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/24/2017 - 3:40 PM

RESOLUTION NO. 2017-

Resolution offered by Alderman Matson

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

RESOLVED by the City Council of the City of Davenport.

Whereas, the City through its Special Events Policy has accepted the following application(s) to hold an outdoor event(s) on the following date(s), and

Whereas, upon review of the application(s) it has been determined that the street(s), lane(s) or public grounds listed below will need to be closed, and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves and directs the staff to proceed with the temporary closure of the following street(s), lane(s) or public grounds on the following date(s) and time(s):

Entity: The Office
Event: St. Patricks Day After the Parade event
Date: March 18
Time: 8:00 AM – 1 AM
Closure Location: North two travel lanes and parking lane on 3rd Street between Brady and Main Streets
Ward: 3

Entity: Shenangian's
Event: St. Patricks Day After the Parade event
Date: March 17-18th
Time: March 17th – Noon to 10 pm; March 18th – 8:00 am to 11 pm
Closure Location: March 17th – sidewalk only in front of 303 W 3rd Street; March 18th parking lane and one travel lane after parade
Ward: 3

Entity: Kilkenny's Pub
Event: St Patrick's Day After the Parade event
Date: March 17, 18, 19
Time: March 17th – 3PM – 1 AM; March 18th – 6AM to 1AM; March 19th – Noon – 1AM
Closure Location: Sidewalk and one parking lane on Third Street between Harrison St to west line of Carriage Haus Pub
Ward: 3

Entity: Analog Arcade
Event: St Patrick's Day After the Parade event
Date: March 18
Time: 10AM – 2 AM
Closure Location: closing sidewalk, parking lane and 2 travel lanes at 302 Brady Street
Ward: 3

Approved this _8th_____ day of _February___, 2017.

Approved: Attest:

_____ _____

Frank Klipsch, Mayor Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Agenda Group:
Department: Public Safety
Contact Info: Jackie Holecek x6163
Wards: 3

Action / Date
2/1/2017

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

The Office, St. Patrick's Day, 116 W 3rd Street, March 18-19, 2017, 8:00 AM Saturday to 1:00 AM Sunday, Over 50 dBa [Ward 3]

Kilkenny's Pub, St. Patrick's Day, 300 W 3rd Street, March 17 - 6:00 PM to Midnight; March 18 - 10 AM to Midnight; March 19 Noon to 1 AM, Over 50 dBa [Ward 3]

Circle Tap, Birthday Party, 1345 W Locust St, February 26th - 3:00-6:00-- PM, Over 50 dBA, [Ward 4]

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/25/2017 - 3:00 PM

City of Davenport

Agenda Group: **Action / Date**
Department: Public Safety **2/1/2017**
Contact Info: Sherry Eastman 326-7795
Wards: Various

Subject:
Motion approving beer and liquor license applications.

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

Ward 3

Dam View Inn (VanDam LLC) - 710 E 2nd Street Parking Lot - Outdoor Area March 17-19, 2017 'St. Patrick's Day Event' - License Type: C Liquor

Ward 7

Assumption High School (Assumption High School) - 1020 W Central Park Ave. - April 27-28, 2017 'Havana Knights' - License Type: C Liquor

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

Ward 1

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

Ward 3

Quad Cities River Bandits (Main Street Iowa, LLC) - 209 S Gaines St. - Outdoor Area - License Type: C Liquor

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

Shenanigans (Here We Go Again, Inc.) - 303 W 3rd St. - License Type: C Liquor

Ward 4

SC Mini Mart (SC Minimart LLC) - 1511 W Locust St. - License Type: C Beer

Ward 5

Bootleggers (Lola K, LLC) - 2228 E 11th St. - Outdoor Area - License Type: C Liquor

Kwik Shop #588 (Kwik Shop, Inc.) - 1136 E Locust St. - License Type: E Liquor / C Beer

Ward 6

Bad Boy'z Pizzza & Pub (3 Bad Girl'z LTD.) - 5266 Utica Ridge Rd. - Outdoor Area - License Type: C Liquor

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

Exotic Thai Restaurant (Exotic Thai Restaurant, Inc.) - 2303 E 53rd St. - Outdoor Area - License Type: C Liquor

Ward 8

Steeplegate Inn/One Hundred West (Frontier Management Corp.) - 100 W 76th St. - License Type: B Liquor

Recommendation:
Consider the license applications.

Relationship to Goals:
Support local businesses.

Background:
The following applications have been reviewed by the Police, Fire and Zoning Departments.

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	1/26/2017 - 9:45 AM
Finance	Watson-Arnould, Kathe	Approved	1/26/2017 - 10:20 AM

City of Davenport

Agenda Group:
Department: Public Safety Committee
Contact Info: Nicole Gleason; (563)326-7923
Wards: All

Action / Date
1/18/2017

Subject:
Second Consideration: Ordinance adding a new Chapter 2.18 to the Davenport Municipal Code that creates a Neighborhood Services Department. [All Wards]

Recommendation:
Adopt the Ordinance

Relationship to Goals:
Enhance Quality of Life

Background:
The neighborhood services department shall be responsible for and focus on preserving and enhancing Davenport neighborhoods:
-by building community partnerships;
- coordinating efforts with all other city departments, and particularly with the police department, public works department, legal department, and administration;
- enforcing the city's building, housing, rental, zoning, nuisance, noise, parking and solid waste laws and regulations and any other civil code provision designated by the City Administrator.

ATTACHMENTS:

Type	Description
Ordinance	PW_ORD pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Lechvar, Gina	Approved	1/12/2017 - 11:14 AM
Public Works Committee	Lechvar, Gina	Approved	1/12/2017 - 11:14 AM
City Clerk	Admin, Default	Approved	1/12/2017 - 2:14 PM

ORDINANCE NO. _____

Ordinance adding a new Chapter 2.18 that creates a Neighborhood Services Department

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

Section 1. That a new Chapter 2.18 entitled "Neighborhood Services Department" is hereby added to the Davenport Municipal Code and reads as follows:

Chapter 2.18 NEIGHBORHOOD SERVICES DEPARTMENT

2.18.010 Created.
2.18.020 Purposes.
2.18.030 Director - Office created.
2.18.040 Director - Salary.
2.18.050 Director - Duties.

2.18.010 Created.
There is created, in and for the city, the Neighborhood Services Department.

2.18.020 Purposes.
The neighborhood services department shall be responsible for and focus on preserving and enhancing Davenport neighborhoods:

- by building community partnerships;
- coordinating efforts with all other city departments, and particularly with the police department, department of community planning and economic development, public works department, legal department, and administration;
- enforcing the city's building, housing, rental, zoning, nuisance, noise, parking and solid waste laws and regulations and any other civil code provision designated by the City Administrator; and

2.18.030 Director - Office created.

There is created the position of Neighborhood Services Director who shall be appointed by and removed by the City Administrator. The Neighborhood Services Director shall report to and be directed by the City Administrator or designee.

2.18.040 Director - Salary.

The Neighborhood Services Director shall receive as compensation such salary as the city administrator shall from time to time determine, subject to the budgetary approval of the City Council.

2.18.050 Director - Duties.

Subject to the policy directives of the city administrator or designee, the Neighborhood Services Director:

A. Supervises and directs all employees of the department;

B. Participate in multi-departmental, community, and ward meetings related to the mission of the department;

C. Meets with various city department heads and other employees to assist in the furtherance of city goals;

D. Works to assemble information, technology hardware, software, and support needs for the department;

E. Analyzes complex neighborhood issues and chronic problem properties to develop solutions;

F. Ensures the consistent and effective enforcement;

G. Compile and review records to determine department productivity, quality of output and cost of service. Develop methods to continually improve results;

H. Continues to stay abreast of the best practices for enhancing and preserving neighborhoods; and

I. Perform such other duties as the city administrator or designee may require.

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: _____
Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on _____

City of Davenport

Agenda Group: **Action / Date**
Department: Public Safety Committee **2/1/2017**
Contact Info: Lesley Eastlick; (563) 326-7729
Wards: 1&4

Subject:
Resolution accepting the Harrison Street Resurfacing Project by Valley Construction, Inc of Rock Island, IL. Final construction cost was $1,717,000 with $802,000 of that funded by the Iowa DOT budgeted in CIP #35005. [Wards 1&4]

Recommendation:
Pass the resolution

Relationship to Goals:
Enhance quality of life.

Background:
The Harrison Street Resurfacing Project utilized milling and resurfacing to improve Harrison Street from 12th Street to River Drive. In addition to the street work, point repairs were made to the storm and sanitary sewers along Harrison Street and an additional storm line was added to disconnect a catch basin from the sanitary line.

This program was a combined effort by the sewer and engineering divisions of the Public Works Department, as well as the Iowa DOT.

Design of this project was done by Stanley Consultants. Project and construction management was be done by city engineering staff.

Funds for the Harrison St. Resurfacing Project were budgeted in CIP #35005.

The approved contract amount for Valley Construction was $1,964,355, with final project costs being $1,716,715 - approximately $802,000 of that funded by the Iowa DOT.

ATTACHMENTS:

Type	Description
Resolution Letter	PW_RES pg2

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/25/2017 - 3:19 PM
Public Works Committee	Lechvar, Gina	Approved	1/26/2017 - 11:53 AM
City Clerk	Admin, Default	Approved	1/26/2017 - 11:57 AM

Resolution No._____

Resolution offered by Alderman Ambrose

Resolution accepting the Harrison Street Resurfacing Project by Valley Construction, Inc of Rock Island, IL. Final construction cost was $1,717,000 with $802,000 of that funded by the Iowa DOT budgeted in CIP #35005.

WHEREAS, the City of Davenport entered into a contract with Valley Construction Company for the FY2016 Harrison Street Resurfacing Project;

WHEREAS, work on the project is complete.

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the Harrison Street Resurfacing Project is hereby accepted.

Passed and approved this 8th day of February, 2017.

Approved: Attest:

_____ _____

Frank Klipsch, Mayor Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: **Action / Date**
Department: Public Safety Committee **2/1/2017**
Contact Info: Lesley Eastlick; (563) 326-7729
Wards: 5

Subject:
Resolution approving and adopting preliminary plans, plat schedule, and cost estimate of the FY17 Alley Repair Program. A petition to resurface the alley between Colorado Ct and Dover Ct from Tremont Ave to Carey Ave was submitted by 75% of the abutting property owners. The estimated cost is $15,000 budgeted in CIP #35017. The City will be reimbursed half of the project's costs from the homeowners through assessment. [Ward 5]

Recommendation:
Pass the resolution.

Relationship to Goals:
Enhance quality of life.

Background:
This program involves the resurfacing of one alley with Hot Mix Asphalt (HMA). This is an assessment program where ½ of the total cost to reconstruct or resurface the alley is paid for by the City and the other ½ is assessed to the abutting property owners based on the size of their lot. The resident or business that requests to have their alley reconstructed or resurfaced would have to petition and obtain signatures from 51% or more of the owner-occupied properties abutting the alley.

The city received and has accepted a petition for this work, which involves the alley between East Colorado Street and East Dover Court, from Tremont Avenue to Carey Avenue. Current funding is adequate for the project, which is estimated at $15,000 budgeted in CIP #35017.

This resolution approving the plats, preliminary assessment schedules and the proposed project cost is a requirement by the State of Iowa.

ATTACHMENTS:

Type	Description
Resolution Letter	PW_RES pg2
Backup Material	Assessment Plat - 2017 Alley Repair

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/25/2017 - 3:17 PM
Public Works Committee	Admin, Default	Approved	1/26/2017 - 11:58 AM
City Clerk	Admin, Default	Approved	1/26/2017 - 11:58 AM

Resolution No._____

Resolution offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

Resolution approving and adopting preliminary plans, plat schedule, and cost estimate of the FY17 Alley Repair Program. A petition to resurface the alley between Colorado Ct and Dover Ct from Tremont Ave to Carey Ave was submitted by 75% of the abutting property owners. The estimated cost is $15,000 budgeted in CIP #35017. The City will be reimbursed half of the project's costs from the homeowners through assessment.

WHEREAS, this Council has adopted a preliminary resolution pursuant to Section 384.42 of the Code of Iowa, covering the 2017 Alley Repair Program (herein referred to as the "Improvement Project"); and

WHEREAS, in accordance with such preliminary resolution, the Project Engineers have prepared preliminary plans and specifications, an estimated cost of the work, and plats and preliminary schedules and have filed the same with the Clerk; and

WHEREAS, this Council has determined the valuation of each lot proposed to be assessed for such Improvement Project and such valuations are now shown on the schedules, and this Council deems it advisable that the said preliminary plans and specifications, estimated cost of the work and plats and preliminary schedules should be approved.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport:

A. That the preliminary plans and specifications referred to in the preamble hereof be and the same are hereby approved.

B. That the plats and schedules and estimate of cost are hereby ratified and approved.

C. That this Council proposes to proceed with the Improvement Project and a proposed resolution of necessity shall be prepared in accordance with provisions of the Code of Iowa.

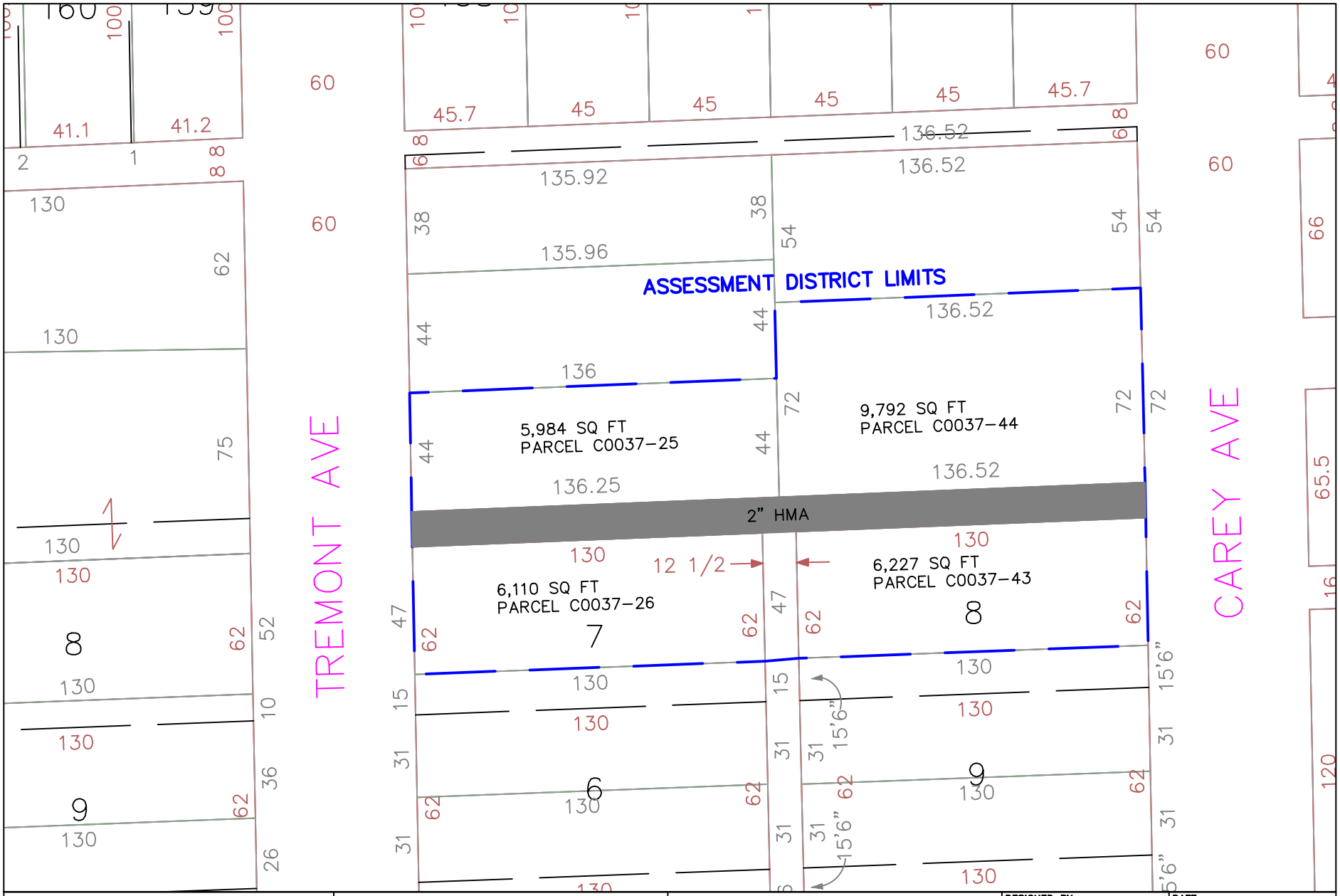
D. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed.

Passed and approved this 8th day of February, 2017.

Approved: Attest:

_____ _____

Frank Klipsch, Mayor Jackie E. Holecek, City Clerk



City of Davenport, Iowa
Engineering Division
1200 E. 46th Street Davenport, Iowa 52807
(563) 326-7729 Fax (563) 327-5182

2017 ALLEY REPAIR PROGRAM
ASSESSMENT PLAT

DESIGNED BY:	DATE:
DRAWN BY:	REVISED:
CHECKED BY:	
DWG.FILE:	
SCALE:	

SCOTT COUNTY

PROJECT NUMBER	STATE	FHWA REGION	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
CIP #35017	IOWA	7	FY17	1	1

City of Davenport

Agenda Group: **Action / Date**
Department: Public Safety Committee **1/25/2017**
Contact Info: Tom Leabhart; (563) 326-7729
Wards: 8

Subject:
Resolution granting permission to Geneseo Communications, to install a buried communications system in the city right-of-way along Northwest Boulevard from 53rd Street to Division Street, a total distance of approximately 4,000 feet. Agreement Reference No. 2017-F4. This installation is covered by their state certificate/tariff since it will be used in conjunction with the telephone. [Ward 8] **Amended at Committee of the Whole**

Recommendation:
Pass the resolution.

Relationship to Goals:
A growing local economy.

Background:
Geneseo Communications has requested permission to install buried communication fiber optic line within the city right-of-way as shown on the attached map. The fiber will be used in conjunction with the telephone. The total distance is approximately 980 feet.

The City's Legal, Engineering and IT Departments have reviewed and approved the proposed route and terms of the resolution. The Agreement Reference number is 2017-F4.

ATTACHMENTS:

Type	Description
Cover Memo	Resolution
Backup Material	Map 2017-F4

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Rejected	1/25/2017 - 10:19 AM
Public Works - Engineering	Eastlick, Lesley	Approved	1/25/2017 - 10:45 AM
Public Works - Engineering	Lechvar, Gina	Approved	1/26/2017 - 9:14 AM
Public Works Committee	Lechvar, Gina	Approved	1/26/2017 - 11:57 AM
City Clerk	Admin, Default	Approved	1/26/2017 - 11:57 AM

Resolution No._____

RESOLUTION offered by Alderman Ambrose

RESOLVED by the City Council of the City of Davenport.

RESOLUTION granting permission to Geneseo Communications, to install a buried communications system in the city right-of-way along Northwest Boulevard from 53rd Street to Division Street, a total distance of approximately 4,000 feet. Agreement Reference No. 2017-F4. This installation is covered by their state certificate/tariff since it will be used in conjunction with the telephone.

WHEREAS, Geneseo Communications Services, Inc. (The Owner) has submitted a request (Agreement Reference #2017-F4) to construct buried communications cable in City Right-of-Way along Northwest Boulevard from 53th Street to Division Street, a total distance of approximately 980 feet as shown on the attached map; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA: that permission is hereby granted to The Owner to install buried communications cable in accordance with the attached plans subject to the following conditions which shall be accepted in writing by The Owner

1. That The Owner shall hold the City harmless, defend and indemnify it from any and all liability for claims of any nature arising from the granting of this authorization of the activities or work performed by The Owner as a consequence thereof, or as the result of the damage, interruption or any other matters relating to the cable and connection therewith or as a result thereof, except as otherwise limited by the provisions of paragraph 9, and that The Owner hold harmless, defend and indemnify the City from any such claims. Further, that The Owner shall name the City and its employees as additional insureds on its liability insurance coverage in limits to be set from time to time by the City Council and initially set at $1 million each year.
2. That The Owner shall pay all costs for the construction and maintenance of their cable.
3. That The Owner shall coordinate all traffic control required for this project with the Traffic Engineering Division of the Public Works Department and shall be responsible for all costs related to traffic control.
4. That, at the direction of the City Council, The Owner shall remove and replace, relocate, or otherwise adjust said cable in order to provide for the maintenance, construction, or reconstruction of any City owned utility or public improvements within the City of Davenport, Iowa, or, for any other reasonable public cause determined at the discretion of the City Council of Davenport.
5. That all excavations for laying pipes, cable or lines shall be made in such a manner as will not interfere with any gas, sewer, water or other pipes or infrastructure theretofore laid and

so as to avoid, so far as possible, obstructing any street or alley or the drainage thereof, and said streets, avenues and alleys shall be promptly repaired and restored to a condition as good as the same were in prior to the laying of said pipes and any pavement or other surfacing removed shall be repaired and restored with the same kind of material as was used in the construction of the pavement or other surfacing so removed. Settling in any street, avenue or alley caused by such excavations shall be promptly repaired by The Owner and all repairs and replacements shall be to the satisfaction of the City officials; but before opening or making any excavation with in any street or alley rights of way, The Owner shall secure from said City a written permit to do so, except in case of emergency, which permit said City shall issue to The Owner upon reasonable terms and conditions. The Owner shall be responsible for payment of the Standard Excavation Permit Fees established by City Council prior to receiving said permit. The permit fee includes a $1.00 per foot Disruption Fee where applicable.

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

Passed and approved this 8th day of February, 2017

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

Approved:	Attest:
_____	_____
Frank Klipsch, Mayor	Jackie E. Holecek, Deputy City Clerk

ACCEPTANCE OF PROVISIONS OF RESOLUTION NO. 2017-_____,
AGREEMENT REFERNCE NUMBER 2017-F4

The undersigned hereby accepts all the terms and conditions of said Resolution and agrees that the same shall be binding upon undersigned and its successors and assigns.

Geneseo Communications Services, Inc.

By: _____

Name: _____

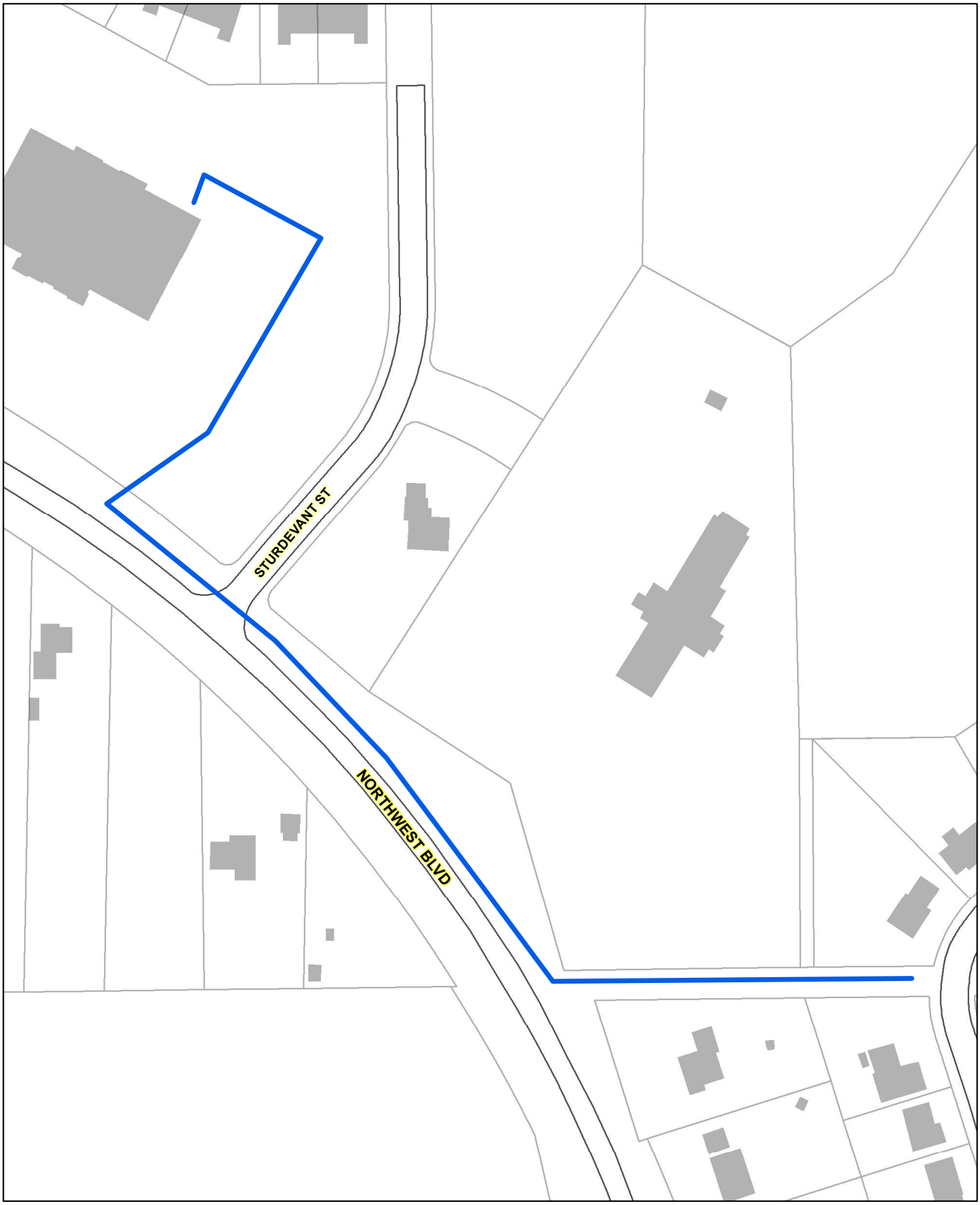
Title: _____

STATE OF _____)
) SS:
COUNTY OF _____)

On this _____ day of _____, 2017, before me, the undersigned notary public, personally appeared _____, known to me to be the _____ of Geneseo Communications Services, Inc. and the person whose name is subscribed to the fore-going instrument and acknowledged that he/she is duly authorized to execute such agreements and to commit Geneseo Communications Services, Inc. to the obligations and duties contained therein and executed the fore-going instrument as his/her voluntary act and deed and as the voluntary act and deed of Geneseo Communications Services, Inc..

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

_____
Notary Public



N

Proposed Fiber Optic Route

2017 - F4

Map Date: 1/24/17

0 100 200 300 Feet

City of Davenport

Agenda Group: **Action / Date**
Department: Public Safety Committee **2/1/2017**
Contact Info: Lesley Eastlick; (563) 326-7729
Wards: 5

Subject:
Motion setting property values covering the FY17 Alley Repair Program. A petition to resurface the alley between Colorado Ct and Dover Ct from Tremont Ave to Carey Ave was submitted by 75% of the abutting property owners. The estimated cost is $15,000 budgeted in CIP #35017. The City will be reimbursed half of the project's costs from the homeowners through assessment. [Ward 5]

Recommendation:
Pass the motion.

Relationship to Goals:
Enhance quality of life.

Background:
This program involves the resurfacing of one alley with Hot Mix Asphalt (HMA). This is an assessment program where ½ of the total cost to reconstruct or resurface the alley is paid for by the City and the other ½ is paid for by the abutting property owners based on the size of their lot. The resident or business that requests to have their alley reconstructed or resurfaced would have to obtain the necessary signatures on a petition prepared by the City over 50% of the owner-occupied property abutting the alley.

The City received and has accepted a petition for this work, which involves the alley between East Colorado Street and East Dover Court, from Tremont Avenue to Carey Avenue. Current funding is adequate for this project and is estimated at $15,000. These costs have been budgeted in CIP #35017. Due to the assessments, the other half of the project expense will eventually be recouped by the City.

This motion establishing property values within the assessment district is a requirement of state law covering the special assessment procedure. These property values are those within the defined assessment district, as shown on the assessment plat.

This Motion is a continuation of the assessment process.

ATTACHMENTS:

Type	Description
Backup Material	Motion Setting Property Values
Backup Material	Map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/25/2017 - 2:56 PM
Public Works Committee	Lechvar, Gina	Approved	1/26/2017 - 11:49 AM

City Clerk	Admin, Default	Approved	1/26/2017 - 11:57 AM

Motion Determining Property Values

RE: 2017 Alley Resurfacing Program

BY: Alderman Ambrose (Public Works)

I move that the following list be adopted as present fair market value for the properties within the assessment boundaries of the referenced program, and which involves the following described alley, with the project complete.

Alley between East Colorado Street and East Dover Court, from Tremont Avenue to Carey Avenue.

Assessment Parcel No.	Parcel Owner	Assessed Value
C0037-25	SCHROEDER DONALD R AND WIFE	$ 94,640.00
C0037-43	HARVEY STEVEN M HARVEY HEATHER M	$ 116,270.00
C0037-26	ATKINSON ROBERT E ATKINSON ALMA L	$ 94,480.00
C0037-44	ROSE CHAD G ROSE JOSHUA M	$ 205,580.00

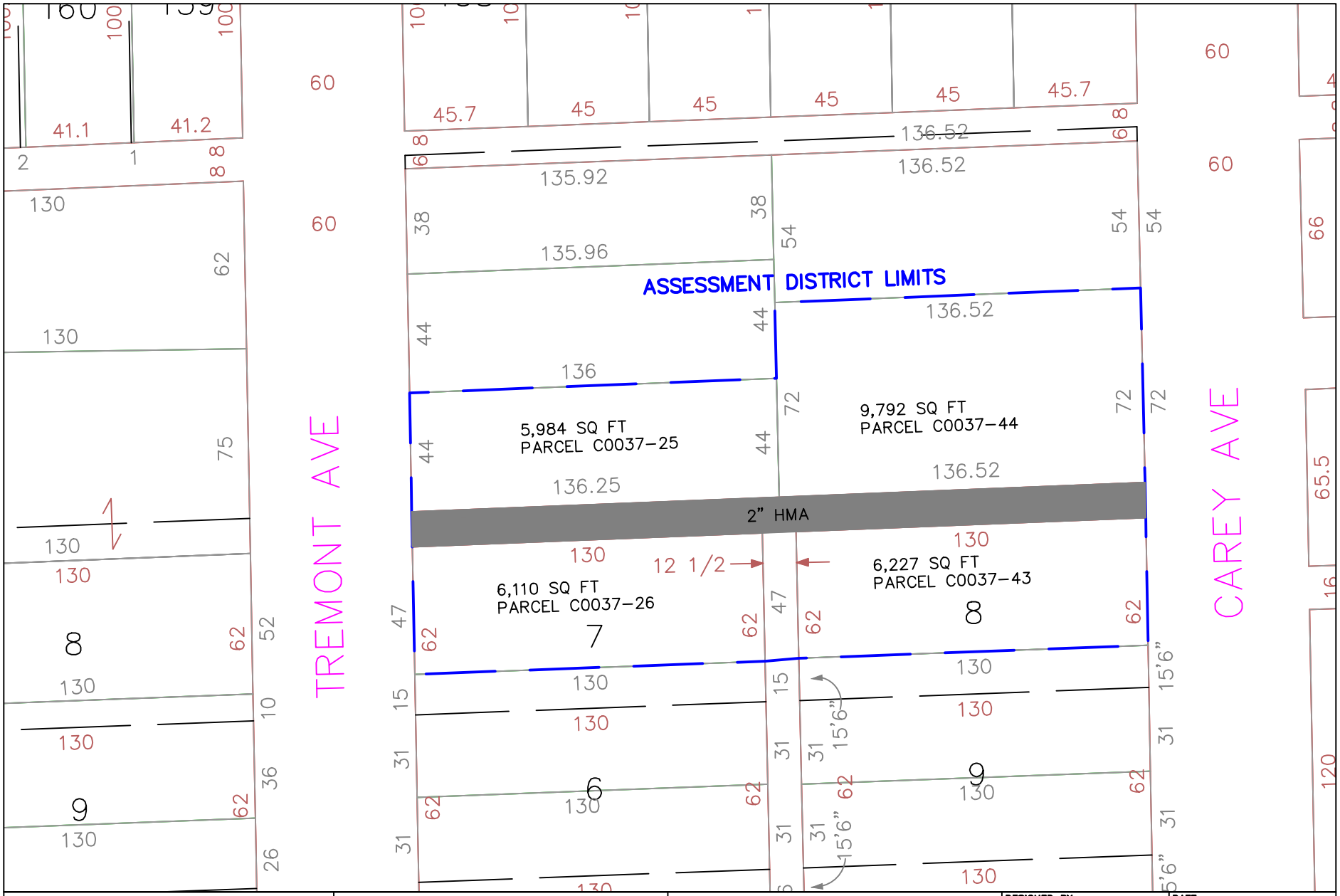
I, Jackie E. Holecek, Deputy Clerk of the City of Davenport, in the County of Scott and the State of Iowa, do hereby certify that the above is a true, accurate, and complete copy of the motion passed by the City Council of the City of Davenport, Iowa on this 8th day of February, 2017, and duly entered on the records of the City of Davenport, Iowa.

Approved:

_____

Jackie E. Holecek, CMC
Deputy City Clerk

(Seal)



City of Davenport, Iowa
Engineering Division
1200 E. 46th Street Davenport, Iowa 52807
(563) 326-7729 Fax (563) 327-5182

2017 ALLEY REPAIR PROGRAM
ASSESSMENT PLAT

DESIGNED BY:	DATE:
DRAWN BY:	REVISED:
CHECKED BY:	
DWG.FILE:	
SCALE:	

SCOTT COUNTY

PROJECT NUMBER	STATE	FHWA REGION	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
CIP #35017	IOWA	7	FY17	1	1

City of Davenport

Agenda Group: **Action / Date**
Department: Finance Committee **1/4/2017**
Contact Info: Mallory Merritt (563) 326-7792
Wards: All

Subject:
Third Consideration: Ordinance amending Chapter 5.19 entitled "Mobile Cart Vendors" by amending and re-naming it as "Mobile Food Units", thereby adding mobile food trucks to mobile cart vendor regulations in the Municipal Code of Davenport, Iowa. [All Wards]

Recommendation:
Adopt the ordinance.

Relationship to Goals:
Welcoming Neighborhoods | High-Performing Government

Background:
In June of 2016, interested mobile food vendors made requests to the City of Davenport to set-up and sell goods in the public right-of-way. The existing ordinance has a provision for mobile food carts, but trucks and other mobile units were excluded from this ordinance.

After a series of community meetings, the City of Davenport hosted a six-week pilot program to test out locations/zones and hours of operations. Concurrently, City Staff continued to research best practices and ordinances from other peer communities related to mobile food vending.

The attached ordinance creates new framework and guidelines for mobile food vending and establishes a mobile food unit vending program within the City of Davenport. Mobile food unit zones and hours of operations will be set by the City Council by resolution. Detailed requirements are outlined in the ordinance.

ATTACHMENTS:

Type	Description
Cover Memo	Mobile Food Truck Ordinance
Backup Material	Mobile Food Unit Fire Regulations
Cover Memo	Mobile Food Unit Ordinance Summary

REVIEWERS:

Department	Reviewer	Action	Date
Finance Committee	Admin, Default	Approved	1/23/2017 - 4:40 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 5.19 ENTITLED "MOBILE CART VENDORS" BY AMENDING AND RE-NAMING IT AS "MOBILE FOOD UNITS" THEREBY ADDING MOBILE FOOD TRUCKS TO MOBILE CART VENDOR REGULATIONS IN THE MUNICIPAL CODE OF DAVENPORT, IOWA.

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

Section 1. That Chapter 5.19 entitled "Mobile Cart Vendors" is hereby amended to read as follows:

5.19 Mobile Food Units

5.19.010 Definitions.
5.19.020 License required.
5.19.030 Application.
5.19.040 Exceptions.
5.19.050 General regulations for all mobile food units and pushcarts.
5.19.060 Pushcart specific regulations.
5.19.070 Mobile food unit specific regulations.
5.19.080 Enforcement and penalties.

5.19.010 Definitions.

A. "Commissary" means a licensed food facility regulated by a governmental entity where food is stored, prepared, portioned, packaged or any combination thereof, and where such food is intended for consumption at another location or place from a mobile food unit or pushcart.

B. "Food establishment" means an operation that stores, prepares, packages, serves, vends, or otherwise provides food for human consumption. For purposes of this chapter, "food establishment" does not include an establishment that offers only pre-packaged foods that are non-potentially hazardous; a produce stand which sells only whole, uncut fresh fruits and vegetables; an establishment operating in a farmers market if potentially hazardous food is not sold or distributed; a residence in which food that is non-potentially hazardous is sold for

consumption off premises to a consumer customer provided the food is labeled so as to identify its preparer; a private home that receives catered or home-delivered food; child care facilities or food establishments in hospitals or health care facilities which are subject to regulation by state agencies; supply vehicles and vending machines.

B. “Mobile food unit” means motorized, a self-propelled food establishment or a trailer or vehicle towed by a motorized vehicle, that is readily movable, and which typically operates at a remote location and returns to a base of operation or commissary at the end of its daily business. Mobile food units are considered Class IV mobile food units by the Iowa Department of Inspections and Appeals.

C. “Mobile food unit zone” means an area of governmentally owned property that has been designated as a location upon which mobile food units and pushcarts may sell or offer for sale for immediate consumption food and/or beverages.

D. “Potentially hazardous food” has the same meaning as provided in Iowa Code Chapter 137F.

E. “Pushcart” means a non-motorized food establishment limited to serving non-potentially hazardous packaged foods with limited assembly or commercial or commissary prepared foods that are reheated on the pushcart, such as frankfurters. Pushcarts may be towed by a vehicle, but are generally capable of being moved by human power. Pushcarts are considered Class III mobile food units by the Iowa Department of Inspections and Appeals.

5.19.020 License and permit required.

No person shall sell or offer for sale or otherwise engage in business as a mobile food unit or pushcart within the city without having first obtained a license to operate as such. A mobile food unit license is a special license and is required in addition to any other required city business license or state license or permit the person may hold or be required to hold. A separate mobile food unit license is required for each mobile food vehicle or pushcart from which business is conducted in the city. The exception to this requirement is a person having a license to operate as a mobile ice cream vendor need not obtain a mobile food

unit license unless that person also sells or offers for sale food and/or beverages besides selling or offering for sale frozen desserts. Mobile food unit licenses are not transferable or assignable. The license fee required shall be established by the city council by resolution.

In addition to the license, no person shall sell or offer for sale or otherwise engage in business as a mobile food unit or pushcart within the public right-of-way, either in one of the mobile unit zones or in special occurrence permit situations, without first having obtained a permit to operate as such. A separate mobile food unit permit is required for each mobile food vehicle or pushcart from which business is conducted in the city. The permit fee required shall be established by the city council by resolution.

No person shall sell or offer for sale or otherwise engage in business as a mobile food unit or pushcart within the public right-of-way, other than in a designated mobile food unit zone, unless a special occurrence permit has been obtained by the premise/property owner. The premise shall make a formal request and complete an application to the city outlining all dates/times, and special occurrence permits require city council approval. Special occurrence permits are limited to one per premise.

5.19.030 Application.

An application form available from the finance department must be filled out and submitted to the finance department for processing. The completed application must be submitted together with a copy of the applicant's Iowa retail sales tax permit and proof of liability insurance, including commercial general liability insurance coverage and automotive liability insurance coverage. Commercial general liability insurance shall include coverage for bodily injury, death and property damage with limits of liability of not less than one million dollars per occurrence and aggregate combined single limit. Automobile liability insurance coverage shall include coverage for bodily injury, death and property damage with limits of liability of not less than one million dollars per occurrence, combined single limit. Certificates of insurance shall provide that the policy or policies have been endorsed to provide 30 days advance notice of cancellation and 45 days advance notice of non-renewal and 10 days advance notice of cancellation for non-payment of premium and that these notices shall be

provided to the city finance department by email, facsimile or mail. Cancellation of required insurance automatically revokes and terminates the mobile food unit license to operate in Davenport unless other insurance policies are provided in a timely manner to the city. If the mobile food unit sells food or beverages other than pre-packaged items that do not require hot or cold handling procedures, the application shall also contain a copy of the mobile food unit's license issued by the Iowa Department of Inspections and Appeals, a copy of the food establishment license issued by the Iowa Department of Inspections and Appeals for any commissary kitchen or other premises where food is prepared, copies of the food protection manager certifications, the name and address of the facility at which any waste fat, waste oil or waste grease generated by the mobile food unit operation is disposed of, and a copy of the certificate of annual compliance issued by the fire marshal.

5.19.040 Exceptions.

A. Temporary mobile food units or pushcarts associated with a public celebration or special event hosted by a public body, community organization, charitable organization, patriotic organization, religious organization, educational institution or similar entity are exempt from the licensing provisions of this chapter provided the unit's participation is by invitation or contract with the host or sponsoring organization and provided the unit displays proof of its authorization to operate in Iowa and required health inspection certification.

B. Temporary food units associated with a private party on private, residential property hosted by the owner of the property upon which the unit is dispensing food and/or beverage, such as a graduation party, wedding reception, birthday celebration or similar event, are exempt from the licensing provisions of this chapter provided the unit's participation is by invitation or contract with the host and provided the vendor displays proof of its authorization to operate in Iowa and required health inspection certification.

5.19.050 General regulations for all mobile food units and pushcarts.

A. Mobile food units shall have, and at all times maintain, all necessary licenses and permits from the Iowa Department of Inspections and Appeals as well as the City of Davenport's required permits and licenses.

B. Mobile food units shall at all times operate in compliance with all applicable food, health and sanitation laws and shall comply with all health department regulations regarding food service, food storage and preparation, food handling and food cooking and shall have a valid inspection certificate or permit evincing health department inspection and approval on display and easily visible to the mobile food unit's or pushcart's patrons at all times in operation.

C. No mobile food unit or pushcart shall offer for sale or sell food and/or beverage between the hours of 12:00 a.m. and 6:00 a.m.

D. No mobile food unit or pushcart may operate in the right-of-way or outside of a designated mobile food vending zone established by the City of Davenport absent of the premise obtaining a special occurrence permit which must be approved by the City Council.

E. No mobile food unit or pushcart shall operate within a city park unless such operation occurs within the boundaries of a designated mobile food unit zone or a separate permit has been acquired from the director of the parks and recreation department.

F. No mobile food unit or pushcart shall park or stand its pushcart or vehicle within (1) 40 feet of a pedestrian crosswalk, or a stop sign or traffic signal light, (2) adjacent to a designated bicycle lane, or (3) absent written authorization of the restaurant, within 200 feet of any public entrance to any permanent restaurant during hours the restaurant is open for business. For purposes of this section, bars that serve food are deemed to be restaurants. Mobile food units and pushcarts that are not directly involved with the sponsor organization shall not park or stand within 1200 feet (3 city blocks) of an approved special event.

G. No mobile food unit or pushcart shall operate in a manner that violates Chapter 8.19 of the city code concerning noise. A mobile food unit or pushcart shall not call out to, cry out, shout out or otherwise communicate or make any noise or use any device to call attention to his or her unit's or cart's location and operation.

H. A mobile food unit or pushcart is responsible for keeping and maintaining the area around and within fifty feet of the mobile food unit or pushcart neat, clean and free from trash, debris, garbage and other hazardous conditions at all times regardless of whether the trash, debris or garbage originated from the operation of the unit or pushcart or was left in the area by a pedestrian passersby or natural conditions. A mobile food unit or pushcart shall provide adequate trash receptacles for the public for all garbage from its operation and from the accumulation of garbage in the area around his or her

unit or pushcart at all times the unit is in operation. At the close of its daily business the mobile food unit or pushcart must remove all garbage from the area and properly dispose of it away from the site of its operation; the garbage shall not simply be placed in nearby public garbage receptacles provided for use to the general public at large.

I. The license required by this chapter, the state sales tax permit and all licenses, permits or certificates required to be displayed by state law, shall be posted on the mobile food unit or pushcart so as to be readily visible to all persons conducting business with the mobile food unit.

J. Mobile food units and pushcarts shall only offer single service food utensils such as cups, straws, knives, forks, spoons, stirrers, plates, bowls, wrappers, containers, and similar utensils, which shall be individually wrapped if usual, and kept in a clean place and only used once in the service of food and/or beverage.

K. No mobile food unit or pushcart shall be left at its operating location at the end of its business day and shall be removed to its base business operation location.

L. No mobile food unit or pushcart shall conduct operations at a location or in a manner that hinders, impedes or restricts access to a pay phone, mail box, emergency call box, traffic control box, fire hydrant, entrance to a building or a driveway.

M. A mobile food unit or pushcart operating on private property shall not encroach into any public sidewalk or public right of way. All private property owners allowing mobile food units on property must register with the city as having a mobile kitchen for public safety purposes.

N. No mobile food unit or pushcart is allowed on the grounds of any school unless it has been invited to be there as part of a school authorized function.

O. The city reserves the right to move a mobile food unit or pushcart from any location if determined to be necessary for the provision of emergency or public services or in the interest of public safety, peace and welfare.

P. No mobile food unit or pushcart shall offer for sale or sell any liquor, beer or wine from such unit.

5.19.060 Pushcart specific regulations.

A. A pushcart shall not allow, cause or obstruct the passage along any sidewalk, street, alley or parking lot as a result of a congregation of people

seeking service from the pushcart or because of the size, shape or placement of the pushcart so as to interfere, inhibit or block the normal flow of pedestrian or vehicular traffic.

B. A pushcart shall not violate parking regulations.

C. A pushcart shall not sell to any person operating a vehicle on a public street while the person's vehicle is located within the traveled portion of the roadway. A pushcart may sell to a person operating or occupying a motor vehicle that is legally parked, but may only do so from the curb side of said parked vehicle.

D. No pushcart or equipment shall be allowed to remain in the public right of way at the close of business.

E. All pushcarts and equipment associated with the business shall be maintained so as to enhance the aesthetic and overall appearance of the area in which the pushcart is operated.

F. Pushcart vendors agree to indemnify and hold harmless the city from and against any and all loss, cost, damages or claims to persons or property, including property of the city, arising out of or claimed to have arisen out of the operation of a pushcart. In addition, pushcart vendors agree to defend, at no cost to the city, any such claims or lawsuits. The city may, at its option, join the defense of such claim or lawsuit without relieving the pushcart vendor from its obligations to indemnify, hold harmless and defend the city.

G. Pushcarts may operate anywhere within a designated mobile food unit zone on a paved surface, designated parking space or sidewalk subject to the other requirements of this chapter. In addition, a pushcart may operate at a requested location on private property provided application has been made for permission to operate at the requested location and that application is accompanied by a verifiable letter from the owner or person in control of the property granting permission to operate on the premises. Permission by the owner/person in control of property may be rescinded at any time by notifying the city finance department in writing that permission is rescinded. If permission is rescinded, no fees or portion of fees paid will be refunded.

H. No pushcart shall conduct business in areas of the city at which they are not permitted or authorized.

I. Pushcarts shall now be subject to the same permit and fee structure as all other mobile food units.

J. For a period of five years, pushcarts with existing location permits from the City of Davenport may continue serving at those locations. After the period of

five years, pushcarts must be only in a designated mobile food unit zone, or the premise must obtain a special occurrence permit.

5.19.070 Mobile food unit specific regulations.

A. Sales shall be conducted on the sidewalk side of the mobile food unit whenever possible away from moving vehicles.

B. No mobile food truck should provide or allow any dining area, tables, chairs, boothes, benches, bar stools, stand-up counters, or similar furniture.

C. No mobile food unit shall be used for any purpose other than as a mobile food unit offering food and/or beverage to customers.

5.19.080 Enforcement and penalties.

The Scott County Health Department, the Davenport Police Department, the Davenport Fire Department and the Finance Department of the City of Davenport are authorized to enforce this chapter. The Scott County Health Department may elect to pursue enforcement under the provisions of this chapter or under applicable state laws and regulations with the sanctions available thereunder.

The performance of any action contrary to the provisions of this chapter may be cited as a municipal infraction offense. Additionally, failure to adhere to the regulations is cause for revocation or suspension of a license to operate as a mobile food unit or pushcart.

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, MMC
Deputy City Clerk

Published in the Quad City Times on _____

Mobile Food Vendor Inspection Form

Davenport Fire Prevention Bureau

Phone: 563-888-2175

Date: _____

Name of Company: _____

Address: _____

Contact Person: _____ Phone: _____

Email: _____

Vehicle Information

Make: _____ Model: _____ License Plate: _____

___Exhaust Hood-Type I (Referenced; 2012 IFC section 609.2

___Filters

___Cleaning

___Tags

___Records

___Fire Extinguishing System

___Fire Extinguishers (Referenced 2012 IFC Section 904.11.5)

___2A-20BC

___Class K

___**LP System** (Referenced NFPA 58, 2014 Edition, Section 6.24)

___Tanks (Max 2- 20 LBS Tanks)

___Tank mounting (6.24.3.4)

___Shutoff valve readily accessible (6.24.4.1)

___Caution plate (6.24.7.10)

___Outside storage (6.24.3.4 A,B,C,D,E,F,G,H)

___Inside storage (Vapor tight cabinet) (6.24.3.3; 6.24.3.4 I)

___Regulators (Protected) (6.24.4.2 B)

___Hoses (350 PSI, marked LP gas)

___Fixed piping (6.24.5

___Fastened (6.24.5.1)

___Flexible connectors (6.24.5.1 B)

___Rubber grommets at pass through points (6.24.5.1 H(3))

___**Egress** (NFPA 58 section 6.24.7.9

___**Electrical** (NFPA 58 section 6.24.7.9

___**General Housekeeping/Storage** (2012 IFC section 315.1)

Based on the inspection completed above, the mobile food truck referenced in the information above:

___MEETS COMPLIANCE

___DOES NOT MEET COMPLIANCE

Inspector: _____ Signature: _____

Vendor: _____ Signature: _____

City of Davenport

City Administration
226 West Fourth Street · Davenport, Iowa 52801
Telephone: 563-326-7792 · Fax: 563-326-7736
www.cityofdavenportiowa.com

DATE: December 9, 2016

TO: Corri Spiegel, City Administrator
Mayor & City Council

FROM: Mallory Merritt, Assistant to the City Administrator

RE: Mobile Food Vending Program & Ordinance Development

BACKGROUND

In June of 2016, mobile food vending operators began contacting the City about opportunities to serve curb-side within the public right-of-way. Although the existing City ordinance permits mobile food push-carts to operate on sidewalks and within the right-of-way, food trucks are currently excluded from that provision. The City has engaged in a thoughtful and calculated process to fully explore this potential initiative and the related processes and procedures; results of the pilot program and highlights of the proposal are outlined below.

PROCESS

On July 21, 2016, the City co-sponsored a downtown community meeting with both prospective vendors and downtown businesses. The meeting included a staff presentation on a potential ordinance and zone considerations. From that meeting, it became apparent that the City needed to develop a pilot program before establishing zones, continue researching industry best-practices, and thoughtfully develop a permanent ordinance. During the month of September, the City sponsored a successful pilot program, and the findings and outcomes from the pilot program are provided below. A collaborative team met with the City of Des Moines and the Des Moines Legion of Food twice to fully understand best practices for mobile vending programs. The proposed ordinance showcases that information.

PILOT PROGRAM

Mobile food vendors were permitted to operate in established locations on Tuesdays during the month of September and on the first two Fridays in October. Three locations were included in the pilot program:

- Kaiserslautern Square
- Bechtel Park
- Riverfront / Main Street Landing

All of the pilot program locations were successful; however, Kaiserslautern Square would be quickly outgrown due to the availability of only five spaces for truck operators. The greatest success was found during lunch hours on the riverfront and dinner hours at the Bechtel Park location. Additionally, the team found that Tuesdays were more successful than Friday nights. The first pilot date included three vendors, and the final pilot date during the month of September included 17 vendors. Most vendors sold out of food/product on each of the pilot dates.

The pilot program highlighted the need for garbage/trash collection efforts, spacing issues, and code-of-conduct for vendors, along with considerations for fire safety and health permitting. The below proposal outlines considerations for each of the pilot challenges and seeks to mitigate those challenges as part of a permanent ordinance.

ORDINANCE DEVELOPMENT & PROPOSED PROGRAM REQUIREMENTS

After researching numerous other communities' mobile food vending programs, a cross-functional and collaborative team has produced the below proposal for a mobile food vending program.

1. **Licensing:** To operate a mobile food unit, whether a food truck, push-cart, etc., a general mobile food vendor license would need to be obtained from the City by the vendor. The license would be processed by the Finance Department and require a general inspection by the City's Fire Marshal. The license would need to be renewed on an annual basis, and it would be granted only after the three criteria below have been satisfied:
    a. Proof of $1.0M in liability insurance, listing the City as one of the insured.
    b. Proof of a valid health permit issued by the Scott County Health Department or where reciprocity is valid.
    c. Successful fire inspection by the City of Davenport's Fire Department.
2. **Permitting:** To operate on any public grounds, including in City Parks when designated by the Parks Director, approved zones, and special occurrence situations, the operator would need to obtain an annual permit. The permit validates the use of public grounds for food point-of-sales, and is mandatory for any public zone, Park, or special use situation.
3. **Zones:** The ordinance outlines that all zones will be set by Resolution. The proposed Resolution would establish two right-of-way zones for mobile food vending operations and set forth the operational hours for each. The ordinance would also establish that all zones, both current and future proposed zones, would need to be at least 200 feet away from any open restaurant or food-service facility. Additionally, the ordinance outlines the process for adding future zones and would require City Council approval.
    a. Riverfront
    b. Bechtel Park
4. **Private Property:** Mobile food vendors may utilize private property for point-of-sales with the property owner's permission, so long as the premise or property owner has registered the premise as having a food vendor on-site with the City.
5. **Special Occurence Situations:** In the event that a premise would like to have a food truck operate in the right-of-way in front of a business, the premise may petition the City Council for a

special occurrence permit. The property owner would submit an application to the Finance Department, a 200-ft. notification would be issued, protest rate calculated, and then appear on the Public Safety portion of a regularly scheduled City Council meeting for approval. The application must outline all dates/times, and only one truck per location/premise will be permitted.

6. **Hours of Operations:** The below chart outlines the hours of operations for each zone. Special use permits will be considered outside of the below allotted timeframes but will be subject to City Council approval.

Location	Monday	Tuesday	Wednesday	Thursday
Riverfront	6 am – 12 am	6 am – 12 am	6 am – 12 am	6 am – 12 am
Bechtel Park		3 pm – 11 pm		3 pm – 11 pm
City Parks	Park Director's Discretion			

7. **Fees:** Fees shall be established by the Finance Director, and set by resolution, to compensate for all processing, inspection, and the use of the right-of-way for business purposes. The zone permit was calculated based on a $0.75/hour parking ramp rate.

Fee Type	Fee Amount	Description
Annual Mobile Food Vendor License	$55	Covers Fire Inspection and all City application processing
Mobile Food Vendor Permit	$550	Required for all mobile food vendors utilizing any public right-of-way space, including zones, Parks, and special uses (not connected to festivals, etc.)
Special Use Permit	$0	Vendors utilizing a premise's special use permit must have a mobile food vendor permit.
Private Property Registration	$0	Premise/Property-Owner must register with City

8. **Push-Cart Ordinance:** The proposed ordinance collapses push-cart vendors into a new category, along with trucks, titled "mobile food vendors" and deletes the existing language pertaining to push-carts only. However, all existing push-carts with current licenses from the City of

Davenport that are operating on sidewalks, etc. may maintain existing permitted locations for a period of five years. Push-carts will be subject to the new fee structure.

9. **Fire Code & Regulations:** All mobile vendors must receive and pass a fire inspection by the City of Davenport's Fire Department. The Fire Marshal is compiling a checklist for inspection that vendors will be able to view prior to their inspection. There will be an exemption for the deployment of the Class A hood system until July 1, 2017. Beginning July 1, 2017, all mobile vendors with grease, etc. will be required to have the hooding system to operate on public or private grounds.

CONCLUSION

Pending City Council feedback, the ordinance will be revised and shared with vendors and the downtown business community for additional feedback. A meeting with the downtown business community has been scheduled in coordination with the Downtown Davenport Partnership.

Please let me know if you have any questions.

Code of Conduct Notes:

- I understand that I cannot place any tables, chairs, furniture, equipment, signage or other material on the ground, streets, or sidewalks.
- I understand that I must comply with noise (XX):
    - No “cat calling” or auctioning
    - No music over XX dBA
- I understand that I must provide one or more trash receptacles readily accessible to customers either in or attached to the Mobile Vendor unit. All trash receptacles and all accumulations of trash and litter shall be removed from the site by the vendor before departing.
- I understand that I cannot conduct sales from outside of the vehicle or cart, and that all sales shall only be conducted on the sidewalk side of the street and within one of the designated zones or approved locations.
- I understand that I cannot sell to any person situated in a motor vehicle, except to reasonably accommodate a customer with a disability.
- I understand that all fat, oil, grease, and wastewater shall be disposed of at the business or facility identified on the application, and shall be disposed of in compliance with applicable regulations.
- I understand that violations of this ordinance shall be considered a municipal infraction?
- I agree to keep the City informed of suggestions or issues experienced.
-

City of Davenport

Agenda Group: **Action / Date**
Department: Finance Committee **2/1/2017**
Contact Info: Brandon Wright 326-7750
Wards: All

Subject:
Resolution setting February 22, 2017 as the date for the sale of General Obligation Corporate Bonds, Series 2017A; General Obligation Refunding Bonds, Series 2017B and General Obligation Refunding Bonds, Series 2017C; and approving the Preliminary Official Statement. [All Wards]

Recommendation:
Adopt the resolution and set the sale date for bonds for Wednesday, February 22, 2017.

Relationship to Goals:
Financially Responsible City Government

Background:
This resolution as three components:

1. Setting February 22, 2017 as the date of sale for General Obligation Corporate Bonds, Series 2017A. On May 25, 2016 a resolution was adopted making provision for the issuance of not-to-exceed $27,000,000 General Obligation Corporate Bonds, and on May 18, 2016 the required public hearing was held. Proceeds of these bonds are to finance the FY2017 Capital Improvement Program.

2. Setting February 22, 2017 as the date of sale of not-to-exceed $8,000,000 General Obligation Refunding Bonds, Series 2017B and not-to-exceed $16,000,000 General Obligation Refunding Bonds, Series 2017C. The required public hearings were held on January 4, 2017. This action will refund the Taxable Series 2009C G. O. Communications Building Bonds and the Series 2010D G. O. Corporate Bonds for total savings of $926,657 and present value savings of $817,004.

3. Approving the Preliminary Official Statement. In order to satisfy Securities and Exchange Commission (SEC) Rule 15(c)(2)-12, the City's bond counsel, Robert Josten of Dorsey & Whitney LLP, has recommended this resolution be adopted prior to the sale and issuance of the bonds. This action approves the use of the Preliminary Official Statement by the City's financial advisor in offering the bonds for sale.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution Setting Sale Date 2017ABC
Backup Material	Preliminary Official Statement 2017

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/26/2017 - 10:20 AM

Finance Committee	Watson-Arnould, Kathe	Approved	1/26/2017 - 10:20 AM
City Clerk	Admin, Default	Approved	1/26/2017 - 10:24 AM

RESOLUTION NO. _____

Resolution setting February 22, 2017, as date for sale of General Obligation Corporate Bonds, Series 2017A; General Obligation Refunding Bonds, Series 2017B and General Obligation Refunding Bonds, Series 2017C, 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 $27,000,000 General Obligation Corporate Bonds, Series 2017, for the purpose of paying costs in connection with various improvements and projects in the City; and

WHEREAS, the City Council of the City has also previously held a hearing and determined to issue not to exceed $8,000,000 General Obligation Refunding Bonds, Series 2017, for the purpose of refunding the outstanding balance of the City's General Obligation Communication Building Bonds, Series 2009C; and

WHEREAS, the City Council of the City has also previously held a hearing and determined to issue not to exceed $16,000,000 General Obligation Refunding Bonds, Series 2017, for the purpose of refunding a portion of the outstanding balance of the City's General Obligation Corporate Bonds, Series 2010D; and

WHEREAS, the City now proposes to issue General Obligation Corporate Bonds, Series 2017A (the "Series 2017A Bonds") in the amount of $21,930,000; General Obligation Refunding Bonds, Series 2017B (the "Series 2017B Bonds") in the amount of $7,505,000 and General Obligation Refunding Bonds, Series 2017C (the "Series 2017C Bonds") in the amount of $15,115,000 (together, the "Series 2017 Bonds"); and

WHEREAS, it is deemed advisable and in the best interest of the City that the Series 2017 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 2017 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 2017 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 2017 Bonds shall be offered and advertised for sale and shall be in the principal amounts, be dated, bear interest and mature as set forth in the three Notices of Sale hereinafter set out.

Section 2. Sealed bids for the Series 2017 Bonds shall be received until 10:00 o'clock a.m., Central Time, on February 22, 2017, at the office of the Finance Director, 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 22, 2017, 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 2017A 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
$21,930,000* General Obligation Corporate Bonds,
Series 2017A

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 o'clock a.m., Central Time, on February 22, 2017, for the purchase of $21,930,000* General Obligation Corporate Bonds, Series 2017A (the "Series 2017A 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 Finance Director, 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 22, 2017, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2017A Bonds will be sold to the best bidder for cash.

The Series 2017A Bonds will be issued as fully registered bonds in denominations of $5,000 or any integral multiple thereof, will be dated March 21, 2017, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2017, and will mature on June 1 in the following years and amounts:

Year	Principal Amount	Year	Principal Amount
2018	$1,190,000	2026	$1,410,000
2019	$1,375,000	2027	$1,460,000
2020	$1,420,000	2028	$1,515,000
2021	$1,480,000	2029	$1,565,000
2022	$1,525,000	2030	$1,625,000
2023	$1,270,000	2031	$1,680,000
2024	$1,315,000	2032	$1,735,000
2025	$1,365,000		

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2017A 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 2017A Bonds maturing in the years 2026 to 2032, inclusive, in whole or from time to time in part, in one or

more units of $5,000, on June 1, 2025, 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 $21,710,000, 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 $219,300 is required from the successful bidder and may be forfeited to the City in the event the successful bidder fails or refuses to take and pay for the Series 2017A Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2017A 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.

The Securities and Exchange Commission (the "SEC") has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the "Rule") that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of $1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, it has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding.

On the date of issuance and delivery of the Series 2017A Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City will covenant and agree to comply with and carry out the provisions of the Continuing Disclosure Certificate. All of the officers of the City will be authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Bidders should be aware that the official terms of offering to be published in the Official Statement for the Series 2017A Bonds contain additional bidding terms and information relative to the Series 2017A Bonds. 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 2017A Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

By order of the City Council of Davenport, Iowa.

Jackie E. Holecek
Deputy City Clerk

Section 4. The Deputy City Clerk is hereby authorized and directed to publish notice of the sale of the Series 2017B 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
$7,505,000* General Obligation Refunding Bonds,
Series 2017B

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 o'clock a.m., Central Time, on February 22, 2017, for the purchase of $7,505,000* General Obligation Refunding Bonds, Series 2017B (the "Series 2017B 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 Finance Director, 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 22, 2017, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2017B Bonds will be sold to the best bidder for cash.

The Series 2017B Bonds will be issued as fully registered bonds in denominations of $5,000 or any integral multiple thereof, will be dated March 21, 2017, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2017, and will mature on June 1 in the following years and amounts:

Year	Principal Amount	Year	Principal Amount
2018	$475,000	2024	$630,000
2019	$525,000	2025	$660,000
2020	$540,000	2026	$685,000
2021	$560,000	2027	$720,000
2022	$585,000	2028	$750,000
2023	$605,000	2029	$770,000

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2017B 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 2017B Bonds maturing in the years 2026 to 2029, inclusive, in whole or from time to time in part, in one or more units of $5,000, on June 1, 2025, 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 $7,429,950, 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 $75,050 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 2017B Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2017B 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.

The Securities and Exchange Commission (the "SEC") has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the "Rule") that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of $1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, it has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding.

On the date of issuance and delivery of the Series 2017B Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City will covenant and agree to comply with and carry out the provisions of the Continuing Disclosure Certificate. All of the officers of the City will be authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Bidders should be aware that the official terms of offering to be published in the Official Statement for the Series 2017B Bonds contain additional bidding terms and information relative to the Series 2017B Bonds. 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 2017B Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

By order of the City Council of Davenport, Iowa.

Jackie E. Holecek
Deputy City Clerk

Section 5. The Deputy City Clerk is hereby authorized and directed to publish notice of the sale of the Series 2017C 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
$15,115,000* General Obligation Refunding Bonds, Series 2017C

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 o'clock a.m., Central Time, on February 22, 2017, for the purchase of $15,115,000* General Obligation Refunding Bonds, Series 2017C (the "Series 2017C 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 Finance Director, 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 22, 2017, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2017C Bonds will be sold to the best bidder for cash.

The Series 2017C Bonds will be issued as fully registered bonds in denominations of $5,000 or any integral multiple thereof, will be dated March 21, 2017, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2017, and will mature on June 1 in the following years and amounts:

Year	Principal Amount	Year	Principal Amount
2019	$2,145,000	2023	$2,160,000
2020	$2,170,000	2024	$2,195,000
2021	$2,085,000	2025	$2,250,000
2022	$2,110,000		

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2017C Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder.

The Series 2017C Bonds are not subject to redemption prior to maturity.

Bidders must specify a price of not less than $15,009,195, 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 $151,150 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 2017C Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2017C 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.

The Securities and Exchange Commission (the "SEC") has promulgated certain amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (the "Rule") that make it unlawful for an underwriter to participate in the primary offering of municipal securities in a principal amount of $1,000,000 or more unless, before submitting a bid or entering into a purchase contract for such securities, it has reasonably determined that the issuer or an obligated person has undertaken in writing for the benefit of the holders of such securities to provide certain disclosure information to prescribed information repositories on a continuing basis so long as such securities are outstanding.

On the date of issuance and delivery of the Series 2017C Bonds, the City will execute and deliver a Continuing Disclosure Certificate pursuant to which the City will undertake to comply with the Rule. The City will covenant and agree to comply with and carry out the provisions of the Continuing Disclosure Certificate. All of the officers of the City will be authorized and directed to take any and all actions as may be necessary to comply with the Rule and the Continuing Disclosure Certificate.

Bidders should be aware that the official terms of offering to be published in the Official Statement for the Series 2017C Bonds contain additional bidding terms and information relative to the Series 2017C Bonds. 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 2017C Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

By order of the City Council of Davenport, Iowa.

Jackie E. Holecek
Deputy City Clerk

Section 6. The use by PFM Financial Advisors LLC of the Preliminary Official Statement related to the Series 2017 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 2017 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 2017 Bonds and the ordinances that will be adopted to authorize the issuance of the Series 2017 Bonds, and the appropriate City officials are hereby authorized to execute the final Official Statement for the Series 2017 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 7. 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 2017 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 8. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved February 8, 2017.

_____
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 and Refunding Bonds, Series 2017.

WITNESS MY HAND this _____ day of _____, 2017.

_____
Deputy Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy Clerk of the City of Davenport, Iowa, do hereby certify that pursuant to the resolution of its Council setting the date for the sales of General Obligation Corporate and Refunding Bonds, Series 2017, the notices, of which the printed slips attached to the publisher's affidavit hereto attached are true and complete copies, were published in the *Quad City Times* on the date specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2017.

_____
Deputy Clerk

(Attach here publisher's original affidavit with clippings of the notices, as published.

This Preliminary Official Statement and the information contained herein are subject to completion, amendment or other change without notice. The Bonds may not be sold nor may offers to buy be accepted prior to the time the Preliminary Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the applicable securities laws of any such jurisdiction.

NEW ISSUES: FULL BOOK ENTRY

APPLICATION MADE TO STANDARD & POOR'S
APPLICATION MADE TO MOODY'S INVESTORS SERVICE

(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 (each as defined below) 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 on individuals and corporations under the Internal Revenue Code of 1986; provided however such interest is taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on corporations (as defined for federal income tax purposes). See "Tax Exemption and Related Considerations" herein.

CITY OF DAVENPORT, IOWA

$21,930,000* General Obligation Corporate Bonds, Series 2017A
$7,505,000* General Obligation Refunding Bonds, Series 2017B
$15,115,000* General Obligation Refunding Bonds, Series 2017C

Bonds Dated: Date of Delivery (March 21, 2017) **Principal Due:** June 1 as shown inside front cover

The $21,930,000* General Obligation Corporate Bonds, Series 2017A (the "Series 2017A Bonds"), $7,505,000* General Obligation Refunding Bonds, Series 2017B (the "Series 2017B Bonds"), and the $15,115,000* General Obligation Refunding Bonds, Series 2017C (the "Series 2017C Bonds") (collectively the "Bonds") are issued by the City of Davenport, Iowa (the "City" or "Issuer") pursuant to the authority of the Davenport City Charter and Division III of Chapter 384 of the Code of Iowa. The Series 2017A Bonds are being issued to pay costs in connection with improvements to sanitary sewers, sewage treatment works, storm sewers, streets, streetscapes, bridges, airport, municipal housing projects, fire and police department facilities, parks, riverfront, sidewalks, bike paths, recreation trails, RiverCenter and other municipal buildings and facilities; acquisition of real property for recreational activities, acquisition of equipment for solid waste, mass transit, parks, library, vehicle maintenance and information technology and economic development projects. The Series 2017B Bonds are being issued to current refund, on June 1, 2017, $7,380,000 of the City's outstanding General Obligation Communication Building Bonds, Taxable Series 2009C (Build America Bonds), originally dated November 2, 2009, maturing June 1, 2018 through 2029 (the "Series 2009C Bonds" or the "Series 2017B Refunded Bonds"). The Series 2017C Bonds are being issued to crossover refund, on June 1, 2018, $14,705,000 of the City's outstanding General Obligation Corporate Bonds, Series 2010D, originally dated December 27, 2010, maturing June 1, 2019 through 2025 (the "Series 2010D Bonds" or the "Series 2017C Refunded Bonds"). The proceeds of the Series 2017C Bonds will be applied to the expense of the refunding and to establish an escrow account to be held by Bankers Trust Company, Des Moines, Iowa. The amount in the escrow account will be invested in non-callable direct obligations of the Department of Treasury of the United States of America on which the timely payment of principal and interest is fully guaranteed by the United States of America. For additional information regarding the refunded bonds please see the "Authorization and Purpose" section within. The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

The Bonds will be issued as fully registered bonds without coupons and, when issued will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository of the Bonds. Individual purchases may be made in book-entry form only, in the principal amount of $5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Bonds purchased. The City CFO/Assistant City Administrator, as designated paying agent/registrar (the "Registrar"), will pay principal of the Bonds, payable annually on each June 1 beginning June 1, 2018 for the Series 2017A Bonds and Series 2017B Bonds, and beginning June 1, 2019 for the Series 2017C Bonds. Interest on the Bonds, payable initially on December 1, 2017, 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

	SERIES 2017A BONDS	SERIES 2017B BONDS	SERIES 2017C BONDS
MINIMUM BID:	$21,710,700	$7,429,950	$15,009,195
GOOD FAITH DEPOSIT:	1% of Par Required of Purchaser Only	1% of Par Required of Purchaser Only	1% of Par Required of Purchaser Only
TAX MATTERS:	Federal: Tax-Exempt State: Taxable See "*TAX EXEMPTION AND RELATED CONSIDERATIONS*" for more information.	Federal: Tax-Exempt State: Taxable See "*TAX EXEMPTION AND RELATED CONSIDERATIONS*" for more information.	Federal: Tax Exempt State: Taxable See "*TAX EXEMPTION AND RELATED CONSIDERATIONS*" for more information.

BANK QUALIFICATION:	The Bonds will NOT be designated as "qualified tax-exempt obligations".
LEGAL OPINION:	Dorsey & Whitney LLP, Des Moines, Iowa
REGISTRAR:	CFO/Assistant City Administrator
BIDS RECEIVED UNTIL:	10:00 A.M. Central Time on Wednesday, February 22, 2017 Office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa
BIDS CONSIDERED:	5:30 P.M. Central Time on Wednesday, February 22, 2017 City Council Chambers, City Hall, Davenport, Iowa
DELIVERY:	Delivery is anticipated to occur on March 21, 2017

The date of this Preliminary Official Statement is February 8, 2017.

*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

$21,930,000* General Obligation Corporate Bonds, Series 2017A

MATURITY: June 1 as follows:

Year	Amount*	Interest Rate (1)	Yield (1)	CUSIP Base 238388 (1)	Year	Amount*	Interest Rate (1)	Yield (1)	CUSIP Base 238388 (1)
2018	$ 1,190,000	_.__%	_.__%	____	2026	$ 1,410,000	_.__%	_.__%	____
2019	1,375,000	_.__%	_.__%	____	2027	1,460,000	_.__%	_.__%	____
2020	1,420,000	_.__%	_.__%	____	2028	1,515,000	_.__%	_.__%	____
2021	1,480,000	_.__%	_.__%	____	2029	1,565,000	_.__%	_.__%	____
2022	1,525,000	_.__%	_.__%	____	2030	1,625,000	_.__%	_.__%	____
2023	1,270,000	_.__%	_.__%	____	2031	1,680,000	_.__%	_.__%	____
2024	1,315,000	_.__%	_.__%	____	2032	1,735,000	_.__%	_.__%	____
2025	1,365,000	_.__%	_.__%	____					

*** PRINCIPAL ADJUSTMENT:** The City reserves the right to increase or decrease the aggregate principal amount of the Series 2017A 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 $23,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

REDEMPTION: Series 2017A Bonds due after June 1, 2025 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.

$7,505,000* General Obligation Refunding Bonds, Series 2017B

MATURITY: June 1 as follows:

Year	Amount*	Interest Rate (1)	Yield (1)	CUSIP Base 238388 (1)	Year	Amount*	Interest Rate (1)	Yield (1)	CUSIP Base 238388 (1)
2018	$ 475,000	_.__%	_.__%	____	2024	$ 630,000	_.__%	_.__%	____
2019	525,000	_.__%	_.__%	____	2025	660,000	_.__%	_.__%	____
2020	540,000	_.__%	_.__%	____	2026	685,000	_.__%	_.__%	____
2021	560,000	_.__%	_.__%	____	2027	720,000	_.__%	_.__%	____
2022	585,000	_.__%	_.__%	____	2028	750,000	_.__%	_.__%	____
2023	605,000	_.__%	_.__%	____	2029	770,000	_.__%	_.__%	____

*** PRINCIPAL ADJUSTMENT:** The City reserves the right to increase or decrease the aggregate principal amount of the Series 2017B 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 $8,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

REDEMPTION: Series 2017B Bonds due after June 1, 2025 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.

$15,115,000* General Obligation Refunding Bonds, Series 2017C

MATURITY: June 1 as follows:

Year	Amount*	Interest Rate (1)	Yield (1)	CUSIP Base 238388 (1)	Year	Amount*	Interest Rate (1)	Yield (1)	CUSIP Base 238388 (1)
2019	$ 2,145,000	_.__%	_.__%	____	2023	$ 2,160,000	_.__%	_.__%	____
2020	2,170,000	_.__%	_.__%	____	2024	2,195,000	_.__%	_.__%	____
2021	2,085,000	_.__%	_.__%	____	2025	2,250,000	_.__%	_.__%	____
2022	2,110,000	_.__%	_.__%	____					

*** PRINCIPAL ADJUSTMENT:** The City reserves the right to increase or decrease the aggregate principal amount of the Series 2017C 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 $16,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

REDEMPTION: Series 2017C Bonds will NOT be subject to early redemption.

(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.

TABLE OF CONTENTS

Page

Introduction to the Official Statement 1
Description of the Bonds 3
- Authorization and Purpose 3
- Sources and Uses of Funds 4
- Interest Computation 4
- Optional Redemption 4
- Security 4
- Registration and Transfers 4
- Book-Entry-Only Form 5
- Continuing Disclosure 7

The City of Davenport 8
- Introduction 8
- Form of Government 9
- Municipal Services 10
- Municipal Enterprises 11
- Municipal Employees 12
- Retirement Systems and Other Post Employment Benefits 13
- Bargaining Units 16

Economic and Demographic Information 17
- Population 17
- Employment 17
- Labor Force and Unemployment Statistics 19
- Buying Income and Per Capita Retail Sales 19
- Construction 20
- Education 20
- Community Colleges and Adult Education 21
- Higher Education 21

Indebtedness 22
- Authority to Incur Debt 22
- Debt Limit 22
- Debt Administration 22
- Overlapping Debt 23
- Debt Trends 24
- Long-Term Debt 26
- Debt Service Payments 27
- Tax Levy Abatement 28
- TIF Rebate Agreements 29
- Other Debt 29
- Industrial Revenue Bonds 30
- Future Financing 30

Financial Information 30
- Financial Reports 30
- Certificate of Achievement 30
- Risk Management 30
- Results of Operations 31

Property Valuations and Taxes 37
- Legislation - Property Tax Matters 37
- Property Valuations and Tax Collection Procedures 38
- Property Tax Levies and Collections 40
- Taxes Per $1,000 of Taxable Value 41
- Principal Taxpayers 42
- Local Option Sales Tax 42

Municipal Advisor 42
Ratings 43
Legal Matters 43
Tax Exemption and Related Considerations 43
No Litigation 45
Closing Documents 45
Certification 45
Miscellaneous 45

APPENDIX A – Comprehensive Annual Financial Report June 30, 2016
APPENDIX B – Forms of Legal Opinions
APPENDIX C – Form of Continuing Disclosure Certificate
APPENDIX D – Notice of Sale
APPENDIX E – Terms of Offering

Official Bid Forms

INTRODUCTION TO THE OFFICIAL STATEMENT

The Bonds

The following information is furnished solely to provide limited introductory information regarding the issuance of $21,930,000 General Obligation Corporate Bonds, Series 2017A (the "Series 2017A Bonds"), $7,505,000* General Obligation Refunding Bonds, Series 2017B (the "Series 2017B Bonds"), and the $15,115,000* General Obligation Refunding Bonds, Series 2017C (the "Series 2017C Bonds") (collectively the "Bonds") by the City of Davenport, Iowa (the "City") and does not purport to be comprehensive. All such information is qualified in its entirety by reference to the more detailed descriptions appearing in this Preliminary Official Statement, including the appendices hereto.*

Issuer: The City of Davenport, Iowa. The City is located on the Iowa bank of the Mississippi River approximately midway between the cities of Des Moines, Iowa and Chicago, Illinois.

Purpose: The Series 2017A Bonds are being issued to pay costs in connection with improvements to sanitary sewers, sewage treatment works, storm sewers, streets, streetscapes, bridges, airport, municipal housing projects, fire and police department facilities, parks, riverfront, sidewalks, bike paths, recreation trails, RiverCenter and other municipal buildings and facilities; acquisition of real property for recreational activities, acquisition of equipment for solid waste, mass transit, parks, library, vehicle maintenance and information technology and economic development projects.

The Series 2017B Bonds are being issued to current refund, on June 1, 2017, $7,380,000 of the City's outstanding General Obligation Communication Building Bonds, Taxable Series 2009C (Build America Bonds), originally dated November 2, 2009, maturing June 1, 2018 through 2029 (the "Series 2009C Bonds" or the "Series 2017B Refunded Bonds").

The Series 2017C Bonds are being issued to crossover refund, on June 1, 2018, $14,705,000 of the City's outstanding General Obligation Corporate Bonds, Series 2010D, originally dated December 27, 2010, maturing June 1, 2019 through 2025 (the "Series 2010D Bonds" or the "Series 2017C Refunded Bonds").

The proceeds of the Series 2017C Bonds will be applied to the expense of the refunding and to establish an escrow account to be held by Bankers Trust Company, Des Moines, Iowa. The amount in the escrow account will be invested in non-callable direct obligations of the Department of Treasury of the United States of America on which the timely payment of principal and interest is fully guaranteed by the United States of America. For additional information regarding the refunded bonds please see the "Authorization and Purpose" section within.

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 Series 2017A Bonds and the Series 2017B Bonds due after June 1, 2025 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.

The Series 2017C Bonds are not subject to early redemption.

Principal Payments: Principal is payable on June 1 in the years 2018 through 2032 for the Series 2017A Bonds.
Principal is payable on June 1 in the years 2018 through 2029 for the Series 2017B Bonds.
Principal is payable on June 1 in the years 2019 through 2025 for the Series 2017C Bonds.

Interest Payments: Interest on the Bonds is payable on June 1 and December 1 of each year commencing December 1, 2017.

* Preliminary; subject to change.

Bank Qualification:	The Bonds will NOT be designated as "qualified tax-exempt obligations".	
Tax Status:	See *"TAX EXEMPTION AND RELATED CONSIDERATIONS"* herein.	
Professional Consultants:	*Municipal Advisor:*	PFM Financial Advisors LLC Des Moines, Iowa
	Bond Counsel:	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 15th day of the month next preceding the interest payment date.	
Conditions Affecting Issuance of the Bonds:	The Bonds are offered when, as and if issued, subject to the approving legal opinions of Dorsey & Whitney LLP.	
Limitations on Offering or Reoffering Securities:	No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriters to give any information or to make any representations other than those contained in this Preliminary Official Statement or the final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriters. This Preliminary Official Statement or the final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.	
Legal Matters:	Legal matters incident to the authorization and issuance of the Bonds are subject to the opinions of Dorsey & Whitney LLP, Bond Counsel, Des Moines, Iowa, as to validity and tax status. The opinions will be substantially in the form set forth in APPENDIX B attached hereto. The opinions will accompany the Bonds. Bond Counsel has not participated in the preparation of this Preliminary Official Statement except for information under the headings "TAX EXEMPTION AND RELATED CONSIDERATIONS" and "LEGAL MATTERS" and the "Authorization and Purpose" section under the heading "DESCRIPTION OF THE BONDS". Bond Counsel has prepared the documents contained in APPENDIX B and APPENDIX C.	
No Litigation:	There is no litigation now pending or, to the knowledge of City officials, threatened which questions the validity of the Bonds or of any proceedings of the City taken with respect to the issuance or sale thereof.	

Questions regarding the Bonds or the Preliminary Official Statement can be directed to and additional copies of the Preliminary Official Statement and the City's Comprehensive Annual Financial Reports may be obtained from PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309 (phone: 515-243-2600), the City's Municipal Advisor, or from Mr. Brandon E. Wright, CFO/Assistant City Administrator, City Hall, 226 West Fourth Street, Davenport, Iowa 52801 (phone: 563-326-7789).

DESCRIPTION OF THE BONDS

Authorization and Purpose

The Bonds are issued pursuant to the authority of the Davenport City Charter and Division III of Chapter 384 of the Code of Iowa. The Bonds will be issued pursuant to the ordinances to be adopted by the City Council on February 22, 2017 (the "Ordinances").

The Series 2017A Bonds are being issued to pay costs in connection with improvements to sanitary sewers, sewage treatment works, storm sewers, streets, streetscapes, bridges, airport, municipal housing projects, fire and police department facilities, parks, riverfront, sidewalks, bike paths, recreation trails, RiverCenter and other municipal buildings and facilities; acquisition of real property for recreational activities, acquisition of equipment for solid waste, mass transit, parks, library, vehicle maintenance and information technology and economic development projects.

The Series 2017B Bonds are being issued to current refund, on June 1, 2017, $7,380,000 of the City's outstanding General Obligation Communication Building Bonds, Taxable Series 2009C (Build America Bonds), originally dated November 2, 2009, maturing June 1, 2018 through 2029 (the "Series 2009C Bonds" or the "Series 2017B Refunded Bonds").

The Series 2017C Bonds are being issued to crossover refund, on June 1, 2018, $14,705,000 of the City's outstanding General Obligation Corporate Bonds, Series 2010D, originally dated December 27, 2010, maturing June 1, 2019 through 2025 (the "Series 2010D Bonds" or the "Series 2017C Refunded Bonds").

The proceeds of the Series 2017C Bonds will be applied to the expense of the refunding and to establish an escrow account to be held by Bankers Trust Company, Des Moines, Iowa. The amount in the escrow account will be invested in non-callable direct obligations of the Department of Treasury of the United States of America on which the timely payment of principal and interest is fully guaranteed by the United States of America and which shall mature in such amounts and at such times to (i) pay the interest due on the Series 2017C Bonds starting December 1, 2017 through June 1, 2018 and (ii) prepay the principal amount of the and the Series 2017C Refunded Bonds called for redemption on June 1, 2018.

The City will make the June 1, 2017 debt service payment on the Series 2017B Refunded Bonds and the June 1, 2017 through June 1, 2018 debt service payments on the Series 2017C Refunded Bonds with funds in the Debt Service Fund.

Series 2009C Bonds:

Issue Date	Refunded Maturities	Refunded Amount	Call Date	Call Price
11/02/09	06/01/18 - 29	$ 7,380,000	06/01/17	100%

Series 2010D Bonds:

Issue Date	Refunded Maturities	Refunded Amount	Call Date	Call Price
12/16/10	06/01/19 - 25	$ 14,705,000	06/01/18	100%

Sources and Uses of Funds

Table 1 below presents the estimated sources and uses of funds for the Bonds.

Table 1
Estimated Sources and Uses of Funds for the Bonds

Sources:	Series 2017A Bonds	Series 2017B Bonds	Series 2017C Bonds
Par Amount of Bonds	$ 21,930,000.00*	$ 7,505,000.00*	$ 15,115,000.00*
Uses:			
Deposit to Project Fund	$ 21,598,000.00	$ 0.00	$ 0.00
Redemption of the Series 2009C Bonds	0.00	7,380,000.00	0.00
Deposit to Escrow Account	0.00	0.00	14,945,627.42
Underwriter's Discount	219,300.00	75,050.00	105,805.00
Estimated Cost of Issuance and Contingency	112,700.00	49,950.00	63,567.58
Total Uses of Funds	$ 21,930,000.00*	$ 7,505,000.00*	$ 15,115,000.00*

*Preliminary; subject to change.

Interest Computation

Interest on the Bonds will be payable semi-annually commencing December 1, 2017. 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 Series 2017A Bonds and the Series 2017B Bonds due after June 1, 2025 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 Series 2017A Bonds and Series 2017B Bonds to be redeemed at the address shown on the registration books.

The Series 2017C Bonds are NOT subject to early redemption.

Security

The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. If the amount credited to the Debt Service Fund for payment of the Bonds is insufficient to pay principal and interest, whether from transfers or from original levies, the City must use funds in its treasury and is required to levy ad valorem taxes upon all taxable property in the City sufficient to pay the debt service deficiency without limit as to rate or amount.

Registration and Transfers

The Registrar will be the City's CFO/Assistant City Administrator. The Bonds will be issued as fully registered bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository of the Bonds. Individual purchases will be made in book-entry form only, in the principal amount of $5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Bonds purchased. Principal and interest will be paid to DTC, which will in turn remit such principal and interest to its participants, for subsequent disbursement to the beneficial owners of the Bonds. Each bond shall be transferable only upon the registration books of the City upon presentation to the Registrar, together with either a written

instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

Book-Entry-Only Form

The information contained in the following paragraphs of this subsection "Book-Entry-Only Issuance" has been extracted from a schedule prepared by Depository Trust Company ("DTC") entitled "SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING DTC AND BOOK-ENTRY-ONLY ISSUANCE." The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the securities (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds $500 million, one certificate will be issued with respect to each $500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants (the "Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants"). DTC has Standard & Poor's rating: AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security (the "Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the Registrar and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co., nor any other DTC nominee, will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date identified in a listing attached to the Omnibus Proxy.

Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC, is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to Tender/Remarketing Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to Tender/Remarketing Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to Tender/Remarketing Agent's DTC account.

DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

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Continuing Disclosure

In order to permit bidders for the Bonds and other Participating Underwriters in the primary offering of the Bonds to comply with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission (the "SEC") under the Securities Exchange Act of 1934, as amended, the City will covenant and agree, for the benefit of the registered holders or beneficial owners from time to time of the outstanding Bonds, in the resolutions authorizing the issuance of the Bonds and the Continuing Disclosure Certificate, to provide annual reports of specified information and notice of the occurrence of certain material events as hereinafter described (the "Undertakings"). The information to be provided on an annual basis, the events as to which notice is to be given, and a summary of other provisions of the Undertakings, including termination, amendment and remedies, are set forth as APPENDIX C to this Preliminary Official Statement.

Within the past five years, the City inadvertently failed to comply with certain of its previous continuing disclosure Undertakings.

The City's required annual disclosure tables for fiscal years ended June 30, 2011 through 2013 were published within subsequent Official Statements. However, references to those Official Statements were not filed until October 31, 2014.

In addition, the Defeasance Notice for Series 2003A and Series 2004A (which were defeased May 7, 2012) were not timely posted. The City has implemented procedures intended to assure timely compliance with all its Undertakings.

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.

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THE CITY OF DAVENPORT

Introduction

The City of Davenport, Iowa (the "City") is the principal city of eastern Iowa and the county seat of Scott County. The City is located on the Iowa bank of the Mississippi River approximately midway between the cities of Des Moines, Iowa and Chicago, Illinois. The City is the third largest city in Iowa. The City, named after Colonel George Davenport, was originally settled in 1808, making it one of the oldest cities in the upper Midwest. Incorporated in 1836, the City continues as one of the four remaining special charter cities in Iowa. The General Assembly of Iowa in 1851 adopted a special charter for the City and with subsequent amendments adopted by the General Assembly in 1853, 1855, and 1857, the charter has remained unchanged to this date. Subsequent changes to the laws of the State of Iowa affecting cities under special charter have been made from time to time and are now codified in Chapter 420, Code of Iowa, 1987 as amended.

The development of the City commenced with the end of the Black Hawk War (1832) and the immigration flowing from political unrest in Europe. Lands west of the Mississippi were first opened for settlement in 1833. The population in 1840 was 600; in 1850, 1,848; in 1860, 11,267; in 1870, 20,038 of whom 8,301 were immigrants from Europe. The Mississippi River and early water transportation established the City as a major grain depot in the heart of the greatest agricultural center in the world, with commercial development prominent as early as 1850.

With its dynamic development, the City has served its area in a unique capacity. The City is the major city of the "Quad-City Metropolitan Area" which includes three counties located in two states. The area includes Scott County, Iowa and Rock Island and Henry Counties, Illinois. The major communities, apart from the City, include the cities of Bettendorf in Iowa, and Rock Island, Moline and East Moline in Illinois. This Davenport-Moline-Rock Island Metropolitan Statistical Area had an official 2010 U. S. Census population of 379,690. The City, with a 2010 U.S. Census population of 99,685, is the largest city in the State of Iowa on the Mississippi River, and ranks high as a retail and business center.

The City is located 335 miles southeast of Minneapolis, 163 miles west of Chicago, 303 miles east of Omaha and 233 miles north of St. Louis. The location of the City along the inland waterway system provides a minimum nine-month shipping season of barge traffic. Coal, petroleum, and grain remain the major commodities shipped by barge. The City's municipal airport, the Quad-City International Airport (the "Airport"), consists of two moderate-length runways serving primarily private, commuter, and corporate aircraft. The Airport provides commercial air service by Allegiant Air, American Eagle, United Express, and Delta Connection. The Airport is also designated as a U.S. Customs Port of Entry, providing clearance on charters and private planes. The City is served by U.S. Highways No. 6, 61, and 67; State Highways No. 22 and 130; and Interstates 74 and 80. The City is served by the Burlington-Northern Railroad, the Soo Line Railroad Co., the Davenport, Rock Island and North Western line, and the Iowa Interstate Railroad.

Intra-city bus service is provided with 10 fixed routes within the City and one route providing service to the Rock Island central business district. The Quad-Cities Metropolitan Area is served by 132 motor carriers.

In addition to its prominence as a commercial center, the City serves its trade area as a medical center. The City's two hospitals, Genesis Medical Centers East and West, provide a combined capacity of 302 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 Commenced	Current Term Expires
Frank J. Klipsch, Mayor	1/16	1/18
Kyle Gripp, Alderman-at-Large	1/16	1/18
Jason Gordon, Alderman-at-Large	1/10	1/18
Rick Dunn, First Ward	1/14	1/18
Maria Dickman, Second Ward	1/16	1/18
William J. Boom, Third Ward	1/08	1/18
Raymond A. Ambrose, Fourth Ward	1/98	1/18
Rita Rawson, Fifth Ward	1/16	1/18
Jeffrey W. Justin, Sixth Ward	1/08	1/18
Mike Matson, Seventh Ward	1/08	1/18
Kerri Tompkins, Eighth Ward	1/14	1/18

The City has a full-time City Administrator appointed by the City Council for an indefinite term. In addition, there are 11 department directors, of which nine are appointed by the City Administrator. The Library Director is appointed by the Board of Library Trustees and the Civil Rights Director is appointed by the Civil Rights Commission. City administrative personnel are presented below.

Administration

Corri Spiegel, City Administrator
Latrice Lacey, Director of Civil Rights
Bruce E. Berger, Director of Community and Economic Development
Brandon E. Wright, CFO/Assistant City Administrator
Vacant, Chief Information Officer
Lynn Washburn-Livingston, Fire Chief
Thomas D. Warner, Corporation Counsel
Dawn M. Sherman, Director of Human Resources
Paul M. Sikorski, Police Chief
Amy Groskopf, Director of Library
Nicole E. Gleason, Public Works Director/Assistant City Administrator
Scott M. Hock, Director of Parks and Recreation

Municipal Services

The City provides a wide variety of public services through twelve professionally staffed departments and the office of the City Administrator. A summary of the operation of major City departments is provided below.

Administration Department

The Administration Department provides overall coordination of the daily operations of the City.

Finance Department

The Department of Finance is responsible for collecting, accounting for and disbursing all monies due to and collected by the City, budget preparation, purchasing management, risk management and management of contractual administration of the RiverCenter/Adler Theatre. A more detailed description of the role of the Department of Finance is included in the "Financial Information" section of this Preliminary Official Statement.

Information Technology Department

The Information Technology Department provides network, telephone, radio, computer and communication support within the City.

Legal Department

The purpose of the Legal Department is to provide legal services required by the City for the Mayor, City Council, City Administrator, Boards, Commissions and City Employees.

Human Resources Department

The Human Resources Department develops, implements and administers a comprehensive personnel program to assure compliance of personnel practices with good management policy and with applicable federal, state and local legislation and to conduct collective bargaining with certified employee representatives.

Community and Economic Development Department

The purpose of the Community and Economic Development Department is to provide for the orderly development of the City through administering the land control ordinances of the City and planning for physical improvements needed to serve the community.

Police Department

The Police Department is responsible for crime curtailment, public safety and welfare through the enforcement of state and local laws.

Fire Department

The Fire Department is responsible for prevention of loss of life and property due to fires. The Fire Department has seven fire stations with eight engine companies, three ladder companies, and four reserve apparatus.

Parks and Recreation Department

The Parks and Recreation Department acquires, maintains and develops in excess of 1,981 acres of public parks, open spaces, cemeteries and recreation facilities to enhance the leisure time activities for the residents of the City.

Municipal Library

The Library maintains approximately 236,800 volumes of adult and children's books and 75 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.

Municipal Enterprises

The City has eleven enterprise operations. A brief description of each enterprise is presented below.

Public Transit Fund

Accounts for revenue and expenses associated with the City's fixed route transit system, demand response transit system and the ground transportation terminal, known as the Transit Center. Revenue is generated mainly from charges for services and miscellaneous office rentals at the Transit Center.

Parking System Fund

Accounts for revenue and expenses associated with the City's parking system, which provides both on-street and off-street parking. This operation is administered by the Public Works Department.

Sewer Operations Fund

Accounts for revenue and expenses of the system responsible for collecting and treating the wastewater of the Cities of Davenport, Bettendorf, Riverdale, and Panorama Park. The City accumulates the costs of operations, construction, and equipment replacement, and bills the other cities monthly for their portion of such costs based on an actual usage percentage calculated annually.

Public Housing Fund

Accounts for revenue and expenses associated with the Heritage High-Rise housing facility for the elderly, handicapped and disabled and for the Public Housing units for low-income families. A Federal Housing and Urban Development (HUD) subsidy provides support for the Heritage High-Rise housing facility.

Golf Courses Fund

Accounts for revenue and expenses associated with operation of the City's three golf courses (Duck Creek, Emeis, and Red Hawk). The fund also accounts for the revenue and expenses of the golf course capital improvement fee charged at the three courses.

Airport Fund

Accounts for revenue and expenses associated with operation of the City's Municipal Airport, a reliever airport for the Quad-City Airport. Rental income is obtained for the leasing of surrounding farmland, as well as hangar spaces at the airport.

RiverCenter Fund

Accounts for rental income and expenses associated with the operation of a 130,000-square-foot RiverCenter conference, convention and trade show facility and a 2,347-seat Adler Theatre (the "Center"). The Center is the Quad-Cities' conference, convention, trade show facility and theater and it is operated for the use and enjoyment of the City's citizens, as well as, to encourage a flow of people and dollars into the community.

Solid Waste Collection Fund

Accounts for revenue and expenses associated with the City's solid waste, bulky waste, yard waste and curbside recycling programs.

Clean Water Utility Fund

Accounts for revenue and expenses related to the operation and maintenance of the storm water collection system including inspections, mapping, drainage maintenance, street sweeping and other activities related to clean water activities.

River's Edge Fund

Accounts for revenue and expenses associated with operating an indoor sports facility that offers both an indoor ice rink and soccer fields.

Transload Fund

Accounts for revenue and expenses associated with operating a transload facility that offers a way for users to realize the benefit of rail freight without onsite rail access.

Municipal Employees

As of December 31, 2016, the City had 1,151 employees, consisting of 736 full-time employees and 415 part-time and season 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

December 31	Full-Time	Part-Time
2016	736	415
2015	746	349
2014	746	338
2013	752	397
2012	759	379

Source: City of Davenport Department of Human Resources.

Table 3
Employees by Department – December 31, 2016

	Full-time	Part-time
City Council	0	10
Mayor	2	0
Administration	7	1
Information Technology	8	1
Human Resources	5	1
Finance	22	1
Legal	4	0
Library	39	40
Civil Rights	4	1
Fire	136	0
Police	180	25
Community & Economic Development	22	0
Public Works	288	45
Leisure Facilities and Services	19	290
	736	415

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, 2014, 2015 and 2016 as shown below equal the required contributions for each year:

	FY 2013-14	FY 2014-15	FY 2015-16
IPERS City Contribution	$ 2,667,158	$ 2,678,664	$ 2,706,400

The IPERS's 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 $21,630,674 within its Comprehensive Annual Financial Report (the "CAFR") as of June 30, 2016 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, 2015, 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, 2015, the City's collective proportion was 0.437825% which was a decrease of 0.018841% from its proportion measured as of June 30, 2014.

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, 2016 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, 2014, 2015 and 2016 as shown below equal the required contributions for each year:

	FY 2013-14	FY 2014-15	FY 2015-16
MFPRSI City Contribution	$ 6,291,856	$ 6,445,225	$ 6,089,878

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 $47,006,827 within its CAFR as of June 30, 2016 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, 2015, 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, 2015, the City's proportion was 8.096053% which was a decrease of 0.135225% from its proportion measured as of June 30, 2014.

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, 2016 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. The deferred compensation is available to employees at termination, retirement, death, or unforeseeable emergency, loan or via in – services contributions at age 70 ½. The City's contributions to deferred compensation for the Fiscal Years ended June 30, 2014, 2015 and 2016 are shown below:

	FY 2013-14	FY 2014-15	FY 2015-16
457 Deferred Contribution	$ 1,912,655	$ 1,953,660	$ 2,058,035

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, 2016 CAFR contained as APPENDIX A of this Official Statement.

Other Post Employment Benefits ("OPEB"): The City sponsors a single-employer health care plan that provides a continuation option to retirees to purchase health benefits under the City's group health plan. The plan does not issue a stand-alone financial report. Employees who have attained age 55 and have fifteen or more years of service with the City, or qualify for normal retirement as defined by IPERS, or qualify for normal retirement as defined by MFPRSI or are granted retiree status pursuant to a separation agreement with the City are eligible for retiree benefits. Eligible retirees and their dependents may purchase medical, prescription drug and dental insurance through the City's self-insured plan.

Retirees pay 100% of the group rate calculated on the expected costs based on the entire group of actives, COBRA participants, and retirees.

The current funding policy of the City is to pay health claims as they occur. This arrangement does not qualify as OPEB plan assets under GASB Statement No. 45 for current GASB reporting. The City establishes and amends contributions requirements annually.

The required contribution is based on projected pay-as-you-go financing. The source of payment is the fund that pays the benefits for the current employees; either the General Fund or a proprietary fund.

The City's annual OPEB cost (expense) is calculated based on the annual required contribution ("ARC") of the employer, an amount actuarially determined in accordance with the parameters of the GASB Statement No. 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover the normal cost each year and amortize any unfunded actuarial liabilities over a period not to exceed thirty years. The following information shows the components of the City's annual OPEB cost for the year, the amount actuarially contributed to the plan, and changes in the City's annual OPEB obligation.

Annual required contribution, ARC	$ 1,644,767
Interest on net OPEB obligation	327,736
Adjustment to annual required contribution	(260,027)
Annual OPEB cost	$ 1,712,476
Contributions made	--
Increase in net OPEB obligation	$ 1,712,476
Net OPEB obligation, beginning of year	7,283,020
Net OPEB obligation, end of year	$ 8,995,496

The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for Fiscal Years ended June 30, 2014 thru 2016 are presented in the following table.

Fiscal Year Ended June 30	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
2014	$ 1,416,948	8.38%	$ 5,652,201
2015	1,630,819	0.00%	7,283,020
2016	1,712,476	0.00%	8,995,496

As of July 1, 2015, the most recent actuarial valuation date for the period July 1, 2015 through June 30, 2016, the actuarial accrued liability was $16,664,753 with no actuarial value of assets, resulting in an unfunded actuarial accrued liability, UAAL, of $16,664,753. The covered payroll (annual payroll of active employees covered by the plan) was approximately $47,717,151, and the ratio of the UAAL to the covered payroll was 34.92%. As of June 30, 2016, there were no trust fund assets.

For additional information on the City's Other Post Employment Benefits (OPEB), refer to Note 12 beginning on page 69 of the City's June 30, 2016 CAFR contained as APPENDIX A of this Official Statement.

Bargaining Units

Table 4 presents the various organizations, number of employees represented and the respective contract expiration dates. The City has begun negotiations for next year's contracts.

Table 4
Union Representation – December 31, 2016

Union	Employees Represented	Contract Expiration Date
Davenport Association of Professional Firefighters, Local #17	125	June 30, 2018
Iowa State Policemen's Association, Local #2	144	June 30, 2019
American Federation of State, County and Municipal Employees, Local #887 [(1)]	121	June 30, 2018
Chauffeurs, Teamsters and Helpers Local Union #238	175	June 30, 2018
Division #312 of the Amalgamated Transit Union [(2)]	24	June 30, 2017

[(1)] The Davenport City Council is currently considering a three-year extension of the AFSMCE contract through June 30, 2021. The tentative agreement requires City Council approval and AFSCME membership ratification.
[(2)] City will begin negotiations for a new contract in the Spring of 2017.

Source: City of Davenport Payroll Department.

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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

Census Year	Quad-City Area	Percent Increase (Decrease)	Scott County	Percent Increase (Decrease)	City of Davenport	Percent Increase (Decrease)	City Density Per Sq. Mile
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

Employer Name	Product	Approximate Number of Employees [1]
Genesis Health System	Health Care System	4,805
Davenport Community Schools	Education	2,279
ALCOA	Aluminum, Sheet, Plate & Foil	2,194[2]
Kraft Foods/Oscar Mayer	Meat Packing	1,600
City of Davenport	Government	1,151
Rhythm City Casino	Casino, Hotel & Entertainment	1,000 [3]
APAC Teleservices	Telemarketing	900
Sears Manufacturing	Tractor Seats	884
Eastern Iowa Community College	Education	845
MidAmerican Energy Company	Utility Service	801
Wells Fargo – Davenport Region	Finance	716
Von Maur	Headquarters/ Distribution for Retail Stores	649
United Parcel Service	Parcel Delivery Service	646
St. Ambrose University	Education	620
AT&T Corporation	Telecommunications	610 [4]
Scott County	Government	500

[1] Includes full and part time employees.
[2] Headquarters in Riverdale, IA.
[3] Headquarters in St. Louis, MO.
[4] Headquarters in Rock Island, IL.

Source: Iowa Quad Cities Chamber of Commerce December and City of Davenport Department of Human Resources as of Spring 2016.

Table 7
Major Employers, Quad-Cities Metropolitan Area[1]

Employer Name	Product	Approximate Number of Employees [2]
Deere & Company	Industrial and Agricultural Equipment	7,625
Rock Island Arsenal	Government, Armaments	5,602 [3]
Trinity Medical Center/Unity Point	Health Care	4,468
Tyson Fresh Meats	Food Processing	2,400
Moline Schools	Education	1,164
XPAC	Supply Chain Management and Logistics	1,120
Isle of Capri-Bettendorf	Casino & Hotel	1,000
Rock Island Schools	Education	827
Exelon Corporation	Electric Power Generation	800
Rock Island County	Government	760
Bettendorf Community Schools	Education	603
Jumer's Casino & Hotel	Casino & Hotel	559
Group O Companies	Third Party Logistics	545

[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: City of Davenport.

Labor Force and Unemployment Statistics

Table 8 lists the labor force, average annual employment and unemployment rate for the Davenport-Moline-Rock Island Metropolitan Statistical Area ("MSA"), as compared to the unemployment rates for the City, State of Iowa and the United States for the years 2012 through November 2016.

Table 8
Labor Force and Unemployment Statistics

	Davenport-Moline-Rock Island MSA			Unemployment Rates		
	Labor Force	Employed	Unemployment Rate	City of Davenport	State of Iowa	United States
2016	236,700	223,500	5.5%	5.5%	3.9%	4.8%
2015	238,100	225,500	5.3%	6.3%	3.7%	5.3%
2014	242,200	227,500	6.1%	6.3%	4.4%	6.2%
2013	241,700	225,400	6.7%	6.4%	4.8%	7.4%
2012	242,800	226,400	6.8%	6.7%	5.0%	8.1%

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 2012 through 2016.

Table 9
Buying Income/Per Capita Retail Sales

	Effective Buying Income			Per Capita Retail Sales		
	City of Davenport	Quad-Cities Area	State of Iowa	City of Davenport	Quad-Cities Area	State of Iowa
2016	$ 40,279	$ 46,386	$ 46,280	$ 31,743	$ 24,985	$ 19,672
2015	40,503	44,205	45,457	29,363	19,608	17,611
2014	36,659	40,671	43,917	28,162	20,167	17,532
2013	34,175	38,897	39,920	14,544	14,732	15,181
2012	34,318	38,133	38,089	25,327	16,122	14,538

Source: Claritas, Inc.

Construction

Construction activity in the City as shown by its building permit records is summarized in. Table 10. Permits are calculated on a fiscal year basis.

Table 10
Building Permits

Fiscal Year	New Commercial		New Industrial		Miscellaneous [1]		New Residential		Other [2]
	No.	Value	No.	Value	No.	Value	No.	Value	Value
2017[3]	14	$ 27,807,772	1	$ 43,190,255	220	$ 3,456,730	77	$ 11,264,524	$ 55,962,977
2016	26	122,817,759	3	23,295,802	460	5,937,876	154	39,425,863	82,365,576
2015	30	71,408,840	0	0	421	4,666,824	139	23,883,620	106,424,702
2014	24	35,646,358	1	998,900	429	2,382,393	176	23,532,470	85,514,555
2013	22	17,157,164	2	4,694,885	307	2,055,223	159	26,232,964	63,747,023

[1] Includes schools, churches, and other institutions.
[2] Remodeling and other miscellaneous permits.
[3] As of November 2016.

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, six junior high schools, three special schools, nineteen elementary schools and eight private schools providing K-12 education in the City. The Davenport Community School District public school enrollment over the last five years has been as follows:

Table 11
Public School Enrollment (September 1)

Year	Fiscal Year	Certified Enrollment
2016	2017-18	15,489
2015	2016-17	15,162
2014	2015-16	15,823
2013	2014-15	15,981
2012	2013-14	15,940

Source: Davenport Community School District.

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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 21, 2017)

Legal debt limit of 5% of 100% of actual value for fiscal year 2017 as of January 1, 2015 [(1)]	$ 323,975,819
Debt chargeable against limit:	
Bonded debt (includes the Bonds)	229,105,000 *
TIF Rebate Agreements	2,169,505
Total debt subject to debt limit (71.39%)	$ 231,274,505 *
Legal debt limit margin (28.61%)	$ 92,701,314 *

[(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.

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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 21, 2017.

Table 13
Overlapping Debt to the City

Jurisdiction	General Obligation Debt	% of Debt Allocable to the City [1]	Portion Allocable to the City
Scott County	$ 24,170,000	50.11%	$ 12,111,587
Davenport Community School District	0	87.34%	0
North Scott Community School District	0	14.59%	0
Bettendorf Community School District	0	22.14%	0
Eastern Iowa Community College (Area IX)	48,675,000	29.58%	14,398,065
Total Overlapping Debt			$ 26,509,652

[1] Based on 1/1/2015 Taxable Valuations.

Source: Iowa Department of Management, Thomson Reuters, Iowa Auditor of State, and MSRB Electronic Municipal Market Access.

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Debt Trends

Table 14 summarizes the debt outstanding as a percent of the City's taxable valuation used to calculate the debt service levy and debt per capita for the last five fiscal years.

Table 14
Ratio of Net General Obligation Bonded Debt as a Percent of
Debt Service Levy Valuation and Net Bonded Debt Per Capita

Fiscal Year	Population [1]	Debt Service Levy Valuation [2]	Gross Bonded Debt	Debt Service Monies Available [3]	Debt Payable from Enterprise Revenues	Debt Payable from TIF Revenues [4]	Debt Payable From Other Revenue [5]	Net Bonded Debt	Net Bonded Debt to Debt Service Levy Valuation	Net Bonded Debt per Capita
2017	99,685	$ 4,195,513,263	$ 229,105,000 [6]	$ 22,215,405	$ 60,887,345	$ 30,331,760	$ 344,875	$ 115,325,615	2.75%	$ 1,157
2016	99,685	4,154,378,793	232,460,000	13,497,737	59,681,980	32,387,440	401,100	126,491,743	3.04%	1,269
2015	99,685	4,146,465,380	207,445,000	12,589,447	52,174,720	16,552,590	456,225	125,562,018	3.03%	1,260
2014	99,685	4,146,119,509	200,080,000	12,589,447	48,214,720	15,727,590	456,225	123,092,018	2.97%	1,235
2013	99,685	4,063,925,684	221,785,000	10,369,948	44,814,935	19,387,940	510,500	146,701,677	3.61%	1,472

[1] Source: 2010 U.S. Census.
[2] Based on January 1, 2015 Taxable Valuation as provided by the Scott County Auditor. 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, 2016.
[4] TIF revenues are property taxes derived from special taxing districts which are used to abate tax levies for debt issued for improvements within those districts.
[5] Debt payable from self-supported municipal improvement district levy and Levee Commission rents.
[6] Debt outstanding is as of the date of this Preliminary Official Statement.

Source: Except as noted, City of Davenport Finance Department.

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Table 15 summarizes the debt outstanding as of March 21, 2017 as debt per capita, percent of actual value, and percent of taxable value as of January 1, 2015 payable in fiscal year 2016-17 upon the issuance of the Bonds.

Table 15
Debt Ratios Upon the Issuance of the Bonds

Debt Ratios	Gross Bonded Debt [1]	Debt Service Monies Available [2]	Debt Payable from Enterprise Revenues	Debt Payable from TIF Revenues [3]	Debt Payable from Other Revenues [4]	Net Bonded Debt	Net Bonded Debt per Capita (99,685)	Net Bonded Debt to Actual Value ($6,479,516,370) [5]	Net Bonded Debt to Taxable Value ($4,195,513,263) [6]
G.O. Bonded Debt	$ 229,105,000	$ 22,215,405	$ 60,887,345	$ 30,331,760	$ 344,875	$ 115,325,615	$ 1,157	1.78%	2.75%
Overlapping Debt	26,509,652	--	--	--	--	26,509,652	266	0.41%	0.63%
Total	$ 255,614,652	$ 22,215,405	$ 60,887,345	$ 30,331,760	$ 344,875	$ 141,835,267	$ 1,423	2.19%	3.38%

[1] Includes the Bonds.
[2] Includes special assessments. As of June 30, 2016.
[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, 2015 Actual Valuation as provided by the Scott County Auditor. Includes TIF Increment, Agricultural Land, Agricultural Buildings and all Utilities.
[6] Based on January 1, 2015 Taxable Valuation as provided by the Scott County Auditor. Includes Taxable TIF Increments and all utilities but excludes Agricultural Land and Agricultural Buildings.

Source: Except as noted, City of Davenport Finance Department.

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Long-Term Debt

Table 16 summarizes the City's long-term debt as of June 30, 2016 and upon the issuance of the Bonds.

Table 16
General Obligation Debt Outstanding by Issue

Issue Date	Description	Original Amount	Interest Range	Final Maturity	Principal Outstanding June 30, 2016	Principal Outstanding March 21, 2017
12/28/06	Taxable Ref Ser B	$ 1,330,000	5.00%	06/01/17	$ 150,000	$ 150,000
12/30/08	Taxable Ser D	3,530,000	5.50%	06/01/17	320,000	320,000
04/22/09	Corporate Ser A	16,530,000	3.50%	06/01/17	920,000	920,000
04/22/09	Taxable Ser B	7,035,000	4.50%	06/01/17	485,000	485,000
11/02/09	Taxable Ser C	10,125,000	4.05%	06/01/17	7,820,000	440,000 (1)
01/05/10	Corporate Ser A	20,650,000	4.00% - 5.00%	06/01/24	10,600,000	10,600,000
03/22/10	Refunding Ser B	10,845,000	2.70% - 3.375%	06/01/21	3,405,000	3,405,000
03/22/10	Refunding Ser C	3,870,000	4.00% - 4.30%	06/01/21	1,985,000	1,985,000
12/27/10	Corporate Ser D	33,745,000	4.00%	06/01/18	18,480,000	3,775,000 (2)
01/18/11	Refunding Ser A	6,005,000	4.00%	06/01/17	1,100,000	1,100,000
03/14/12	Corporate Ser A	31,250,000	2.50% - 4.00%	06/01/31	20,355,000	20,355,000
05/07/12	Taxable Ser B	4,460,000	1.50% - 3.10%	06/01/23	2,525,000	2,525,000
05/07/12	Refunding Ser C	11,720,000	4.00%	06/01/19	5,460,000	5,460,000
05/07/12	Refunding Ser D	18,745,000	3.00%	06/01/25	14,750,000	14,750,000
03/05/13	Corporate Ser A	21,870,000	2.00% - 3.25%	06/01/32	15,840,000	15,840,000
03/05/14	Corp & Ref Ser A	23,125,000	3.00% - 5.00%	06/01/29	20,580,000	20,580,000
03/05/14	Refunding Ser B	10,950,000	3.00% - 5.00%	06/01/23	9,565,000	9,565,000
03/10/15	Corporate Ser A	17,715,000	4.00% - 5.00%	06/01/30	16,625,000	16,625,000
03/23/16	Corporate Ser A	42,450,000	2.00% - 5.00%	06/01/31	42,450,000	42,450,000
03/23/16	Refunding Ser B	6,085,000	2.00% - 2.70%	06/01/28	6,085,000	6,085,000
03/23/16	Refunding Ser C	7,140,000	2.00% - 5.00%	06/01/24	7,140,000	7,140,000
03/21/17	Corporate Ser A	21,930,000*	TBD	06/01/32	0	21,930,000 *
03/21/17	Refunding Ser B	7,505,000*	TBD	06/01/29	0	7,505,000 *
03/21/17	Refunding Ser C	15,115,000*	TBD	06/01/25	0	15,115,000 *
Total General Obligation Bonds					$ 206,640,000	$ 229,105,000 *
Total Abatement Supported (3)					(83,418,980)	(91,563,980) *
Net General Obligation Bonded Debt					$ 123,221,020	$ 137,541,020 *

(1) The 2018 - 2029 maturities will be current refunded by the Series 2017B Bonds.
(2) The 2019 - 2025 maturities will be crossover refunded by the Series 2017C Bonds.
(3) 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.

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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	Current Outstanding		Series 2017A*		Series 2017B*		Series 2017C*		Total Outstanding*			
June 30	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	BAB Credit [1]	Total
2017	$ 21,355,000	$ 3,840,592 [2]							$ 21,355,000	$ 3,840,592	($ 144,233)	$ 25,051,359
2018	20,750,000	6,524,619	$ 1,190,000	$ 916,796	$ 475,000	$ 221,549		$ 0 [3]	22,415,000	7,662,964	(141,613)	29,936,351
2019	17,755,000	5,166,034	1,375,000	725,900	525,000	178,501	$ 2,145,000	320,768	21,800,000	6,391,203	(124,643)	28,066,560
2020	16,425,000	4,444,714	1,420,000	677,775	540,000	169,838	2,170,000	286,448	20,555,000	5,578,775	(106,427)	26,027,348
2021	15,530,000	3,771,984	1,480,000	628,075	560,000	159,956	2,085,000	248,039	19,655,000	4,808,054	(88,447)	24,374,607
2022	12,955,000	3,117,401	1,525,000	576,275	585,000	148,700	2,110,000	207,382	17,175,000	4,049,758	(68,961)	21,155,797
2023	13,375,000	2,653,271	1,270,000	522,900	605,000	136,181	2,160,000	163,072	17,410,000	3,475,424	(47,757)	20,837,667
2024	12,565,000	2,185,366	1,315,000	478,450	630,000	122,266	2,195,000	113,392	16,705,000	2,899,474	(24,765)	19,579,709
2025	10,240,000	1,696,161	1,365,000	432,425	660,000	106,579	2,250,000	59,175	14,515,000	2,294,340		16,809,340
2026	9,090,000	1,390,649	1,410,000	384,650	685,000	88,891			11,185,000	1,864,190		13,049,190
2027	7,845,000	1,085,424	1,460,000	335,300	720,000	69,848			10,025,000	1,490,572		11,515,572
2028	8,135,000	840,573	1,515,000	284,200	750,000	48,968			10,400,000	1,173,741		11,573,741
2029	7,435,000	586,156	1,565,000	231,175	770,000	25,718			9,770,000	843,049		10,613,049
2030	5,795,000	348,781	1,625,000	176,400					7,420,000	525,181		7,945,181
2031	4,670,000	167,938	1,680,000	119,525					6,350,000	287,463		6,637,463
2032	635,000	20,638	1,735,000	60,725					2,370,000	81,363		2,451,363
	$ 184,555,000	$ 37,840,299	$ 21,930,000	$6,550,571	$ 7,505,000	$ 1,476,995	$ 15,115,000	$ 1,398,276	$ 229,105,000	$ 47,266,143	($ 746,846)	$ 275,335,831

[1] The City anticipates receiving a 32.585% Build America Bonds interest subsidy credit on the Series 2009C and 2010A Bonds.
[2] Excludes the December 1, 2016 interest payment in the amount of $4,204,254.
[3] Fiscal year 2017 interest payment will be made by the Series 2017C escrow account.

* Preliminary; subject to change.

Tax Levy Abatement

Although the data listed in Table 16 and Table 17 is general obligation debt of the City, it is anticipated that portions of the debt service will be paid from sources other than the City property tax levy. Table 18 presents the estimated sources of payment for the City's general obligation debt as of March 21, 2017.

Table 18
General Obligation Long-Term Bonded Debt
Schedule of Annual Debt Service Payments
(Includes the Bonds)

Fiscal Year Ending June 30	Levy Supported	Sewer	TIF	Clean Water	Parking	DDDSMID [1]	Airport	Solid Waste	Heritage Fund	River Center/ Adler	Total Principal & Interest All Sources [2] [3]
2017 [4]	$ 16,352,761	$ 4,530,639	$ 2,398,424	$ 199,613	$ 914,516	$ 70,598	$ 53,571	$ 597,200	$ 7,247	$ 71,025	$ 25,195,594
2018	18,590,509	5,549,836	3,780,514	234,575	992,516	75,599	59,261	686,260	9,344	99,550	30,077,964
2019	16,927,009	5,403,789	3,796,751	232,830	1,002,656	75,618	48,805	593,000	9,194	101,550	28,191,202
2020	15,658,742	5,281,135	3,435,009	227,180	1,000,980	75,577	39,759	308,150	8,944	98,300	26,133,776
2021	14,330,850	5,240,721	3,323,464	226,445	1,001,954	75,386	39,139	111,350	13,694	100,050	24,463,053
2022	13,030,689	5,184,401	2,574,123	225,420			38,457	56,925	13,194	101,550	21,224,759
2023	12,782,158	5,166,013	2,563,418	224,120			37,722		12,694	99,300	20,885,425
2024	12,093,853	5,040,708	2,091,048	227,605			36,917		12,294	102,050	19,604,475
2025	9,559,734	4,824,097	2,043,768	225,647			41,052		11,994	103,050	16,809,342
2026	6,568,947	4,248,844	1,949,955	168,400					11,694	101,350	13,049,190
2027	6,580,592	2,835,856	1,946,555	42,400					11,369	98,800	11,515,572
2028	6,611,949	2,856,900	1,946,410	41,200					16,031	101,250	11,573,740
2029	6,634,849	2,334,750	1,529,375						15,525	98,550	10,613,049
2030	4,562,306	1,754,950	1,527,075							100,850	7,945,181
2031	3,583,163	1,417,750	1,533,550							103,000	6,637,463
2032	1,773,438	574,425	103,500								2,451,363
Total	$ 165,641,549	$ 62,244,814	$ 36,542,939	$ 2,275,435	$ 4,912,622	$ 372,778	$ 394,683	$ 2,352,885	$ 153,218	$ 1,480,225	$ 276,371,148

[1] Downtown Davenport Development Self-Supported Municipal Improvement District.
[2] Totals may vary due to rounding.
[3] Total excludes the anticipated 32.585% Build America Bonds interest subsidy credit on the Series 2009C and 2010A Bonds.
[4] Excludes the December 1, 2016 interest payment.

TIF Rebate Agreements

Presented in Table 19 are the City's tax increment rebate agreements as of March 21, 2017.

Table 19
TIF Rebate Agreements

TIF Agreement	Assessment	Remaining Term	Total Obligation Outstanding as of March 21, 2017	Total Obligation Subject to Debt Limit	Annual Payment as of March 21, 2017
National Weather Service	$ 434,880	2 years	$ 53,387	$ 53,387	$ 11,925
Ryan Companies	19,868,300	2 years	788,941	788,941	96,006
M.A. Ford (Miracle Tools)	1,789,700	14 years	214,344	50,000	25,892
PCT	2,677,980	6 years	219,857	56,708	28,354
MMS Thermal	1,118,660	last year	30,532	30,532	15,266
Tri City Electric	3,969,070	8 years	964,752	110,752	55,376
Von Maur	8,178,540	13 years	1,100,000	110,000	55,000
Von Maur e-commerce	8,178,540	12 years	1,116,000	93,000	46,500
Von Maur HQ & Distribution	13,731,970	13 years	1,514,500	116,500	58,250
Fidlar	3,860,350	12 years	948,685	79,685	39,842
Heart of America	12,769,770	14 years	5,709,000	405,000	405,000
Putnam	23,849,142	15 years	16,206,495	0	0
Parker	16,943,893	15 years	11,461,410	0	0
Honkamp Krueger	1,426,640	15 years	375,000	0	0
Kraft Heinz	15,000,000	15 years	2,580,000	0	0
Internal Debt [1]			275,000	275,000	275,000
Total			$ 43,557,903	$ 2,169,505	$ 1,112,411

[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.

Other Debt

As presented in Table 20, the City has other revenue debt outstanding.

Table 20
Other Debt

Date of Issue	Original Amount	Purpose	Security	Final Maturity	Principal Outstanding as of March 21, 2017
6/10	$10,000,000	Improvements	Sewer Net Revenues	6/41	$8,924,000
12/15	5,781,107 [1]	Improvements	Sewer Net Revenues	6/34	5,223,000
3/16	7,538,000	Improvements	Sewer Net Revenues	6/36	2,051,375 [2]
12/11	310,791	Rail Extension	Land	12/23	310,791 [3]

[1] Original amount was $7,085,000; the City drew only $5,286,107. The loan was then amended and refunded to add $495,000 in principal for a sponsored project on December 8, 2015.
[2] The City is drawing the loan down as needed. The amount listed represents the outstanding balance as of March 21, 2017.
[3] The loan agreement with the Iowa Department of Transportation is being reworked due to a change in the completion date of the project. As of the date of this official statement no payments have been made by the City.

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. There have not been any industrial development revenue bonds issued since 1993. 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 initiated proceedings to enter into a $165,600 General Obligation Loan Agreement for the acquisition of buses for the Davenport Public Transit System. The City has no other plans to sell other 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, 2015. 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 2016. 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, $2,782,530 of the claims payable as of June 30, 2016 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 $2,000,000 for 2016. 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 $1,124,748 as of June 30, 2016 is considered current and due within one year.

Results of Operations

Statements of revenues and expenditures of the operating funds of the City have been compiled from the City's financial reports. They have been organized in such a manner as to facilitate year to year comparisons. Table 21 presents a statement of revenues, expenditures and changes in fund balance for the City's General Fund for the Fiscal Years ended June 30, 2013 through 2017. Table 22 and Table 23 present statement of revenues, expenditures and changes in fund balance for the City's Special Revenue Funds and Debt Service Fund, respectively, for the Fiscal Years ended June 30, 2013 through 2017.

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Table 21
Statement of Revenues, Expenditures and Changes in Fund Balance - General Fund[1]
(Years Ended June 30)

	Budget 2017	2016	2015	2014	2013
Revenue					
Taxes	$ 59,773,392	$ 59,110,557	$ 59,705,488	$ 60,207,114	$ 59,199,414
Licenses and Permits	1,532,200	2,297,659	1,935,347	1,679,731	1,525,686
Intergovernmental	3,128,891	4,968,630	2,739,724	1,159,513	1,211,347
Charges for Services	4,084,377	4,058,354	3,887,210	3,951,785	4,060,735
Use of Monies & Property	280,560	333,356	544,388	308,668	278,969
Fines and Forfeits	1,544,500	2,513,779	2,050,224	1,931,967	1,740,494
Other	356,100	418,489	333,149	396,986	382,004
Total Revenue	70,700,020	73,700,824	71,195,530	69,635,764	68,398,649
Expenditures					
Current:					
Public Safety	42,510,839	43,238,917	41,327,950	40,772,552	38,908,780
Public Works	4,491,096	4,243,834	4,701,546	4,758,575	4,680,836
Culture and Recreation	11,616,754	11,464,222	11,070,358	11,213,507	10,897,946
Community & Economic Development	972,463	965,901	894,828	1,310,626	1,154,206
General Government	10,348,826	9,414,067	9,477,655	8,639,508	8,443,007
Total Expenditures	69,939,978	69,326,941	67,472,337	66,694,768	64,084,775
Excess of Revenue Over (Under) Expenditures	760,042	4,373,883	3,723,193	2,940,996	4,313,874
Other Financing Sources (Uses)					
Sale of Capital Assets	-	35,941	15,451	-	-
Operating Transfers (Net)	(585,500)	(2,812,835)	(2,682,730)	(1,237,586)	(588,898)
Total Other Financing Sources (Uses)	(585,500)	(2,776,894)	(2,667,279)	(1,237,586)	(588,898)
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses	174,542	1,596,989	1,055,914	1,703,410	3,724,976
Beginning Fund Balance	17,973,418	16,376,429	15,320,515	13,617,105	9,892,129
Ending Fund Balance	$ 18,147,960	$ 17,973,418	$ 16,376,429	$ 15,320,515	$ 13,617,105

[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 2017	2016	2015	2014	2013
Revenue					
Taxes [2]	$ 17,175,344	$ 17,614,796	$ 17,639,582	$ 17,188,550	$ 16,559,167
Special Assessments	-	5,210	8,370	7,473	28,462
Licenses and permits	70,000	68,809	82,561	70,021	93,664
Intergovernmental	19,249,985	19,346,981	16,650,203	18,277,976	16,103,400
Charges for Services	78,000	74,488	76,758	99,834	149,949
Use of Monies and Property	210,740	423,528	472,112	525,572	400,925
Fines & Forfeits	-	86,854	134,348	156,732	-
Revolving Loan Repayments	782,200	832,955	752,279	979,050	860,284
Other	409,000	642,426	1,530,192	1,451,985	996,163
Total Revenue	37,975,269	39,096,047	37,346,405	38,757,193	35,192,014
Expenditures					
Current:					
Debt Service:					
Principal retirement	65,325	56,225	55,125	54,275	53,400
Interest	10,545	11,951	13,191	14,277	15,345
Public Safety	796,385	688,816	821,702	444,298	1,252,147
Public Works	14,396,853	12,618,991	13,328,499	12,799,216	10,607,877
Culture and Recreation	372,915	225,076	197,235	68,206	77,667
Community & Economic Development	9,159,420	10,711,552	8,547,287	11,503,642	8,358,618
General Government	200,809	209,397	211,730	174,911	158,088
Total Expenditures	25,002,252	24,522,008	23,174,769	25,058,825	20,523,142
Excess of Revenue Over (Under) Expenditures	12,973,017	14,574,039	14,171,636	13,698,368	14,668,872
Other Financing Sources (Uses)					
Sale of Fixed Assets	-	310,000	-	17,355	1,114,720
Operating Transfers (Net)	(13,045,641)	(14,635,446)	(13,599,298)	(11,571,785)	(13,318,948)
Total Other Financing Sources (Uses)	(13,045,641)	(14,325,446)	(13,599,298)	(11,554,430)	(12,204,228)
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses (2)	(72,624)	248,593	572,338	2,143,938	2,464,644
Beginning Fund Balance	7,418,211	7,169,618	6,597,280	4,453,342	1,988,698
Ending Fund Balance	$ 7,345,587	$ 7,418,211	$ 7,169,618	$ 6,597,280	$ 4,453,342

[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 Levee Commission 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 2017	2016	2015	2014	2013
Revenue					
Taxes	$ 14,417,254	$ 13,515,982	$ 13,154,839	$ 13,026,283	$ 12,503,997
Special Assessments	-	22,438	30,622	40,580	65,295
Intergovernmental	357,480	727,602	324,355	-	-
Use of Monies and Property	128,000	337,549	176,698	302,026	322,568
Loan repayments	-	-	-	-	-
Other	979,000	989,378	996,239	1,008,964	1,761,844
Total Revenue	15,881,734	15,592,949	14,682,753	14,377,853	14,653,704
Expenditures					
Current:					
Debt Service:					
Principal retirement	16,729,140	16,634,140	26,567,135	34,705,510	34,087,775
Interest and Fiscal Charges	5,397,437	5,440,905	5,991,294	6,087,036	6,972,064
Bond issue expense	-	176,740	-	72,385	11,145
Culture & Recreation	-	-	-	-	-
Community & Economic Development	1,865,007	967,635	928,795	1,039,395	1,117,049
General Government	-	-	3,000	6,300	-
Total Expenditures	23,991,584	23,219,420	33,490,224	41,910,626	42,188,033
Excess of Revenue Over (Under) Expenditures	(8,109,850)	(7,626,471)	(18,807,471)	(27,532,773)	(27,534,329)
Other Financing Sources (Uses)					
Debt Proceeds	-	-	-	-	-
Operating Transfers (Net)	8,630,420	9,737,523	10,179,863	9,329,673	8,901,982
Sale of capital assets	-	-	-	-	901,873
Refunding proceeds	-	13,080,000	-	10,335,000	2,310,000
Premium on debt issued	-	735,656	-	2,405,596	-
Total Other Financing Sources (Uses)	8,630,420	23,553,179	10,179,863	22,070,269	12,113,855
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses	520,570	15,926,708	(8,627,608)	(5,462,504)	(15,420,474)
Beginning Fund Balance	23,913,627	7,986,919	16,614,527	22,077,031	37,497,505
Ending Fund Balance	$ 24,434,197	$ 23,913,627	$ 7,986,919	$ 16,614,527	$ 22,077,031

[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]

Fiscal Year	Debt Service	Public Safety	Public Works	Culture and Recreation	Community & Economic Development	General Government	Total
2016	$ 22,606,542	$ 43,927,733	$ 16,862,825	$ 11,689,298	$ 12,645,088	$ 9,623,464	$ 117,354,950
2015	32,819,413	42,149,652	18,030,045	11,267,593	10,370,910	9,692,385	124,329,998
2014	40,933,483	41,216,850	17,557,791	11,281,713	13,853,663	8,820,719	133,664,219
2013	23,239,729	40,160,927	15,288,713	10,975,613	10,631,873	8,601,095	108,897,950
2012	23,435,305	39,554,541	15,505,355	11,305,093	15,234,614	8,992,941	114,027,849

[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]

Fiscal Year	Taxes	Special Assessments	Licenses and Permits	Inter-Governmental	Uses of Monies and Property	Charges for Services	Fines and Forfeits	Other	Total
2016	$ 90,241,335	$ 27,648	$ 2,366,468	$ 25,043,213	$ 1,094,433	$ 4,132,842	$ 2,513,779	$ 2,970,102	$ 128,389,820
2015	90,499,909	38,992	2,017,908	19,714,282	1,193,198	3,963,968	2,050,224	3,746,207	123,224,688
2014	90,421,947	48,053	1,749,752	19,437,489	1,136,266	4,051,619	1,931,967	3,993,717	122,770,810
2013	88,262,578	93,757	1,619,350	17,314,747	1,002,462	4,210,684	1,740,494	4,000,295	118,244,367
2012	80,884,683	58,964	1,317,804	21,611,837	933,670	4,479,467	1,936,641	3,543,981	114,767,047

[1] Includes General, Special Revenue, and Debt Service Funds.

Source: The City's Comprehensive Annual Financial Reports.

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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, from 4% 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 95% for the 2013 assessment year and 90% for the 2014 assessment year and all years thereafter, (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") that began in the 2015 assessment year, and assigned a declining rollback percentage of 3.75% to such properties for each subsequent 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. Prior to Fiscal Year 2017-18, the appropriation is a standing unlimited appropriation, but 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 from 4% to 3%, the gradual transition for Multiresidential Property from the commercial rollback percentage (100% of Actual Valuation) to the residential rollback percentage (currently 55.6259% of Actual Valuation), or the reduction in the percentage of telecommunications property that is subject to taxation.

Given the wide scope of the statutory changes, and the State of Iowa's discretion in establishing the annual replacement amount that is appropriated each year commencing in Fiscal Year 2017-18, the impact of the Act on the City's future property tax collections is uncertain and the City is unable to accurately assess the financial impact of the Act's provisions on the City's future operations.

Notwithstanding any decrease in property tax revenues that may result from the Act, Iowa Code section 76.2 provides that when an Iowa political subdivision issues general obligation bonds, "the governing authority of these political subdivisions before issuing bonds shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full."

From time to time, other legislative proposals may be considered by the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described in this Official Statement. It cannot be predicted whether or in what forms any of such proposals may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for the levy of taxes by the City.

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 2015 are for taxes payable in the fiscal year 2016-17. 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, 2015, the taxable value roll back rate was 55.6259% of actual value for residential property; 46.1068% of actual value for agricultural property; 86.2500% 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 2011 through 2015.

Table 26
Assessment of Valuations of Taxable Property

Assessment Year	Fiscal Year	Actual Value[1]	Taxable Value[2]	Taxable Increment Value
2015	2017	$6,479,516,370	$4,038,206,006	$172,747,044
2014	2016	6,368,035,987	4,018,276,494	150,802,466
2013	2015	6,251,727,715	4,015,074,689	145,829,227
2012	2014	6,169,992,844	4,027,742,633	133,123,936
2011	2013	6,138,432,980	3,962,209,249	115,959,483

[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 2015 property values by category.

Table 27
2015 Property Values by Category

Category	Actual Value	Taxable Value	% of Gross Taxable Value
Residential	$4,278,328,163	$2,376,004,013	61.93%
Commercial	1,378,333,221	1,226,060,283	31.96%
Industrial	129,085,285	114,433,776	2.98%
Multiresidential	120,090,981	103,271,498	2.69%
Utilities	13,877,992	13,877,992	0.36%
Other (railroads)	3,535,269	3,181,742	0.08%
Gross Valuation	$ 5,923,250,911	$ 3,836,829,304	100.00%
Less: Military Exemption	(8,667,360)	(8,667,360)	
Net Valuation	$ 5,914,583,551	$ 3,828,161,944	
TIF increment (used to compute debt service levies and constitutional debt limit)	$ 172,747,044	$ 172,747,044	
Taxed Separately:			
Agricultural Land	$ 32,578,012[1]	$ 15,006,721[1]	
Agricultural Building	939,270	433,066	
Gas & Electric Utilities	358,668,493	194,604,275	

[1] Military exemption of $25,928 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
2016	3.00	16.78	[6]	$ 73,355,439	$ 71,981,695	98.13%	$ 45,190	$ 72,026,885	98.19%
2015	3.00	16.78	[6]	73,239,754	72,473,395	98.95%	52,621	72,526,016	99.03%
2014	3.00	16.78	[6]	73,158,580	73,149,684	99.99%	24,133	73,173,817	100.02%
2013	3.00	16.78	[6]	72,248,709	70,098,272	97.02%	58,489	70,156,761	97.10%
2012	3.00	15.53	[6]	65,965,698	64,450,150	97.70%	44,254	64,494,404	97.77%

(1) City taxes support General Fund activities, debt service payments, liability insurance expense, the City's share of FICA and IPERS expense, payments to the Police and Fire retirement and pension systems, life and health insurance expense and unemployment compensation expense.

(2) Tax rates are in dollars per thousand assessed valuation.

(3) This tax rate is the only rate applied to agricultural land. The tax rate for agricultural land is established by the State of Iowa.

(4) This tax rate is applied to all property except agricultural land.

(5) The Downtown Davenport Development Self-Supported Municipal Improvement District (DDDSSMID) tax rate is levied on property within this special district in the Downtown area to support downtown capital improvement projects. This rate is applied in addition to the rate for all City purposes.

(6) Beginning July 1, 1997, six self-supported municipal improvement districts exist, with tax levies varying from $2.00 to $5.50.

Source: City 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 2017 through 2013.

Table 29
Property Tax Rates
All Overlapping Governments
Last Five Fiscal Years

Assessment Year	Fiscal Year	Scott County	School	Area IX College	Other[1]	City of Davenport	Total
2015	2017	5.82228	15.37043	1.00909	0.38948	16.78000	39.37128
2014	2016	6.00377	15.67601	0.96863	0.41826	16.78000	39.84667
2013	2015	6.13204	15.83747	0.92782	0.44418	16.78000	40.12151
2012	2014	6.23534	16.66333	0.92043	0.44342	16.78000	41.04252
2011	2013	6.30156	17.04996	0.91511	0.38355	16.78000	41.43018

[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 2013 through 2017.

Table 30
Tax Rate Comparison
By Operating Funds

Fund	2017	2016	2015	2014	2013
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	4.83000	4.83000	4.93000	4.93000	4.93000
Library	0.27000	0.27000	0.27000	0.27000	0.27000
Transit	0.91000	0.91000	0.91000	0.91000	0.91000
Emergency	0.27000	0.27000	0.27000	0.27000	0.27000
Total Operating Funds	14.73000	14.73000	14.73000	14.73000	14.73000
Debt Service	2.15000	2.15000	2.05000	2.05000	2.05000
Total All Funds	16.78000	16.78000	16.78000	16.78000	16.78000

Source: City of Davenport Finance Department.

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Principal Taxpayers

A list of ten larger taxpayers within the City and their 1/1/2015 taxable valuations (taxes payable July 1, 2016 through June 30, 2017) 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

Name of Property	Property	Taxable Valuation	% of Total Taxable Value[1]
Mid American Energy	Utility	$ 143,903,241	3.43%
Macerich North Park Mall LLC	Shopping Center	52,525,080	1.25%
Iowa-American Water Co.	Utility	50,671,899	1.21%
John Deere Construction	Commercial	23,278,680	0.55%
Falls Plaza LLC	Commercial	18,972,450	0.45%
ARCP JDDPTIA01 LLC	Commercial	17,881,470	0.43%
Menard Inc.	Commercial	16,036,722	0.38%
THF Davenport North Development	Commercial	15,976,710	0.38%
Genesis Health System	Health Care	13,864,664	0.33%
Senior Star Investments I LLC	Retirement Home	13,192,949	0.31%
Total		$ 366,303,865	8.72%

[1] Based on the City's 1/1/2015 Debt Service Levy Valuation of $4,195,513,263.

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 $16,430,285 of local option sales tax in fiscal year ended June 30, 2016.

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 Standard & Poor's Ratings Services ("S&P") and Moody's Investors Service, Inc. ("Moody's"). Currently, the City's general obligation Bonds are rated 'AA-' by S&P, with a stable outlook, and 'Aa3' by Moody's, with no outlook. Each rating reflects only the views of S&P or Moody's, respectively, and an explanation of the significance of such rating may be obtained only from S&P or Moody's, as applicable. A rating is subject to change or withdrawal at any time, and such revision or withdrawal of a rating may have an adverse effect on the marketability or market price of the Bonds.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see "TAX EXEMPTION AND RELATED CONSIDERATIONS" herein) are subject to the approving legal opinions of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, forms of which is attached hereto as APPENDIX B. Signed copies of the legal opinions, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the Purchaser at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel.

The legal opinions to be delivered will express the professional judgment of Bond Counsel and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

Bond Counsel has not been engaged, nor has it undertaken, to prepare or to independently verify the accuracy of the Preliminary Official Statement, including but not limited to financial or statistical information of the City and risks associated with the purchase of the Bonds, except Bond Counsel has reviewed and/or prepared the information and statements contained in the Preliminary Official Statement under "TAX EXEMPTION AND RELATED CONSIDERATIONS" and "LEGAL MATTERS" and the "Authorization and Purpose" section under the heading "DESCRIPTION OF THE BONDS" insofar as such statements contained under such captions purport to summarize certain provisions of the Internal Revenue Code of 1986, the Bonds and any opinions rendered by Bond Counsel. Bond Counsel has prepared the documents contained in APPENDIX B and APPENDIX C.

TAX EXEMPTION AND RELATED CONSIDERATIONS

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the 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 on individuals and corporations under the Internal Revenue Code of 1986 (the "Code"), provided, however that such interest must be taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on corporations (as defined for federal income tax purposes).

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 states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the 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 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.

Original Issue Premium

The [Series 2017A/B/C] Bonds maturing in the years _____ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire 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 any 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.

Original Issue Discount

The [Series 2017A/B/C] Bonds maturing in the years _____ (collectively, the "Discount Bonds") are being sold at a discount from the principal amount payable on such Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the "Issue Price") and the principal amount payable at maturity constitutes "original issue discount" under the Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner's federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of an Discount Bond who disposes of such Discount Bond prior to maturity should consult owner's tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership Discount Bonds.

The Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of an 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.

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, 2016

APPENDIX B

Forms of Legal Opinions

APPENDIX C

Form of Continuing Disclosure Certificate

APPENDIX D

NOTICE OF SALE

APPENDIX E

TERMS OF OFFERING

TERMS OF OFFERING

City of Davenport, Scott County, Iowa

$21,930,000* General Obligation Corporate Bonds, Series 2017A
$7,505,000* General Obligation Refunding Bonds, Series 2017B
$15,115,000* General Obligation Refunding Bonds, Series 2017C

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 $21,930,000* General Obligation Corporate Bonds, Series 2017A (the "Series 2017A Bonds"), $7,505,000* General Obligation Refunding Bonds Series 2017B (the "Series 2017B Bonds"), and the $15,115,000* General Obligation Refunding Bonds, Series 2017C (the "Series 2017C Bonds") (collectively the "Bonds") will be received by the City of Davenport, Iowa (the "City") on February 22, 2017 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 22, 2017. 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 21, 2017, 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:

$21,930,000* General Obligation Corporate Bonds, Series 2017A

Year	Amount*	Year	Amount*
2018	$ 1,190,000	2026	$ 1,410,000
2019	1,375,000	2027	1,460,000
2020	1,420,000	2028	1,515,000
2021	1,480,000	2029	1,565,000
2022	1,525,000	2030	1,625,000
2023	1,270,000	2031	1,680,000
2024	1,315,000	2032	1,735,000
2025	1,365,000		

ADJUSTMENT TO BOND MATURITY AMOUNTS

The City reserves the right to increase or decrease the aggregate principal amount of the Series 2017A 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 $23,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2017A Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2017A 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.

$7,505,000* General Obligation Refunding Bonds, Series 2017B

Year	Amount*	Year	Amount*
2018	$ 475,000	2024	$ 630,000
2019	525,000	2025	660,000
2020	540,000	2026	685,000
2021	560,000	2027	720,000
2022	585,000	2028	750,000
2023	605,000	2029	770,000

ADJUSTMENT TO BOND MATURITY AMOUNTS

The City reserves the right to increase or decrease the aggregate principal amount of the Series 2017B 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 $8,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2017B Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2017B 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.

$15,115,000* General Obligation Refunding Bonds, Series 2017C

Year	Amount*	Year	Amount*
2019	$ 2,145,000	2023	$ 2,160,000
2020	2,170,000	2024	2,195,000
2021	2,085,000	2025	2,250,000
2022	2,110,000		

ADJUSTMENT TO BOND MATURITY AMOUNTS

The City reserves the right to increase or decrease the aggregate principal amount of the Series 2017C 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 $16,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2017C Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2017C 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.

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.

OPTIONAL REDEMPTION

Series 2017A Bonds and Series 2017B Bonds due after June 1, 2025 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 Series 2017A Bonds and Series 2017B Bonds to be redeemed at the address shown on the registration books.

The Series 2017C Bonds are not subject to early redemption.

INTEREST PAYABLE

Interest on the Bonds will be payable semi-annually commencing December 1, 2017. 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.

SECURITY AND PURPOSE

The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. The Series 2017A Bonds are being issued to pay costs in connection with improvements to sanitary sewers, sewage treatment works, storm sewers, streets, streetscapes, bridges, airport, municipal housing facilities, fire and police department facilities, parks, riverfront, sidewalks, bike paths, recreation trails, RiverCenter and other municipal buildings and facilities; acquisition of real property for recreational activities, acquisition of equipment for solid waste, mass transit, parks, library, vehicle maintenance and information technology and economic development projects.

The Series 2017B Bonds are being issued to current refund, on June 1, 2017, $7,380,000 of the City's outstanding General Obligation Communication Building Bonds, Taxable Series 2009C (Build America Bonds), originally dated November 2, 2009, maturing June 1, 2018 through 2029 (the "Series 2009C Bonds" or the "Series 2017B Refunded Bonds").

The Series 2017C Bonds are being issued to crossover refund, on June 1, 2018, $14,705,000 of the City's outstanding General Obligation Corporate Bonds, Series 2010D, originally dated December 27, 2010, maturing June 1, 2019 through 2025 (the "Series 2010D Bonds" or the "Series 2017C Refunded Bonds").

The proceeds of the Series 2017C Bonds will be applied to the expense of the refunding and to establish an escrow account to be held by Bankers Trust Company, Des Moines, Iowa. The amount in the escrow account will be invested in non-callable direct obligations of the Department of Treasury of the United States of America on which the timely payment of principal and interest is fully guaranteed by the United States of America and which shall mature in such amounts and at such times to (i) pay the interest due on the Series 2017C Bonds starting December 1, 2017 through June 1, 2018 and (ii) prepay the principal amount of the Series 2017C Refunded Bonds called for redemption on June 1, 2018.

The City will make the June 1, 2017 debt service payment on the Series 2017B Refunded Bonds and the June 1, 2017 through June 1, 2018 debt service payments on the Series 2017C Refunded Bonds with funds in the Debt Service Fund.

GOOD FAITH DEPOSITS

A good faith deposit in the amount of $219,300 for the Series 2017A Bonds (the "Series 2017A Deposit"), $75,050 for the Series 2017B Bonds (the "Series 2017B Deposit") and $151,150 for the Series 2017C Bonds (the "Series 2017C Deposit") is required from the lowest bidder only of each series of the Bonds. The lowest bidder of each series of the Bonds is required to submit such deposit payable to the order of the City, not later than 12:00 o'clock P.M. Central Time on the day of the sale of the Bonds and in the form of either (i) a cashier's check provided to the City or its Municipal Advisor or (ii) a wire transfer as instructed by the City's Municipal Advisor. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a deposit and thereafter may award the sale of the Bonds to the same. No interest on a deposit will accrue to the successful bidders (the "Purchaser(s)"). The Series 2017A Deposit, Series 2017B Deposit and the Series 2017C Deposit will be applied to the purchase price of each respective series of Bonds. In the event a Purchaser(s) fails to honor its accepted bid proposal, any deposit will be retained by the City.

FORM OF BIDS AND AWARD

All bids shall be unconditional for each series of the Bonds for a price not less than $21,710,700 for the Series 2017A Bonds, $7,429,950 for the Series 2017B Bonds and $15,009,195 for the Series 2017C Bonds, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations set forth under the "BIDDING PARAMETERS" section. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORMS provided by the City. The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (the "TIC") basis assuming compliance with the "GOOD FAITH DEPOSITS" section. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest, which is twice the semiannual rate so ascertained (also known as the "Canadian Method"). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor's computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to: (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

BIDDING PARAMETERS

For each respective series, each bidder's proposal must conform to the following limitations:

1. For each respective series, each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.

2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.

3. For each respective series, the initial price to the public for each maturity must be 98% or greater.

RECEIPT OF BIDS

Forms of Bids: Bids must be submitted on or in substantial compliance with the NOTICE OF SALE, TERMS OF OFFERING and OFFICIAL BID FORMS provided by the City or through PARITY® competitive bidding system (the "Internet Bid System"). The City shall not be responsible for malfunction or mistake made by any person, or as a result of the use of an electronic bid or the means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

No bid will be received after 10:00 o'clock A.M. Central Time on Wednesday, February 22, 2017, as specified in the NOTICE OF SALE and OFFICIAL BID FORMS. The time as maintained by the Internet Bid System shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa.

Electronic Internet Bidding: Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling 212-849-5021.

Each bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its internet bid in a timely manner and in compliance with the requirements of the NOTICE OF SALE, TERMS OF OFFERING and OFFICIAL BID FORMS. The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the Internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORMS shall control in the event of conflict with information provided by the Internet Bid System.

BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry only system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of $5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser(s), as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC.

MUNICIPAL BOND INSURANCE AT PURCHASER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser(s). Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the Purchaser(s), except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser(s). Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser(s) shall not constitute cause for failure or refusal by the Purchaser(s) to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser(s).

DELIVERY

The Bonds will be delivered to the Purchaser(s) through DTC in New York, New York, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from date of sale for any reason except failure of performance by a Purchaser(s), the Purchaser(s) may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City may give the Purchaser(s) five working days notice of the delivery date and the City will expect payment in full on that date, otherwise reserving the right of its option to determine that the Purchaser(s) has failed to comply with the offer of purchase.

INFORMATION FROM PURCHASER(S)

The Purchaser(s) will be required to certify to the City immediately after the opening of bids: (i) the initial public offering price of each maturity of the Bonds (not including sales to bond houses and brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers) at which price a substantial amount of the Bonds (not less than 10% of each maturity) were sold to the public; or (ii) if less than 10% of any maturity has been sold, the price for that maturity determined as of the time of the sale based upon the reasonably expected initial offering price to the public; and (iii) that the initial public offering price does not exceed their fair market value of the Bonds on the sale date. The Purchaser(s) will also be required to provide a certificate at closing confirming the information required by this paragraph.

OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement when further supplemented with maturity dates, principal amounts, and interest rates of the Bonds, and any other information required by law or deemed appropriate by the City, shall constitute a final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"). By awarding the Bonds to any underwriter or underwriting syndicate submitting an OFFICIAL BID FORM therefore, the City agrees that, no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which each series of the Bonds are awarded up to 25 copies for each series of the Bonds of the final Official Statement to permit each "Participating Underwriter" (as that term is defined in the Rule) to comply with the provisions of such Rule. The City shall treat the senior managing underwriter of the syndicate to which the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter. Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Bonds agrees thereby that if its bid is accepted by the City, (i) it shall accept such designation and (ii) it shall enter into a contractual relationship with all

Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.

CONTINUING DISCLOSURE

In order to permit bidders for the Bonds and other Participating Underwriters in the primary offering of the Bonds to comply with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission (the "SEC") under the Securities Exchange Act of 1934, as amended, the City will covenant and agree, for the benefit of the registered holders or beneficial owners from time to time of the outstanding Bonds, in the resolutions authorizing the issuance of the Bonds and the Continuing Disclosure Certificate, to provide annual reports of specified information and notice of the occurrence of certain material events as hereinafter described (the "Undertakings"). The information to be provided on an annual basis, the events as to which notice is to be given, and a summary of other provisions of the Undertakings, including termination, amendment and remedies, are set forth as APPENDIX C to this Preliminary Official Statement.

Within the past five years, the City inadvertently failed to comply with certain of its previous continuing disclosure Undertakings.

The City's required annual disclosure tables for fiscal years ended June 30, 2011 through 2013 were published within subsequent Official Statements. However, references to those Official Statements were not filed until October 31, 2014.

In addition, the Defeasance Notice for Series 2003A and Series 2004A (which were defeased May 7, 2012) were not timely posted. The City has implemented procedures intended to assure timely compliance with all its Undertakings.

Breach of the Undertakings will not constitute a default or an "Event of Default" under the Bonds or the resolutions for the Bonds. A broker or dealer is to consider a known breach of the Undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the Undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

CUSIP NUMBERS

It is anticipated that the Committee on Uniform Security Identification Procedures ("CUSIP") numbers will be printed on the Bonds and the Purchaser(s) must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinions that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser(s) to refuse to accept delivery of said Bonds.

CITY OF DAVENPORT, IOWA

By: /s/ Brandon E. Wright
CFO/Assistant City Administrator

OFFICIAL BID FORM

Members of the City Council
City of Davenport, Iowa

Sale Date: February 22, 2017
10:00 o'clock A.M. Central Time

RE: $21,930,000* General Obligation Corporate Bonds, Series 2017A (the "Series 2017A Bonds")

For the principal amount of the Series 2017A Bonds of the City of Davenport, Iowa, legally issued and as described in the NOTICE OF SALE and TERMS OF OFFERING, we will pay the City $_____ (not less than $21,710,700) plus accrued interest, if any, on the total principal of $21,930,000* to date of delivery, provided the Series 2017A Bonds bear the following interest rates:

Year	Interest Rate	Amount*	Year	Interest Rate	Amount*
2018	_____%	$ 1,190,000	2026	_____%	$ 1,410,000
2019	_____%	1,375,000	2027	_____%	1,460,000
2020	_____%	1,420,000	2028	_____%	1,515,000
2021	_____%	1,480,000	2029	_____%	1,565,000
2022	_____%	1,525,000	2030	_____%	1,625,000
2023	_____%	1,270,000	2031	_____%	1,680,000
2024	_____%	1,315,000	2032	_____%	1,735,000
2025	_____%	1,365,000			

* The City reserves the right to increase or decrease the aggregate principal amount of the Series 2017A 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 $23,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2017A Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2017A Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

The Series 2017A Bonds mature on June 1, in each of the years as indicated above and interest is payable on December 1, 2017, and thereafter on June 1 and December 1 of each year.

We hereby designate that the following Series 2017A 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):

Years Aggregated	Maturity Year	Aggregate Amount
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the NOTICE OF SALE and TERMS OF OFFERING published in the Preliminary Official Statement dated February 8, 2017. In the event of failure to deliver these Series 2017A 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 22nd day of February 2017.

_____
Frank J. Klipsch, Mayor

_____
Brandon E. Wright, CFO/Assistant City Administrator

OFFICIAL BID FORM

Members of the City Council
City of Davenport, Iowa

Sale Date: February 22, 2017
10:00 o'clock A.M. Central Time

RE: $7,505,000* General Obligation Refunding Bonds, Series 2017B (the "Series 2017B Bonds")

For the principal amount of the Series 2017B Bonds of the City of Davenport, Iowa, legally issued and as described in the NOTICE OF SALE and TERMS OF OFFERING, we will pay the City $_____ (not less than $7,429,950) plus accrued interest, if any, on the total principal of $7,505,000* to date of delivery, provided the Series 2017B Bonds bear the following interest rates:

Year	Interest Rate	Amount*	Year	Interest Rate	Amount*
2018	_____%	$ 475,000	2024	_____%	$ 630,000
2019	_____%	525,000	2025	_____%	660,000
2020	_____%	540,000	2026	_____%	685,000
2021	_____%	560,000	2027	_____%	720,000
2022	_____%	585,000	2028	_____%	750,000
2023	_____%	605,000	2029	_____%	770,000

* The City reserves the right to increase or decrease the aggregate principal amount of the Series 2017B 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 $8,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2017B Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2017B Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

The Series 2017B Bonds mature on June 1, in each of the years as indicated above and interest is payable on December 1, 2017, and thereafter on June 1 and December 1 of each year.

We hereby designate that the following Series 2017B 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):

Years Aggregated	Maturity Year	Aggregate Amount
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the NOTICE OF SALE and TERMS OF OFFERING published in the Preliminary Official Statement dated February 8, 2017. In the event of failure to deliver these Series 2017B 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 22nd day of February 2017.

_____
Frank J. Klipsch, Mayor

_____
Brandon E. Wright, CFO/Assistant City Administrator

OFFICIAL BID FORM

Members of the City Council
City of Davenport, Iowa

Sale Date: February 22, 2017
10:00 o'clock A.M. Central Time

RE: $15,115,000* General Obligation Refunding Bonds, Series 2017C (the "Series 2017C Bonds")

For the principal amount of the Series 2017C Bonds of the City of Davenport, Iowa, legally issued and as described in the NOTICE OF SALE and TERMS OF OFFERING, we will pay the City $_____ (not less than $15,009,195) plus accrued interest, if any, on the total principal of $15,115,000* to date of delivery, provided the Series 2017C Bonds bear the following interest rates:

Year	Interest Rate	Amount*	Year	Interest Rate	Amount*
2019	_____%	$ 2,145,000	2023	_____%	$ 2,160,000
2020	_____%	2,170,000	2024	_____%	2,195,000
2021	_____%	2,085,000	2025	_____%	2,250,000
2022	_____%	2,110,000			

* The City reserves the right to increase or decrease the aggregate principal amount of the Series 2017C 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 $16,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Series 2017C Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2017C Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

The Series 2017C Bonds mature on June 1, in each of the years as indicated above and interest is payable on December 1, 2017, and thereafter on June 1 and December 1 of each year.

We hereby designate that the following Series 2017C 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):

Years Aggregated	Maturity Year	Aggregate Amount
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____
_____ through _____	_____	_____

In making this offer we accept all of the terms and conditions of the NOTICE OF SALE and TERMS OF OFFERING published in the Preliminary Official Statement dated February 8, 2017. In the event of failure to deliver these Series 2017C 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 22nd day of February 2017.

_____
Frank J. Klipsch, Mayor

_____
Brandon E. Wright, CFO/Assistant City Administrator

City of Davenport

Agenda Group: **Action / Date**
Department: Finance Committee **2/1/2017**
Contact Info: Brandon Wright 326-7750
Wards: All

Subject:
Resolution approving qualified financial institutions to do investment business and establishing the maximum deposit amount for each in accordance with the City's Investment Policy. [All Wards]

Recommendation:
Adopt the resolution

Relationship to Goals:
Fiscal vitality

Background:
The City's investment policy focuses on identifying qualified financial institutions with which to do investment business through an RFP process. The policy identifies the three primary objectives of safety, liquidity, and yield. In addition to these primary objectives, the City Council also adopted a fourth criteria which is consideration of community reinvestment activities. Specifically, financial institutions desiring to do investment business with the City must demonstrate that they meet or exceed efforts to serve minority groups and promote economic development lending to small businesses.

This list of qualified financial institutions represents those from which the City will solicit responses through the RFP process. Much of the information evaluated to determine compliance with the community reinvestment activities includes ratings and reports prepared by the federal government, which oversees lending practices.

As part of the process of identifying qualified financial institutions, the City's investment policy directs that these financial institutions be reviewed by the Affirmative Action Commission. The ratings and reports were reviewed and unanimously accepted by the City's Affirmative Action Commission on January 12, 2016. Additionally, the City has obtained an opinion from an outside legal firm confirming that these financial institutions meet or exceed the requirements set forth in the investment policy.
The list below provides a list of approved financial institutions, their type of institution, maximum authorized deposit amount and Community Reinvestment Act rating, if applicable. The Community Reinvestment Act rating is a bank requirement only. This rating scores the level of lending, investments, and services in low- and moderate-income neighborhoods.

BANK	INSTITUTION TYPE	MAXIMUM DEPOSIT AMOUNT	CRA RATING
Wells Fargo Bank Iowa, N.A.	BANK/BROKER	$100,000,000.00	Satisfactory
Quad City Bank & Trust	BANK	$25,000,000.00	Satisfactory
American Bank & Trust	BANK	$25,000,000.00	Satisfactory
US Bank	BANK	$25,000,000.00	Satisfactory

CBI Bank & Trust	BANK	$25,000,000.00	Satisfactory
Piper Jaffray	BROKER	$25,000,000.00	N/A
DuTrac Community Credit Union	CREDIT UNION	$25,000,000.00	N/A
IH Mississippi Valley Credit Union	CREDIT UNION	$25,000,000.00	N/A

Wells Fargo has an increased maximum deposit amount since the City of Davenport's primary checking and savings accounts reside there.

ATTACHMENTS:

Type	Description
Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/25/2017 - 4:13 PM
Finance Committee	Watson-Arnould, Kathe	Approved	1/25/2017 - 4:13 PM
City Clerk	Admin, Default	Approved	1/25/2017 - 4:15 PM

Resolution No._____

Resolution offered by Alderman Tompkins:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving qualified financial institutions with which to do investment business and establishing the maximum deposit amount for each in accordance with the City's Investment Policy.

WHEREAS, the City of Davenport has adopted an investment policy describing the qualifications of safety, liquidity, yield, and community reinvestment activities as requirements to participate in the city's RFP process for investments; and

WHEREAS, the following financial institutions have demonstrated that they meet or exceed these qualifications; and

WHEREAS, the Davenport Affirmative Action Commission has accepted the list of financial institutions and an outside legal firm has confirmed their compliance.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that all financial institutions on this list have met or exceeded the requirements established in the City's investment policy and are approved to participate in the City's RFP process for investment purposes with a maximum deposit amount of $25,000,000. Quad City Bank and Trust, American Bank & Trust, U.S. Bank, CBI Bank and Trust, Piper Jaffray, DUTRAC Community Credit Union, IH Mississippi Valley Credit Union. Wells Fargo shall have a maximum deposit amount of $100,000,000.

Approved:

_____

Frank Klipsch, Mayor

Attest:

_____

Jackie E. Holecek, MMC, City Clerk

City of Davenport

Agenda Group: **Action / Date**
Department: Finance Committee **2/1/2017**
Contact Info: Mallory Merritt (563-326-7792)
Wards: All

Subject:
Resolution adopting established mobile food unit zone locations, hours of operations, and associated fees. [All Wards]

Recommendation:
Adopt the resolution.

Relationship to Goals:
High-Performing Government

Background:
In June of 2016, mobile food vending operators began contacting the City about opportunities to serve curb-side within the public right-of-way. The City hosted a number of meetings with both downtown businesses and potential mobile food unit vendors before launching a program; additionally, a pilot program during the month of September to test potential mobile food unit zones and evaluate potential processes was initiated.
Staff compiled feedback from the pilot program, researched industry best-practices, and evaluated mobile food vending programs in other cities during the months of October-December.
The mobile food vending ordinance first presented to the City Council in January is the result of a cross-collaborative team approach.
The ordinance sets the framework for the program, general guidelines, and establishes a mobile food unit license and the permit structure. This resolution sets the locations of the two zones, defines the hours of operations for each zone, and establishes the fee structure for all related licenses and permits.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution Letter
Backup Material	License and Permit Fee Schedule
Cover Memo	Zone Locations & Hours of Operation

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Admin, Default	Approved	1/26/2017 - 1:01 PM
Finance	Watson-Arnould, Kathe	Approved	1/26/2017 - 11:40 AM

Resolution No._____

Resolution offered by Alderman Gordon:

RESOLVED by the City Council of the City of Davenport.

RESOLUTION adopting established mobile food unit zone locations, hours of operations, and associated fees.

WHEREAS, the City Council adopted a mobile food unit ordinance allowing mobile food unit vendors to operate in designated zones; and

WHEREAS, the City Council adopted a mobile food unit ordinance allowing mobile food unit vendors to operate in designated zones during specified and approved hours of operations; and

WHEREAS, cost recovery is necessary for the issuance of all related license and permit fees; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the two mobile food unit zones be established in the aforesaid locations with the aforesaid hours of operations; and

BE IT FURTHER RESOLVED that the aforesaid Mobile Food Unit License and Permit Schedule be adopted.

Approved:	Attest:
_____	_____
Frank Klipsch, Mayor	Jackie E. Holecek, MMC, City Clerk

City of Davenport
Mobile Food Unit Fee Schedule
Effective April 1, 2017

1. Annual Mobile Food Vendor License - $55.00

2. Annual Mobile Food Vendor Permit - $550.00
    - Required for all mobile food units utilizing any City right-of-way space including zones, Parks, and special occurrences (not related to festivals).

2. Special Occurrence Permit - $100.00
    - Required to be obtained by the premise requesting the special occurrence permit

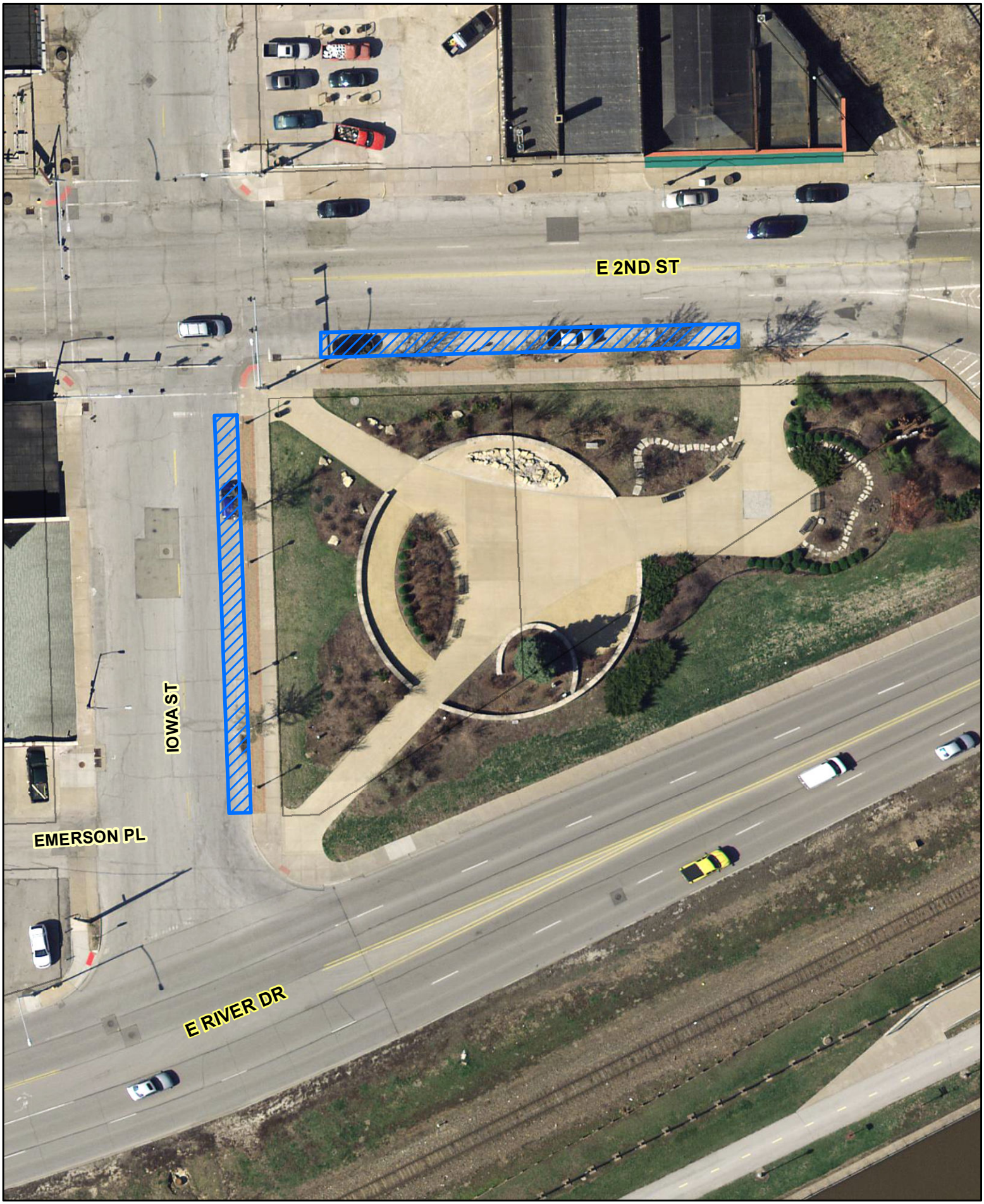
City of Davenport
Mobile Food Unit Zones & Hours of Operations
Effective April 1, 2017

1. Mobile Food Unit Zones:
   a. Riverfront / Main Street Landing
      i. City-owned parking lot south of West River Drive, west of South Brady Street, and east of Dillon Fountain near the sky-bridge

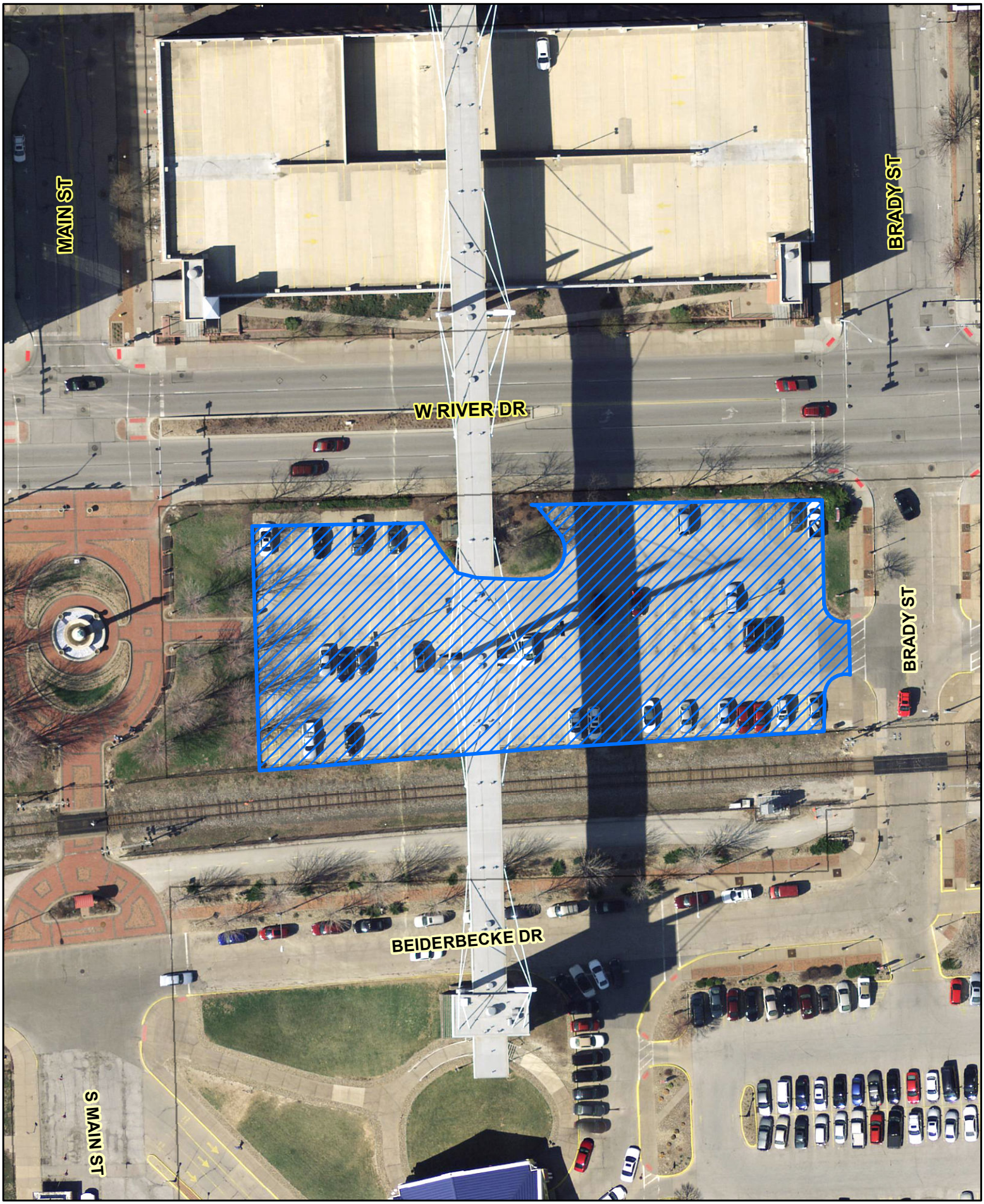
   b. East 2nd Street / Iowa Street
      i. Parking lane of East 2nd Street east of Iowa Street and the east parking lane on Iowa Street south of East 2nd Street

2. Hours of Operations

Location	Monday	Tuesday	Wednesday	Thursday
Riverfront / Main Street Landing	6 am – 12 am	6 am – 12 am	6 am – 12 am	6 am – 12 am
East 2nd Street / Iowa Street		3 pm – 11 pm		3 pm – 11 pm
City Parks	Park Director's Discretion			



Food Truck Area



Food Truck Area

City of Davenport

Agenda Group: **Action / Date**
Department: Finance Committee **2/1/2017**
Contact Info: Jackie E. Holecek
Wards: All

Subject:
Motion approving the City of Davenport Special Events Policy.

Recommendation:
Approve the policy.

Background:
In planning for the annual joint meeting of the QCCVB and the City on March 2, 2017 with special events sponsors, the Special Events Policy has undergone review/revision and is attached for your review..

Over 100 sponsors have received notice that the policy is under review by the City Council. The sponsors have been invited to attend the Committee of the Whole Meeting or Council Meeting and give comments. They also can contact the City Clerk's Office with any comments or questions.

The City will debut the Special Events Online Application at the meeting on March 2nd, along with the updated Special Events Policy and will provide sponsors with the opportunity to ask questions about how changes will affect their future applications.

The policy was originally adopted in 1993 and amended in May 2009. Staff has reviewed the policy and made it consistent with how the City is doing business with sponsors today.

ATTACHMENTS:

Type	Description
Cover Memo	Special Events Policy

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/25/2017 - 11:25 AM

City of Davenport
Special Events Policy

For More Information Contact:

Jackie E. Holecek, Deputy City Clerk
City of Davenport
226 West Fourth Street
Davenport, Iowa 52801
563-326-6163 (office)
563-326-7736 (fax)
jet@ci.davenport.ia.us (email)

Table of Contents

Page	
4	Purpose
4	Definitions
6	Criteria for Evaluation and Scheduling of Special Events
7	Special Event Applications
8	Application Review Process
10	Fees and Charges
10	Deposits
11	Application Approval/Denial Notification Process
11	Downtown Area Defined including Festival Area
12	Accessibility to Persons with Disabilities
12	Insurance Requirements
13	Allowance for Cans, Coolers and Bottles on City Property
13	Consumption of Alcoholic Beverages
14	Food Sales
14	Vendors
14	Sanitation & Temporary Restroom Facilities
14	Security
14	Electricity
14	Music, Entertainment and Noise Variances
15	Parking
15	Tents
15	Block Parties
16	Street Closings
16	Temporary No Parking
16	Banner Installation
16	Fireworks
16	Smoking
17	Recognition of the City of Davenport
18	Centennial, Credit Island, LeClaire, and Lindsay Park Management Plan
23	LeClaire Park Map
24	LeClaire Park Utilities
25	Park Pre/Post Event Checklist
26	Clean-up Plan
27	Street Closing Petition
28	Noise Variance Signature Petition
29	Block Party Street Closing Signature Petition

Special Events Policy

This document sets forth the guidelines for the implementation of a Special Events Policy by the City of Davenport. It defines, categorizes, and sets a fee structure for all Special Events.

Purpose

It is the purpose of this policy to regulate special outdoor events conducted in the City of Davenport so that such events can be held with the safety and health of participants in mind, the protection of public property considered, and the impact of the event on non-participating citizens minimized. A corollary purpose of this policy is to ensure that those who benefit from an event bear the costs of the event. This corollary purpose is to include costs associated with the special demands placed on City services for the event to be held.

Community festivals and special events can promote tourism, showcase local talent and expose artists and performers to new audiences, invigorate community spirit, revitalize neighborhoods and the downtown corridor; and contribute substantial economic and social benefits to the community. In recognition of these benefits, it is the policy of the City of Davenport to encourage events which promote tourism, foster the economic revitalization of the downtown or neighborhoods and their commercial districts, and increase cultural activities available to residents of the Quad Cities metropolitan area.

Definitions

Application: An electronic application which sets forth the information required to be provided by this policy.

Block Parties means and includes those social gatherings commonly referred to as block parties and consisting of neighborhood parties wherein a section(s) of a City street(s) is temporarily barricaded to allow residents of the area to hold social activities in said street.

City herein after shall refer to the City of Davenport.

City-Sponsored Event: A public event which is directly related to a recognized function of City government and which is, in a major part, initiated, financed and executed by the City of Davenport. It does not include events in which the City of Davenport is merely listed as a co-sponsor if the City does not carry a major share of the burden of initiating, financing and executing the event.

Downtown & Festival Area Defined: Downtown is described as the area within the City bound by the Mississippi River at the south, Federal Street at the east, Fifth Street at the north and the east side of Marquette Street at the west. The Festival Area is bordered by River Drive at the south, Brady Street at the East, Third Street at the North and Scott Street at the West.

Event Bond, Deposit and Insurance: The sponsor requesting a special event must furnish to the City a Certificate of Liability Insurance on a fully paid comprehensive public liability and property damage insurance policy from a licensed broker, protecting the City of Davenport, its officers, agents, elected officials and appointed officials, and employees from any and all claims which may result from or in connection to the special event. Limits of insurance, at a minimum, are $1,000,000 for general liability and property damage. Upon review of the special event by the City's Risk Division, requirements, limits and types of insurance may change based on the level of risk associated with the event. The City of Davenport must be identified as a certificate holder and shall be named as an "additional insured" on a primary basis on the certificate. Parties shall produce a copy of the certificate of insurance with all endorsements at least ten (10) days prior to the starting date of the special event.

Extra Personnel Hours: The total of the number of all hours worked by all City employees in the particular departments or areas under consideration for classification purposes in connection with the production of the special event in question, to the extent that such hours exceed the total number of hours which would have been worked by those same City employees in the same location had the special event not taken place. Excluded from this definition are the personnel hours worked by the Special Events Coordinator on any particular occasion.

Political Demonstration: A public gathering, procession or parade, or when the primary purpose of which is the exercise of the rights of assembly and free speech as guaranteed by the First Amendment to the Constitution of the United States. The fact that such an event may be advertised as a "special event" does not in and of itself bring such demonstration within the scope of this policy. We encourage organizers and participants in these activities to abide by the City demonstration guidelines.

Special Event refers to outdoor events that include, but are not limited to, the following: fair, carnival, circus, parade, concert, walk or run, graduation, block sponsor or other festival, ceremony, rally, procession, or mass gathering or any other gathering deemed a special event by the City Council. A Special Event may also involve selling, advertising, and/or promoting. This policy includes events held on private property, if the event affects or impacts the City or any part of or otherwise extends beyond the boundaries of the immediate property.

Special Events Committee consist of representatives from City departments affected by a special event. The purpose of the committee shall be to review and evaluate a sponsor's application. The representatives will provide evaluation comments and costs for City services to the Special Events Coordinator for dissemination to the sponsor.

Special Events Coordinator: The person(s) designated by the City Administrator to carry out the functions of this policy. In addition to the functions listed hereafter, the Special Events Coordinator will act as the communicator to the sponsor requesting a special event and will be responsible for monitoring the submittal of charges, fees, deposits and appropriate insurance requirements. The Special Events Coordinator shall review all applications for completeness prior to routing to the Committee for review.

Sponsor shall refer to the applicant who makes a request to hold a Special Event.

User Fee: The fee required to be paid for the issuance of a permit to hold a public festival.

Criteria for Evaluating and Scheduling Special Events

The City shall be charged with the responsibility of determining whether a particular sponsor shall be entitled to conduct an outdoor special event. In determining whether to grant to deny a particular application, the City shall take into account the effect the proposed special event will have upon the environment and the public health and safety. The City shall also take into account the frequency with which such events are held and the convenience of the public in relation thereto.

The City will also consider:

- How well the applicant, insofar as it can be determined, appears capable or incapable of executing the planned special event;
- Whether any inconvenience which may be suffered by the general public is outweighed by the potential benefit to the community as a whole;
- Whether budgetary considerations at the time of the application create such a heavy burden upon the City's financial and/or human resources that it would not be practical to hold the proposed special event at the time requested; and
- Whether the health and safety of the public would be materially compromised.

In addition to the criteria above, the City shall take into account the following considerations:

- The extent to which the event contributes to the promotion of tourism.
- The extent to which the event contributes to economic revitalization.
- The extent to which the event increases cultural programming available to residents of the metropolitan area.
- The impact of the event on the environment.
- The frequency of the same or similar event(s).

Special Event Applications

Sponsors who wish to make a request for a special event shall submit an online application located on the City's website. The completed application shall be submitted by the sponsor at minimum ninety (90) days prior to the event date to allow processing time. Applications will be accepted on a first-come, first-serve basis. However, returning special events will have ninety (90) days from the last day of that event to submit their intent to return for the next year's adjusted dates. After the ninety (90) days sponsors can file an application and the dates shall be reserved on a first-come, first-serve basis, regardless of past use.

It is recognized that circumstances surrounding applications for Special Events may require varying amounts of attention, time, and effort devoted to the process and procedure of approving or denying the request. Therefore, it is understood that every effort will be made to respond and make a decision on an application request with a reasonable period of time. It is expected that the sponsor making the application request will anticipate a reasonable length of lead time that may be required to make a final decision.

Any person or organization desiring to hold a special event must make application to hold such event no later than ninety (90) days prior to the commencement of such event to the Special Events Coordinator. The application shall include the following information and may from time-to-time require additional information be submitted by a sponsor:

1. The name of the special event and its purpose in general terms.

2. The name(s) of the person(s) or organization(s) sponsoring said special event, together with contact information.

3. The actual date(s) and time(s) of the proposed special event and setup and removal date(s) and time(s).

4. The specific location(s) within the City where such event is being planned.

5. An estimated number of persons expected to attend such event.

6. When the special event is planned on a City street(s) and such special event requires closing of the street the sponsor will identify how property owners, tenants and businesses will be notified of the proposed street closing. The sponsor shall provide an explanation indicating how property owners, tenants and businesses will be notified. The sponsor will identify a traffic plan for closed streets.

7. Whether any beer, wine, or other spirituous beverages are expected to be present and/or sold for public consumption.

8. Whether entertainment is offered giving details as to the nature, time and place. Should entertainment be provided the sponsor may be required to secure a noise variance permit.

9. Whether there will be vendors or peddlers present. Events with food vendors shall contact the Scott County Health Department.

10. Whether the sponsor proposes either in whole or in part to be responsible for cleaning up the area used which may include surrounding areas directly outside the event, providing details.

11. How the sponsor proposes to provide for security at the event, providing details.

12. Whether utility services such as electrical power or water will be required.

13. A proposed accessible parking plan.

14. A proposed traffic control plan.

15. An emergency plan for health services, if necessary, and approved by the Scott County Health Department.

The sponsor shall specify any service, material, or property that is expected to be provided by the City. Special Events will be limited to City property that can accommodate the proposed event.

Application Review Process

When a sponsor submits an application for a special event, the Special Events Committee will review the application to determine the impact that the event will have on the public if special City services will be required and what additional information may be necessary in order for the sponsor to hold the special event on City-owned property. When a special event is considered closed to the public or if holding the event requires the closing of streets, the sponsor shall be required to contact all residents (property owners, tenants and businesses) to advise such individuals that a special event is being proposed that may affect the area.

The following City departments will make up the Special Events Committee and as such will review all applications to determine needs for a proposed special event:

1. The Office of the City Clerk will review submitted applications and route the application and all supplemental materials to all departments for review. The Office of the City Clerk will coordinate all meetings with City staff and the sponsor, assure all necessary information is provided by the sponsor, and provide the sponsor with summary of items that shall be met in order for the special event to be held on City property. The Office of

the City Clerk will direct the sponsor to the appropriate staff for business licenses or beer and liquor license as may be needed.

2. Risk Manager will review the application to determine the level of insurance for the proposed special event, and the sponsor shall provide evidence of insurance prior to the proposed special event being held.

3. Levee Commission allows the Special Events Coordinator to schedule use of Levee Commission property. A fee for use of this property is determined by the Levee Commission and will be paid to the Levee Commission.

4. Davenport Police Department will review all plans for security, on and off the proposed site, traffic control, noise control and crowd control.

5. Public Works Department shall review the applications and determine what is necessary for the department to provide to the sponsor such as, but not limited to, streets to be cleaned, traffic controlled through barricades, temporary no parking, directional signage, installation of banners, transit changes for the special event, and will check for conflicts with construction projects.

6. Parks and Recreation will determine whether requested City park property is available for the proposed dates and times. Parks and Recreation will determine whether the proposed event conforms with park use policy as determined by the ordinance. Parks and Recreation will determine participant capacities for the proposed site.

7. Davenport Fire Department will review all applications to determine life safety hazards and access/egress routes.

The Office of the City Clerk will work with other agencies, such as the Scott County Health Department, when necessary to provide information about a proposed special event.

For classification purposes, the City shall review the application using the following criteria:

- The anticipated amount of extra personnel hours which shall be required to be furnished by the City to accomplish the necessary public safety and sanitation components of the proposed special event; technical assistance required from City staff;

- The anticipated number of persons attending the event over the entire period of the proposed special event.

Fees and Charges

Each department reviewing the application will determine what City services, property, permits, and licenses will be necessary to assure the proposed special event will be held with the health and safety of all protected.

- Services Charges will be determined and a cost estimated to provide the City services required for the proposed event. These charges are direct costs of the City and will be paid by the sponsor of the proposed special event.

- Rental Charges will be determined and a cost estimated to provide the rental of equipment, such as, but not limited to, signs, barricades, and temporary no parking. These charges are direct costs of the City and will be paid by the sponsor of the proposed special event.

- Regulatory Fees will be determined and the costs of such licenses, permits and inspections necessary for the proposed special event. These charges are direct costs of the City and will be paid by the sponsor of the proposed special event.

Deposits

A security deposit shall be required by and shall be paid by the sponsor of the proposed special event prior to the event date. The amount of the deposit will be determined by demand on City resources after reviewing the impact the event will have on the area, nature of the event, attendance estimate, and the potential for excessive damage or other liability to the City due to the proposed special event. A deposit in the amount specified shall be filed with the City at least ten (10) days prior to the event.

The sponsor shall be held responsible for all costs of returning the proposed area to the same condition as it was prior to the special event. Pre- and post-inspections of the area shall be conducted with the sponsor. If, for any reason, there is damage to any part of the area which was reserved for the special event, or damage to another area as a direct result of the event, the extent of damage shall be determined and the dollar amount of any repair or replacement shall be deducted from the deposit paid by the sponsor.

In any or all cases, if the amount of damage, extra cleanup, and/or costs for services furnished by the City exceeds the deposit, the sponsor shall be billed for the balance, to be paid in full no more than thirty (30) days from the billing date. Should the sponsor fail to pay the additional costs, all future special event applications will be denied until such time as payment is received by the City. Additionally, the City may take legal action to recover costs owed when the sponsor fails to make such payments. This provision shall also apply in a case(s) where the sponsor is not required to pay a security deposit for the proposed special event.

The security deposit may be kept by the City when the Special Events Coordinator has found that the event sponsor intentionally has not followed the event plan submitted by the sponsor and approved by the City. When the violation is flagrant the Special Events Coordinator can refuse to allow the sponsor to retain the event dates for the following year. The sponsor can appeal the Coordinator's decision to the City's Hearing Officer.

Application Approval or Denial Notification

Once the Special Events Committee review has been completed, the Special Events Coordinator or the City Administrator's designee shall notify the sponsor of approval or denial of the special event application.

When the City Administrator or the City Administrator's designee denies a proposed special event, the City Administrator does so by exercising good judgment and in the best interest of the City. The sponsor shall be notified of a denial. A denied sponsor may appeal the denial of the proposed special event to the City Hearing Officer.

A sponsor whose special event application has been approved shall abide by all City and State codes and assumes responsibility for their actions, and any consequence thereof, associated with the special event.

The Special Events Coordinator, or designee, shall make the final determination for the installation or placement of equipment, signs, decorations, lighting, concessions of any type, staging, and other structures or objects, or the allowing of animals. The sponsor shall be required to submit a site map or schematic drawing showing the requested placement of all equipment, signs, concessions, staging, tents, port-a-potties or other items being using for the proposed special event. The erection of certain types of structures, such as temporary stages, must pass inspection for proper fire protection and proper construction. In no case shall the sponsor remove any structure or object from the proposed special event area prior to the event.

The sponsor of a proposed special event shall assume full responsibility for compliance with all conditions, fees and charges.

Downtown Festival Area

The Downtown is described as the area within the City bound by the Mississippi River at the south, Federal Street at the east, Fifth Street at the north and the east side of Marquette Street at the west.

Within the Downtown is the designated Downtown Festival Area which includes, within its boundaries, two major State highways: Brady Street (US 61 North) and Harrison Street (US 61 South). The Downtown Festival Area is the area within the Downtown bordered by River Drive at the south, Brady Street at the East, Third Street at the North and Scott Street at the West. Due to the festival area being intersected by the State highway systems all rules

governing use of the State highway and right-of-ways must be strictly adhered to. A request for closure of any proportion of the State highways must be made by the City not less than sixty (60) days prior to use of the festival area. The City submits to the Iowa Department of Transportation a request for closure, as well as the planned detour routes. All State laws which apply to State highways and rights-of-way shall apply to City streets used as detour routes for traffic travelling upon State highways.

Accessibility to Persons with Disabilities

The sponsor is encouraged to conduct accessible activities and provide provisions for persons with disabilities in compliance with the Americans with Disabilities Act. The City will review all applications to ensure compliance with ADA requirements.

The sponsor is encouraged to pay special attention to viewing and parking needs of those persons with disabilities. The Special Events Coordinator will determine viewing and parking areas that may be available for use for persons with disabilities as long as the sponsor monitors the areas during the proposed special event.

When a proposed event impacts the Citibus route, the City will post bus route changes for special events thirty (30) days in advance. Notices will be posted in the buses, passenger shelters and at the Transit Center in a size easily read. City transit bus drivers will also retain a listing of all special event bus route changes.

Insurance

The sponsor requesting a special event must furnish to the City a Certificate of Liability Insurance on a fully paid comprehensive public liability and property damage insurance policy from a licensed broker, protecting the City of Davenport, its officers, agents, elected officials and appointed officials, and employees from any and all claims which may result from or in connection to the special event to the City. Limits of insurance, at a minimum, are $1,000,000 for general liability and property damage. Upon review of the special event by the City's Risk Division, requirements, limits and types of insurance may change based on the level of risk associated with the event. The City of Davenport must be identified as a certificate holder and shall be named as an "additional insured on a primary basis on the certificate. Parties shall produce a copy of the certificate of insurance with all endorsements at least ten (10) days prior to the starting date of the special event.

Allowance for Cans, Coolers and Bottles on City Property

It shall be at the discretion of the sponsor whether or not to allow the attendees to bring cans, coolers, or bottles into the special event area.

Consumption of Alcoholic Beverages

A sponsor desiring service of alcoholic beverages at a special event shall file the appropriate applications with the City no less than ninety (90) days prior to the proposed special event date(s). All parties obtaining permits for the sale of alcoholic beverages shall comply with all State and local laws.

The sponsor shall submit a plan for distinguishing that persons are of legal drinking age. The Davenport Police Department will work with the sponsor and other on-site security personnel to identify the best method to identify minors in possession of alcohol.

The sale of alcoholic beverages will not be permitted at a proposed special event where the majority of the participants will be under twenty-one (21) years of age.

Food Sales

The sponsor shall be responsible for securing all necessary food permits from the Scott County Health Department. The Scott County Health Department shall inspect all food vendors at a special event and shall have the right to remove vendors operating in violation of health regulations or without permits. All permits shall be clearly displayed.

Vendors

The sponsor shall be responsible for the selection of vendors at the proposed event. All vendors must be identified with uniform identification indicating that they are part of the special event. Vendors shall have all licenses and permits necessary to operate at the special event. All licenses and permits shall be clearly displayed.

The sponsor may apply for an event transient merchant license which will cover all vendors at the special event. In the absence of a transient merchant license, each vendor shall apply for a transient merchant's license for the length of the event.

Sanitation and Temporary Restroom Facilities

The sponsor shall properly contain all waste related to the special event. The proper storage and clean-up of the special event site, both during and after the event, shall be completed by the sponsor. Failure to provide proper storage and removal of all waste can result in the forfeiture of the special event deposit.

The number of toilets necessary will be determined by the type of event in consultation with the Scott County Health Department. The sponsor is responsible for providing additional toilets on site during the proposed special event.

Security

The sponsor shall provide security for the proposed special event based on a determination of need by the Davenport Police Department and fire/life safety/medical protection on a determination of need by the Fire Department. The sponsor shall have a minimum amount of security or support staff which shall include Davenport Police Officers. The appropriate number of both off-duty and on-duty officers and firefighters shall be determined through consultation with the sponsor proposing the special event. Any security personnel hired by the sponsor of the proposed special event will operate under the direction of the Police Chief, Fire Chief or his/her designee. A special event application will not be approved until a security plan has been finalized for the proposed special event.

Electricity

Any electrical requirements beyond those which already exist at the proposed special event site must be provided by the sponsor through a licensed and bonded electrician in the City of Davenport. Specific requirements for the use of electriCity must be submitted and approved as part of the initial application.

Music and Entertainment

When a proposed special event will include music and/or entertainment requiring sound amplification, the sponsor shall review the City ordinance pertaining to noise. Should the sponsor believe the sound amplification will be in excess of the dBA allowed by ordinance, the sponsor may apply for a noise variance when completing the initial application. A sponsor shall advise surrounding property owners, tenants, and businesses of the noise request by giving all occupants an opportunity to sign a form indicating that they are not opposed to the music/entertainment. The signature must be included with the initial application.

Parking

The sponsor will provide a parking plan for attendees at special event. The plan should detail how parking will be provided so as to not impact the surrounding neighborhoods and businesses or pose a safety issues.

Tents

The sponsor will provide a site map showing where all tents are to be erected during a special event. Holes shall not be drilled into the public streets for security of tents at a special event. The Special Events Committee will approve the erection of a tent(s) on public property. The sponsor shall apply for a tent permit for each tent erected and be required to pay a fire inspection fee. When the sponsor desires tents to be erected and water barrels are used the sponsor will need to request filling of such by the Iowa American Water Company.

Block Parties

A sponsor shall not barricade, block, or otherwise close a City street for the purpose of holding a block party or other special event taking place in or upon a City street without first obtaining written approval from the Special Events Coordinator.

A sponsor shall apply for a block party permit on forms provided by the Special Events Coordinator and shall include a description of the streets to be temporarily closed and street closing petition signed by the property owners of the block to be closed.

All block parties shall end by 10:00 p.m.

All sponsors requesting a block party shall pay a fee for the rental of signs and barricades to close the streets and this fee shall be paid prior to the commencement of the block party.

Block parties are intended as social gatherings for neighborhoods and are not required to file a Certificate of Liability Insurance. Should a block party reach beyond the neighborhood and provide for the public to attend, the sponsor will be required to file a special events application and meet all requirements of such application including insurance requirements and sign and barricade rental.

The Special Events Coordinator will route block party applications to the Fire Department, Police Department and Public Works – Transportation Division for review and notification of proposed streets to be closed.

Street Closures

The sponsor shall request the proposed streets to be closed for the special event. Streets in the proposed plan shall be closed once approval has been made by the City Council based on the recommendations of the Special Events Committee.

The City will determine after reviewing the street closing(s) requested if the City or the City's barricade contractor will be required to do the set-up and teardown of an event. The sponsor shall pay all costs associated with the rental and placement of signs and barricades for a special event.

When a request for closing of streets includes the closing of State highways, the sponsor shall make the request at least ninety (90) days prior to the special event date. The City will make the appropriate request(s) for closures to the Iowa Department of Transportation.

Temporary No Parking

When a sponsor desires to have parking removed from a City street the Parking Division will place the appropriate signage required and the costs of that posting and signs will be paid by the sponsor.

Banner Installation

Any sponsor desiring to hang banners in the City shall comply with the City's banner specifications/dimensions. The City reserves the right to deny a request to hang banners. Banners shall be placed by a company contracted to provide installation, and all costs for the installation will be the responsibility of the sponsor.

Fireworks

A sponsor desiring to hold a fireworks display in the City shall obtain permits from the Fire Department.

Smoking

A sponsor shall familiarize themselves and abide by the Iowa Smoke Free Air Act. Call: 1-888-944-2247 or visit: www.IowaSmokefreeAir.gov.

Recognition of City of Davenport

The sponsor shall recognize the City of Davenport at the special event and in all marketing and promotional materials when the City of Davenport has provided resources such as, but not limited to: employees, vehicles, and equipment.

General/Other

Periodically, a special event may present challenges that have not been outlined under this policy, and those challenges will be reviewed by the Special Events Coordinator in conjunction with the Special Events Committee.

Any conditions not met that have been set forth in the approval of the special event application will be grounds for revocation of the special event approval.

Upon adoption by the Davenport City Council, the provisions of this Special Events Policy became effective on February 8, 2017.

Centennial, Credit Island, LeClaire, and Lindsay Park Management Plan

Introduction

The following Management Plan for Special Events in one of the designated City parks is an addendum to the current City-wide Special Events Policy. The intent of this plan is to provide a more specific set of requirements for planning and implementing special events within identified City parks. The current City-wide Special Events Policy shall be followed for filing an application.

Application

For events in one of the four identified parks, the application must be on file ninety (90) days prior to commencement of the event. A separate application must be filed for each special event date.

The application will be considered as defined in the City-wide Special Events Policy. An application will be accepted and reviewed eleven (11) months prior to the date of commencement of an event. Applications will be accepted on a first-come, first-serve basis. However, returning events have ninety (90) days from the last day of that event to submit their application for the following year's adjusted dates. After ninety (90) days, all events may be scheduled on a first-come, first-serve basis, regardless of past use of the park.

The City reserves the right to change or cancel an event date if such a change is deemed to be in the best interest of the community.

The application for use of one of the identified parks must be completed and submitted on-line to the Special Events Coordinator.

Scheduling

The scheduling of one of the identified parks will include sufficient time for the management of the City's turf and facility maintenance program. Scheduling of the park includes time requested for set-up, teardown, clean-up, or any other requirements for installation, preparation, or removal of equipment.

Event Setup

No vehicles or heavy equipment are permitted to be driven or parked on turf areas. Violations of this regulation may result in the forfeiture of the event bond/deposit and possible denial of future park privileges, as determined by the Special Events Coordinator.

Staging and Equipment Set-up

1. A request for extensions to the bandshell stage in LeClaire Park must be submitted with the event application.
2. Materials, equipment, or supplies must be stored outside of the grass areas within one of the identified parks.
3. Trailers, tents, or temporary structures will be allowed on the grass areas only and require approval. Staking of tents will be coordinated with Davenport Parks and Recreation; staking is not recommended.
4. Temporary freestanding stages will not be allowed under any circumstances on grass areas.

Vendors

1. Vendors must meet requirements of the Special Events Policy.
2. It will remain the user group's responsibility to ensure vendors adhere to all Health Department standards and licensing requirements.
3. All vendors will be required to set up in an area to be designated by the City. This area will be defined on a map which will be included as part of the approved application.
4. The user group will be required to use utilities as provided by the City at the designated area for vendor operations. Any utilities above and beyond the service currently provided by the City will be the responsibility of the user and will require approval from the City.

Fencing Control Gates

Events anticipating a significant number of participants (admission or non-admission) may be required to secure the perimeter of one of the identified parks through the use of fencing, thereby establishing a defined entrance and exit area for control purposes. Each event application will be reviewed to determine the level of control necessary. The specific location of perimeter fencing will be outlined on a map to be forwarded as part of the approved application. In LeClaire Park and Centennial Park the recreation trail, public restroom, Dog Off Leash Area, and Spray Park must remain open at all times.

Temporary Restroom Facilities

1. Temporary restroom facilities must comply with current Health Department requirements, including the provision of handicap accessible facilities.

2. Toilets must be placed in an area of the park which has been designated by the City. The area will be defined on a map to be included as part of the approved application.

Street Closing

Some special events may require the closing of Beiderbecke Drive from Harrison Street East to Main Street. The expense of temporary signage and barricades will be charged to the user group. This closing request does not require the approval by the City Council.

Event Clean-up Plan

1. The user group must complete a plan for clean-up of waste during and after an event. An outline for preparation of this plan shall be attached to the application.

2. During an event, waste must be removed from the park grounds on a continuous basis. Upon completion of an event, all waste, including paper, plastic or glass products, food by-products, cigarette butts, can tables, bottle caps, etc., must be removed from the park. The park is expected to be left in the same condition after an event as it was prior to the start of the event.

3. A pre-event inspection of the park grounds will be made by the user group coordinator, the person in charge of the event cleanup, and a City representative before set-up begins. A post-event inspection involving the same parties will be made on the Tuesday following completion of the event or prior to the next scheduled event. Failure by the user group and coordinator of clean-up to attend these inspections will result in a forfeiture of bond/deposit, and/or possible denial of future park privileges. Damaged areas must be repaired as soon as possible at the expense of the sponsor and must pass Parks staff inspection.

Clean-up of Surrounding Areas

The user group will also be responsible for clean-up of assigned areas which have been impacted by a special event at one of the identified parks. It is the user group's responsibility to inspect these areas.

User Fees

A $100 non-refundable application fee is required, payable at the time the application is submitted. A user fee is also required, and this charge will be determined based on event scope and size; user will be assessed accordingly. For use of one of the identified parks a per day fee will be charged and is payable forty-five days prior to event.

Health and Safety

The user group will be required to comply with all State and City laws and ordinances as they apply to the sale and consumption of alcohol. Security personnel will be required to patrol the event site for underage drinking. It is the user group's responsibility to prohibit underage consumption of alcohol. Failure to do so as documented by the City may result in denial of a future special events request. A written plan for the enforcement of these laws must be included as part of the application.

Vendors must obtain a transient merchant license from the City of Davenport.

Users are required to familiarize themselves and abide by the Iowa Smoke Free Air Act. Call: 1-888-944-2247 or visit: www.IowaSmokefreeAir.gov.

Liability and Insurance Requirements

The sponsor requesting a special event must furnish to the City a Certificate of Liability Insurance on a fully paid comprehensive public liability and property damage insurance policy from a licensed broker, protecting the City of Davenport, its officers, agents, elected officials and appointed officials, and employees from any and all claims which may result from or in connection to the special event to the City. Limits of insurance, at a minimum, are $1,000,000 for general liability and property damage. Upon review of the special event by the City's Risk Division, requirements, limits and types of insurance may change based on the level of risk associated with the event. The City of Davenport must be identified as a certificate holder and shall be named as an "additional insured on a primary basis on the certificate. Parties shall

produce a copy of the certificate of insurance with all endorsements at least ten (10) days prior to the starting date of the special event.

Security

A security plan for the special event must be submitted at the time of application. The plan should include: Who will provide security services, how many officers will be on site, and who will be in charge of coordinating security.

Prohibited Activities in One of the identified parks

Prohibited activities are as outlined by law.

Limits on City-Sponsored Events

Only a public event which is directly related to a recognized function of City government and which is primarily initiated, financed, and executed by the City of Davenport will be defined as a City-sponsored special event. It does not include events in which the City of Davenport is merely listed as a co-sponsor.

Closing Statement

Enforcement and verification of all requirements within this management plan will be the responsibility of the Special Events Coordinator. A City representative will be available during the course of the event. This person will carry the authority to require the user group and its representatives to adhere to all requirements included within this document. Failure to respond to the requirements of this plan will be documented and result in forfeiture of all deposits. In addition, future use of one of the identified parks may be restricted or prohibited.

All City staff authorized under the Management Plan and responsible for assisting in the implementation of the event will carry identification stating such authority and will be allowed to enter any event at no expense. It will be the responsibility of the user group to inform all gate attendants of this requirement. The approved event application will include names of authorized City staff.

The City will use pre-event and post-event inspections, these written guidelines, written notification, and photographs to verify and enforce all requirements contained herein. The City

will use this information to legally recover any damages or costs or in cases of failure to meet event standards as set out in this document.

LeClaire Park Map

Along Beiderbecke, from West to East, North side.

Power #1 on the farthest west light pole

Power #2 on the middle light pole

Power #3, #4 (2) on the west side light pole at Ripley and Beiderbecke

Water #1 at the mid-way point between Ripley and the power complex

#5-10 on the power complex mid-way between Ripley and Harrison

Water #2 at the mid-way point between the power complex and Harrison St

Along Beiderbecke, West to East, South side.

Water #3 at the large green box, South West corner of Ripley and Beiderbecke

Power #11 on 3rd light pole

Power #12 on 5th light pole

Power #13 on 7th light pole

Band Shell Area.

Power #13 100 AMP service on the power complex behind the band shell

Power #14-17 (all 50 AMP) on the South wing of the band shell

Water #4 on the South wing of the band shell

Power #18 and #19 on the band shell stage

Breaker boxes are located on each of the power complex structures.

Parks and Recreation Pre/Post Event Checklist

	Pre Event	Post Event
Keys		
Spider Boxes/ Cables		
Roadie Boxes/ Trailer		
Power/ Water requirements		
Bandshell Interior/Exterior		
One of the identified parks Turf		
Litter		
Restrooms		
Equipment Removed	N/A	
Fencing		
Irrigation Checks		
MAP		N/A
Bike Path		
Other		

Parks Staff: _____ Date: _____

Event Representative Pre Event: _____ Date: _____

Event Representative Post Event: _____ Date: _____

CLEAN-UP SUPPLEMENT FOR SPECIAL EVENTS APPLICATION

Name of Event_____

Contact person for clean-up:

_____ _____
Name Phone

I. CONTAINERS

Explanation: Litter containers may already be located in the area where the event is to be held. These are not sufficient for any large gathering. Additional receptables will be needed.

1. # of food/drink booths_____

2. # of containers provided for each vendor_____

3. # of additional containers to be located in event area_____

4. Source of additional containers _____

II. STORAGE

Explanation: Normally trash is collected in individual containers lined with plastic bags. Containers are emptied periodically during the event. Bags of trash need to be taken to a central location(s) for storage and removal from the area. Storage receptables should be located where they can be easily reached by the disposal company. Overnight storage must be in metal lidded containers.

Information needed:

1. Size and type of storage containers_____

2. # of storage containers_____

3. Location of storage
ontainers_____

4. How many times will the stored waste be removed?
_____

Name of the waste hauling company doing the transportation _____-
_____

NOTE: Permission needs to be obtained on container placement.

III. COLLECTION

Explanation: During the event, trash must be collected from individual litter receptacles and stored in large containers.

Information needed:

1. Who will be collecting debris and cleaning area? _____volunteers _____paid workers

2. Number of people who will be keeping the area clean_____

3. Explain how loose litter on the ground will be picked up and containerized._____
_____
_____

4. Explain how you will prevent litter from accumulating in areas near the location of your event, i.e., routes to the major parking areas, surrounding lots, etc._____
_____
_____

IV. POST EVENT CLEAN-UP

Explanation: Clean-up must be done immediately at the cost of the event. With events held in close proximity to the river, debris left overnight can be blown into the river. For events lasting more than one day, the night's debris must be picked up before the morning crowd.

Information needed:

1. Name and phone # of person responsible for post-event clean-up:

_____

If you have any questions regarding this supplement, please contact the City Clerk's Office, 326-6163.

CITY OF DAVENPORT

STREET CLOSING PETITION FOR SPECIAL EVENTS

On the _____ day of _____, 20 ____, there is proposed a street closing, requested by _____, which will require the closing of _____ between _____ and _____, during the hours of _____.

Please sign your name and print address below and indicate whether you are in favor of the closing, opposed to the closing, or are not concerned (CHECK ONE, PLEASE).

NAME AND ADDRESS	FAVOR	OPPOSED	NOT CONCERNED
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	____
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_____	_____	_____	_____
_____	_____	_____	_____

If additional space is needed, please attach sheets with additional signatures.

City of Davenport
Noise Variance Signature Petition

On the _____ day of _____, 20____, there is proposed an event, requested by _____. This will require the City Council to approve a noise variance for this event during the hours of _____.

Please sign your name and print your address below and indicate whether you favor, oppose, or are not concerned about a noise variance being issued for this event (check one please).

Name and Address	Favor	Oppose	Not Concerned
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
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_____	_____	_____	_____

Please use additional sheets, if necessary.

BLOCK PARTIES STREET CLOSING SIGNATURE PETITION

RESIDENTS: On the front of this petition you will find information regarding a request for a Block Sponsor to be held in your neighborhood. Please sign below your NAME, ADDRESS and whether you are IN FAVOR OF, OPPOSED TO, or are NOT CONCERNED about the closing of the street(s) listed for this Block Sponsor (check one, please). Applicants please list allow address along the streets you are closing and if a resident is not available please indicate.

Name and Address	Favor	Oppose	Not Concerned
_____	____	____	____
_____	____	____	____
_____	____	____	____
_____	____	____	____
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_____	____	____	____

Please use additional sheets, if necessary.

City of Davenport

Agenda Group: **Action / Date**
Department: Finance Committee **2/1/2017**
Contact Info: Mallory Merritt 326-7792
Wards: All

Subject:
Motion awarding a contract for a Fire & Police Operations Study to Matrix Consulting Group of Mountain View, CA, for a not-to-exceed amount of $90,000. [All Wards]

Recommendation:
Approve the Motion.

Relationship to Goals:
Fiscal Vitality & Well-Protected Community

Background:
On September 19, 2016, a Request for Proposals was issued for a Fire & Police Operations Study and sent to 84 consulting firms. On October 14, 2016, the Purchasing Division opened nine proposals.

This proposal sought qualified consultants or consulting firms to conduct an assessment of the City's Fire Department and Police Department. Specifically, the study should examine and assess current civilian and uniform staffing needs, evaluate existing resources, performance opportunities, and opportunities for future efficiencies. The assessment should include consideration of the City's integration with two support agencies, Scott Emergency Communications Center and MEDIC EMS, which are integral in the systemic delivery of services due to their roles in consolidated dispatch and medical transport.

The proposals were evaluated by a committee of staff from the Administration, Fire, and Police Departments. The following was the utilized criteria: (1) Experience, capability, qualifications and expertise (40%); (2) Pricing (20%); (3) References and sample work evaluation (20%); and (4) Quality and thoroughness of proposals (20%). Eight companies moved on to interviews with the evaluation committee. Four companies were then chosen to be interviewed by a selection committee consisting of the Mayor, City Administrator, several aldermen, a representative from Iowa American Water Co., Medic EMS, SECC, and both the Fire Chief and Police Chief. Matrix Consulting Group was chosen as the highest stand-out company, and it is being recommended that the contract go to them.

Funding for this project is from the Police Department account 50102580 520201, funded from the forfeiture and seizure money, and from the Administration account 50100510 520217.

ATTACHMENTS:

Type	Description
Backup Material	Tabulation for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date

Finance	Watson-Arnould, Kathe	Approved	1/26/2017 - 11:32 AM
Finance Committee	Watson-Arnould, Kathe	Approved	1/26/2017 - 11:32 AM
City Clerk	Admin, Default	Approved	1/26/2017 - 11:57 AM

CITY OF DAVENPORT, IOWA
TABULATION OF PROPOSALS

DESCRIPTION: FIRE & POLICE OPERATIONS STUDY

BID NUMBER: 17-24

OPENING DATE: OCTOBER 14, 2016

GL ACCOUNT NUMBER: 50106610 520296

RECOMMENDATION: AWARD THE CONTRACT TO MATRIX CONSULTING GROUP OF MOUNTAIN VIEW, CA

VENDOR NAME	LOCATION
Matrix Consulting Group	**Mountain View, CA**
Berkshire Advisors Inc	Bay Village, OH
Center for Public Safety Management LLC	Washington DC
Emergency Services Consulting International	Wilsonville, OR
FACETS Consulting	Flagstaff, AZ
Fitch & Associates LLC	Platte City, MO
Leap 21 Consulting	Centerville, VA
Management Partners	Cincinnati, OH
The Novak Consulting Group	Cincinnati OH

Approved By Kristi Keller
Purchasing

Approved By
Department Director

Approved By
Budget/CIP

Approved By
Finance Director

City of Davenport

Agenda Group:
Department: Finance Committee
Contact Info: Don Allen 888-3430
Wards: 5

Action / Date
2/1/2017

Subject:
Motion awarding a contract for repairs at the Vander Veer Park storage building to Valley Construction of Rock Island, IL in the amount of $46,960 for CIP #10519. [Ward 5]

Recommendation:
Approve the motion.

Relationship to Goals:
Financially Responsible City Government.

Background:
A Request for Bids was issued on December 28, 2016 and was sent to 343 contractors. On January 18, 2017 the Purchasing Division received and opened five responsive and responsible bids. Valley Construction Co. was the low bidder and is recommended for the award.

Portions of the storage building have degraded and are now in need of repair. The garage floor has several areas that have spalled which have exposed the reinforcement. These areas need the degraded concrete removed and repaired. Once the concrete has been repaired, the floor will receive a coating to protect it from future exposure to water and salt. In the basement, there are areas of the slab, floor beams, and columns that have also degraded. These areas require the degraded concrete to be removed and repaired as well as special attention to the repair or replacement of reinforcement.

Funding for this project is from accounts 54914250-530303 and CIP 10519.

ATTACHMENTS:

Type	Description
Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/25/2017 - 4:12 PM
Finance Committee	Watson-Arnould, Kathe	Approved	1/25/2017 - 4:12 PM
City Clerk	Admin, Default	Approved	1/25/2017 - 4:13 PM

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: VANDER VEER STORAGE BUILDING REPAIRS

BID NUMBER: 17-69

OPENING DATE: JANUARY 18, 2017

RECOMMENDATION: AWARD THE CONTRACT TO VALLEY CONSTRUCTION, CO. OF ROCK ISLAND, IL

VENDOR NAME	LOCATION	AMOUNT
VALLEY CONSTRUCTION CO.	**ROCK ISLAND, IL**	**$46,960**
HYPERION CONSTRUCTION LLC	DAVENPORT, IA	$53,300
E & H RESTORATION LLC	DAVENPORT, IA	$78,433
BI-STATE MASONRY, INC.	ROCK ISLAND, IL	$87,200
INNOVATIVE MASONRY RESTORATION	KANSAS CITY, KS	$90,593

Prepared By _____
Purchasing

Approved By _____
Department Director

Approved By _____
Budget/CIP

Approved By _____
Finance Director

City of Davenport

Agenda Group: **Action / Date**
Department: Finance Committee **2/1/2017**
Contact Info: Todd Jones 326-7933
Wards: 1

Subject:
Motion awarding the purchase of LED fixtures for the Compost Facility to Republic Companies of Davenport, IA in the amount of $77,922. CIP # 39002 [Ward 1]

Recommendation:
Approve the motion.

Relationship to Goals:
Financially Responsible City Government.

Background:
A Request for Written Quotes was issued on September 29, 2016 and was sent to 62 vendors. On October 11, 2016 the Purchasing Division opened and received seven quotes. Of the seven quotes received, two were considered responsive to the minimum specifications. Republic Companies was the lowest responsive and responsible quote and is recommended for the contract.

The 81 fixtures will be used at the Compost Facility and will be corrosive resistant. The City will also apply for a reimbursement from Mid American Energy.

Funding for this purchase is from CIP #39002.

ATTACHMENTS:

Type	Description
Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/26/2017 - 3:05 PM
Finance Committee	Watson-Arnould, Kathe	Approved	1/26/2017 - 3:05 PM
City Clerk	Admin, Default	Approved	1/26/2017 - 3:16 PM

CITY OF DAVENPORT, IOWA
REQUEST FOR QUOTES RESPONDENTS

DESCRIPTION: LED FIXTURES FOR THE COMPOST FACILITY

RFQ NUMBER: 17010

OPENING DATE: OCTOBER 11, 2016

RECOMMENDATION: AWARD THE PROCUREMENT TO REPUBLIC COMPANIES OF DAVENPORT, IA

VENDOR NAME	LOCATION	AMOUNT
REPUBLIC COMPANIES	**DAVENPORT, IA**	**$77,922**
GRAYBAR ELECTIC CO., INC.	ST. LOUIS, MO	$78,238

Prepared By Cindy Whital
Purchasing

Approved By Nicole Gleason
Department Director

Approved By Brad Cox
Budget/CIP

Approved By BW
Finance Director

City of Davenport

Agenda Group: Council
Department: City Clerk
Contact Info: Jackie Holecek
Wards: All

Action / Date
2/8/2017

Subject:
Motion for the suspension of the rules to add and vote on the following item:

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	2/3/2017 - 9:27 AM

City of Davenport

Agenda Group: Finance
Department: Finance
Contact Info: Dawn Sherman 326-6155
Wards: All

Action / Date
CC 12/8/2017

Subject:
Motion approving a collective bargaining agreement with the Amalgamated Transit Union. [All Wards]

Recommendation:
Approve the motion.

Relationship to Goals:
Financially Responsible City Government

Background:
The City and the Amalgamated Transit Union have successfully agreed to a four-year contract.

The union has voluntarily agreed to General Wage Increases of 2.0% for July 1, 2017; 2.0% for July 1, 2018; 1.0% for July 1, 2019; and 1.0% for July 1, 2020. Employees will also receive a 1.0% City contribution to a Retirement Health Savings Plan.

ATTACHMENTS:

Type	Description
Backup Material	Tentative Transit Agreement 2017

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	2/3/2017 - 9:56 AM
Finance Committee	Watson-Arnould, Kathe	Approved	2/3/2017 - 9:56 AM
City Clerk	Admin, Default	Approved	2/3/2017 - 9:57 AM

CITY OF DAVENPORT, IOWA
AND
AMALGAMATED TRANSIT UNION, LOCAL NO. 312
TENTATIVE AGREEMENT

February 2, 2017

ARTICLE 1
Recognition

~~Section 6. It is understood that except for emergencies or circumstances beyond the control of the Employer, that part-time operators shall not be employed except where specified in this agreement. If such employment would become necessary, the Employer and the Union shall negotiate the terms and conditions of part-time operators prior to taking action.~~

ARTICLE 2
Negotiations/Union Business

Section 5. Union/Management Meetings. Representatives of the Union and the employer shall meet ~~monthly~~ **quarterly** at a mutually agreeable time **or at the request of either party**. Agenda items shall be exchanged at least one week in advance of the meeting. A maximum of three (3) employees will receive pay for the attendance of such meeting at their applicable rate.

ARTICLE 4
General Definitions

Section 1. The following terms, words and phrases shall have the definitions, for purposes of this Agreement, as hereinafter stated:

(g) ~~Stand By~~ **Report** Operator – Full Time ~~Permanent~~ Operator.~~-~~ **A Report Operator is a person ready to be deployed as directed by management including, but not limited to, filling and completing unscheduled open work.**

(h) Extra Board Operator – ~~Part Time Operator.~~ **An Extra-Board Operator is a person who is assigned open work as directed by management.**

(i) Stand By Operator – A Stand By Operator is a person who is on report for a designated period of time.

(j) Hold Down – A Hold Down is a vacation that is being filled by an Extra Board Operator.

ARTICLE 6
Discipline of Employees

Section 1. Employees shall be provided a copy of all disciplinary notices, discovery materials, or reports that are placed in their personnel file. In addition, employees will be informed of customer or citizen complaints that are made part of their file. An employee shall be permitted to inspect their own personnel file. If they wish to file a written statement with respect to any information contained therein, they may do so and said statement shall be made part of the file so long as the information they are responding to remains a part of the file. ~~Disciplinary notices that are considered minor in nature will be removed from the file after one year, providing, however, that the employee has not received additional disciplinary action since the time of the~~

~~last infraction. The preceding sentence will not apply to disciplinary action relating to chargeable accidents which will remain in the employee's personnel file on a permanent basis.~~

ARTICLE 12
Health Examinations

Section 4. Should any such physical examination reveal a physical or mental condition caused by disease, defects or disabilities of a temporary or curable nature, and the employee involved is willing to have such treated and provided such condition shall not, in the opinion of the examining physician, constitute a danger to the employee, fellow employees, or the public:

(a) The employee involved may continue working while undergoing medical treatment if the examining physician shall certify to his ability safely to do so; or

(b) The employee involved shall be taken out of service and given a Leave of Absence for the purpose of undergoing medical treatment until such time as the examining physician shall certify to his/her physical or mental condition to again perform the duties for which he/she was employed; provided, however, such Leave of Absence shall not extend for a period of more than twelve (12) months and the seniority of the employee involved shall be unaffected thereby. Any employee on Leave of Absence because of a physical or mental condition which affects his/her job will be required to supply the Employer with a physician's report covering his/her condition.

(c) The Employer shall require that the examining physician provide a written report setting forth the nature, extent, and results of the physical examination to which the employee was subjected. A copy of all written reports obtained from the

Employer's examining physician shall be made available to the employee.

If an employee is absent under this provision for more than ninety (90) calendar days, then the provisions of the City's Long Term Disability Program shall be available. Seniority and health insurance benefits will be maintained for a maximum of ~~twenty-seven (27)~~ **eighteen (18)** months**.** ~~in accordance with the City Administrative Policy~~.

ARTICLE 15
Paid Leave

(g) Christmas and New Year's Eve Runs.

(1) On Christmas Eve, ~~runs shall be completed and returned to the garage by 3:00 p.m. and no employee will suffer a loss of pay~~ **service will end at the completion of the last trip scheduled to arrive at the end-of-line at or close to 3:00 pm. Including deadhead, no driver shall be scheduled to work beyond 3:30 pm.**

On New Year's Eve, ~~runs shall be completed and returned to the garage by 6:00 pm and no employee will suffer a loss of pay.~~ **Runs will be completed as scheduled for the specific day of operation.**

ARTICLE 16
Employee Insurance

Section 1. Group Insurance.

(a) Health Insurance

The City will contribute to the cost of single and family health insurance costs. ~~Effective July 1, 2015, the employee shall contribute thirty-two and 45/100 dollars ($32.45) of the City's premium cost each month for single coverage or fifty-six and 78/100 dollars ($56.78) of the City's premium cost each month for Employee and Dependent coverage or eighty-one and 12/100 dollars ($81.12) of the City's premium cost each month for family coverage.~~

Effective January 1, 2019, the employee shall contribute thirty-four and 07/100 ($34.07) of the City's premium cost each month for single coverage or fifty-nine and 62/100 dollars ($59.62) of the City's premium cost each month for Employee and Dependent coverage or eighty-five and 18/100 dollars ($85.18) of the City's premium cost each month for family coverage.
Effective January 1, 2020, the employee shall contribute thirty-five and 77/100 ($35.77) of the City's premium cost each month for single coverage or sixty-two and 60/100 dollars ($62.60) of the City's premium cost each month for Employee and Dependent coverage or eighty-nine and 44/100 dollars ($89.44) of the City's premium cost each month for family coverage.
Effective January 1, 2021, the employee shall contribute thirty-seven and 56/100 ($37.56) of the City's premium cost each month for single coverage or sixty-five and 73/100 dollars ($65.73) of the City's premium cost each month for Employee and Dependent coverage or ninety-three and 91/100 dollars ($93.91) of the City's premium cost each month for family coverage.

All coverages include a directed PPO with a 90/10 co-pay within the PPO and a 70/30 co-pay outside of the PPO. ~~Effective January 1, 2010, the health insurance plan shall include a Three Tier prescription plan.~~ **Effective January 1, 2019,** Tier I prescriptions will be subject to a five dollar ($5) copay, Tier II will be subject to ~~fifteen~~ **twenty** dollar **($20)** ~~($15)~~ copay and Tier III will be subject to a ~~thirty dollar ($30~~) **forty dollar ($40)** copay. A sufficient number of prescription cards shall be provided to each Union employee. An optional mail order plan is available for Prescription maintenance drugs - at 2x monthly copay for a 90 day supply. The prescription co-payment is not a covered expense under major medical. The City and the Union will jointly seek to implement cost containment measures regarding the cost of providing group insurance, including costs of medical, dental, optical and prescription services, to each employee in this Union. Both parties recognize and understand that the spiraling cost of the health insurance program needs to be curtailed. To effectuate this cost containment, a cost containment committee will be formed. The Union will appoint one representative to this committee. The committee shall meet on a regular basis and shall determine ways which they believe will effectively contain the cost of the medical, dental, optical and prescription services. The City shall review the recommendations of the Committee and determine which shall be implemented provided that no changes which are made shall breach any of the provisions of the terms of the applicable insurance contract language.

Effective July 1, 2009, coverage for dependents will be provided in accordance with applicable state law.

There will be a fifteen dollar ($15) office access fee for chiropractic office visits. This fee will not go towards the out of pocket maximum or deductible.

Deductibles will be $250 individual and $500 for family per calendar year.

Effective January 1, 2019, The maximum out of pocket will be $1000 individual and $2000 for family per calendar year, includes deductible **for in-network services. The maximum out of pocket will be $2,000 individual and $4,000 for family per calendar year, includes deductible for out-of-network services**

Except as otherwise provided by Federal or State law in effect from time to time, the lifetime maximum benefit under the health insurance plan shall be $2,000,000.

Health and major medical coverage is more specifically described in Appendix E of this Agreement. Appendix E will be modified to reflect the revised provisions of this section.

Section 2. Dental Insurance.

The Employer shall continue the present dental insurance plan for employees and their dependents. Effective 01/01/07 the plan shall provide one hundred percent (100%) U.C.R.

coverage for checkups and three (3) teeth cleaning per calendar year; eighty percent (80%) U.C.R. coverage for cavity repair, tooth extractions, root canals, high cost fillings, orthodontia, dentures and gum diseases. The plan will specify a maximum deductible of Twenty-five Dollars ($25.00) for single members, and Seventy-five Dollars ($75.00) for family units. **Effective 01/01/2019, the maximum dental coverage will be $2,000 per member per calendar year.**

ARTICLE 24
Runs, Day off - Motor Coach Operators

Section 6. ~~Regular Motor Coach~~ **Full Time** Operators shall be entitled to two (2) days off each week and such day(s) shall rotate. **Extra Board Operators will not be eligible for rotating days off pursuant to Article 27.6(g).** The Employer shall determine the number of regular Motor Coach Operators that can be off in any one day.

ARTICLE 27
Operation - Extra Board

Section 1. All work other than regular bid runs shall be assigned primarily to extra board operators. All Extra Board Operators shall respond to call made upon them by the Employer.

Section 2. When Extra Board Operators are not available, the process defined in Article 28 - Courtesy Board will be followed.

Section 3. When the extra board is changed after assignments have been posted a minimum of one hour advance notice will be provided to the operators affected.

Section 4. The City shall determine the size of the extra board.

Section 5. The Extra Board will rotate one space each day. At the beginning of each run bid the Extra Board will begin by seniority. The following Monday will rotate by one seniority position.

The highest piece of work shall be assigned to the Full Time Operator at the top of the board, with each smaller piece to be assigned to the next Operator and continuing down the board. On Tuesday, the order shall be listed in inverse order of the total hours worked. The purpose is to equalize the hours at the end of the week.

Section 6. Employees who are absent or unavailable for work shall be charged with the number of hours of paid leave taken (to a maximum of 8 hours each day), regardless of the type of leave. Drivers off without pay shall be charged with 8 hours per day.

a) Once a piece of work has been assigned to an extra-board operator that piece of work shall remain with the assigned operator until the next shift can relieve, or unless that assigned operator is unable to complete the assigned work.

b) Extra board operators who have worked all of a run shall not perform extra work in addition to the run when there is an Extra Board operator available.

c) An Extra Board operator who lays off at the time of call for work may not work until the shift he or she was called for has ended, unless the board is exhausted for that day.

d) The extra board shall be posted no later than 1:00 p.m. of each day for the following day's work.

e) Extra Board operators shall be granted "time slips" when run assignments are not made in accordance with this Article and the written approval of the Transit Manager.

f) All Extra Board Operators shall make a 10 am and 1 pm call to the dispatcher. They shall have fifteen (15) minutes before and after the call in time. Operators on duty shall not be required to make the calls.

g) Full time Extra Board Operators shall be scheduled for two days off each week. Those days shall be Saturday and Sunday.

h) Full time Extra Board Operators shall be guaranteed forty (40) hours of pay per week.

ARTICLE 28
Operation - Courtesy Board

Section 1. **Operators shall not be required to work their day off.** Operators who are interested in performing extra work will be included on a Courtesy Board. The Courtesy Boards will be maintained by the City and will include the names and telephone numbers of operators. **A separate Courtesy Board will be created for full-time and part-time employees.**

Section 2. Operators desiring to perform extra work shall indicate such intention by signing on the Courtesy Board. By such participation on the Courtesy Board, an operator will be expected to accept extra work assignments unless he or she has a reasonable excuse. ***If an operator on the Courtesy Board fails to accept extra work assignments six (6) times in a 30-day period, he/she shall be removed from the Courtesy Board for a 30-day period.***

Section 3. No extra work shall be assigned to the Courtesy Board if Extra Board operators are available. Extra work assignments made to Courtesy Board shall be equitably distributed by a rotation procedure. Initially the Courtesy Board shall be structured in the order of seniority.

Section 4. After a Courtesy Board operator has been given (or offered and refused) an opportunity for extra work, his or her name shall rotate to the bottom of the courtesy board. Courtesy Board Operators shall be granted time slips when run assignments are not made in accordance with this Article.

Section 5. Nothing in this Article shall abridge the Employer's right to request operators not participating on the Courtesy Board to perform extra work if such extra work cannot be accommodated by use of the courtesy board.

ARTICLE 30
Operation – Open Run Assignment

Section 1: When a run is unfilled, it shall be assigned first to any Extra Board Operator(s) scheduled to work according to Extra Board procedures, If there is not an unfilled run prior to the board being posted, the Extra Board Operator(s) will be assigned

a Report at the discretion of management. The Report operator shall be assigned any additional work that may become available while that operator is on Report.

If a run opens up after the board is posted, any Extra Board Operator(s) who had been assigned a report will be reassigned to the open run and notified in order of rotation.

Section 2: If unfilled runs remain after assigning extra board operators, the full-time operators who have volunteered to be on the Full-Time Courtesy Board will be contacted per established rotation policy. Each operator will be given five (5) minutes to respond.

Section 3: If unfilled work remains, the work will be split and the process to offer the work will begin with the Full-Time Courtesy Board and follow the procedures as if the work was whole, keeping the split work as whole as possible.

Section 4: If, after contacting the full-time drivers and splitting the work per this section, then the part-time operators who have volunteered to be on the Part-Time Courtesy Board will be contacted per established rotation policy. Each operator will be given five (5) minutes to respond.

Section 5: If the work remains unfilled after all other efforts have been exhausted, the work will be assigned to part-time operators who are available to work based on reverse seniority.

ARTICLE 34
Time Allowances

Section 1. All Motor Coach Operators, excluding Stand By Operators shall be paid ~~for ten (10)~~ **fifteen(15)** minutes ~~as preparatory time~~ **to complete the pre-trip bus inspection** once each day upon which they perform platform work, for use in properly performing their duties as required by the Employer. ~~Operators assigned to afternoon peak operation assignments and who perform preparatory work shall be paid ten (10) minute preparatory time.~~ This involves vehicles set down due to service reductions.

Section 3. Motor Coach Operators, when required by the Employer to deadhead, shall receive ~~ten (10) minutes travel time~~ **actual travel time as determined by management with consultation from the union**, once each day.

ARTICLE 35
Wages, Rates and Classifications
Motor Coach Operators

Section 1. See attached salary schedule. Retain steps.

Effective Date	Percentage
~~07/01/2016~~	~~2.0%~~
07/01/2017	**2.0%**
07/01/2018	**2.0%**
07/01/2019	**1.0%**
07/01/2020	**1.0%**

ARTICLE 36
Overtime - Motor Coach Operators

~~Section 6. Stand By Operators shall be paid at one and one-half (1 ½) times their regular straight time hourly rate of pay for any meeting they are required to attend on Sunday.~~

ARTICLE 46
Part-time Operators

Section 2. The maximum number of Part-Time operators shall be ~~18~~ **19. However, if the City of Davenport implements schedule and/or route changes to the existing routes and schedules that were in effect at the time that the contract is ratified, then this section along with Article 46 Section 9, may be opened for negotiation at the request of either party.**

~~Section 3. Part-time operators shall be used for the purpose of Extra Board work.~~

Section 4. Part-time operators shall not be ~~paid~~ **scheduled for** more than **1560 hours per year with the intent of scheduling Part Time Operators up to 30 hours per week.** ~~29 hours per work week~~.

Section 9. The City will maintain ~~twenty-eight (28)~~ **twenty-four (24)** Full-Time Operators. ~~with a reduction to twenty-seven (27) if/when a route is eliminated due to federal grant ICAP~~. No Full-Time regular operator shall be laid off until all part-time operators are laid off.

Article 46, Section 16. Part-time operators shall be entitled to six (6) hours pay for the following holidays:

New Years Day	Thanksgiving Day
Memorial Day	Christmas Day
Independence Day	Labor Day

Easter (only when the City regularly provides Sunday service)

Retirement Health Savings Plan - NEW

Effective July 1, 2017, the City will make available to full time operators a Retirement Health Savings Plan. The City will contribute to an individual plan 1% of the individual's annual income as defined by all regular hours worked.

For the Union	For the City
Date	Date