COMMITTEE OF THE WHOLE

City of Davenport, Iowa

Wednesday, February 3, 2016; 5:30 PM

City Hall, 226 West Fourth Street

REVISED January 30, 2016

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing on the proposed conveyance of the following properties:

Ward 3
Parcel F0052-32A, 727 East 6th Street, to Petitioners Kevin Bradley and Angela Marie Karasti
Parcel F0052-31, 733 East 6th Street, to Petitioner Jennifer Ann Oechsner
Parcel F0052-29A, 739 East 6th Street, to Petitioner Nicole Marie Huber

B. Finance

1. Public Hearing on a proposal to enter into a State Revolving Fund Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not-to-exceed $7,750,000. [All Wards]

2. Public Hearing on a general obligation loan agreement for acquisition of buses. [All Wards]

VII. Presentations

VIII. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update
Rita Rawson, Chairman

IX. Action items for Discussion

<u>COMMUNITY DEVELOPMENT</u>

Bill Boom, Chairman; Kyle Gripp, Vice Chairman

I. COMMUNITY DEVELOPMENT

1. Third Consideration: Ordinance for Case No. ROW15-10 being the request of the City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street. [Ward 3]

2. Third Consideration: Ordinance for Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road.
[Ward 7]

3. Resolution approving Case No. F15-15 being the request of Diamond Builders for the final plat Villas at Pheasant Creek on 14.9 acres, more or less, of real property located at 4823 Jersey Ridge Road, containing twenty-five (25) residential lots. [Ward 6]

4. Resolution approving Case No. F16-01 being the final plat of Utica Corners 8th Subdivision being a replat of Lots 4 & 5 of Utica Corner 6th Subdivision located east of Utica Ridge Road and south of East 53rd Street containing one (1) commercial lot. [Ward 6]

5. Resolution approving Case No. ANX16-01, the annexation of 240 acres more or less, of territory located west of North Division Street and East of the Transload Facility and the Eastern Iowa Industrial Center. (Shriner's Hospitals for Children; Keppy Farms, petitioners). [Ward 8 as expanded].

6. Resolution authorizing the Mayor to execute documents necessary to convey the following properties: Ward 3: Parcel F0052-32A, 727 East 6th Street, to Petitioners Kevin Bradley Karasti and Angela Marie Karasti; Parcel F0052-31, 733 East 6th Street, to Petitioner Jennifer Ann Oechsner; Parcel F0052-29A, 739 East 6th Street, to Petitioner Nicole Marie Huber

7. Motion to set a public hearing for the purpose of considering the approval of an economic development agreement with Kraft Heinz Foods Company.[Ward 8]

8. Motion to set a public hearing for February 17, 2016, at 5:30pm in the Council Chambers for the purpose of amending and expanding the North Urban Renewal Area Plan.

II. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Mike Matson, Chairman; Maria Dickmann, Vice Chairman

III. PUBLIC SAFETY

1. Third Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by adding Gaines Street along the west side from Spalding Boulevard to Rusholme Street, between the hours of 7 AM and 5 PM on school days. [Ward 4]

2. Second Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by deleting 4th Street along the north side from 55 feet west of Myrtle Street to 140 feet west of Myrtle Street. [Ward 3]

3. First Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled "No Parking" by adding Zenith Avenue along the west side from Central Park Avenue south 850 feet. [Ward 1]

4. First Consideration: Ordinance amending Schedule XIII of Chapter 10.96 entitled "7-Ton Truck Restrictions" by adding Pleasant Street from Fillmore Street to Marquette Street. [Ward 4]

5. Resolution encouraging the Iowa legislature to introduce and adopt legislation relating to drug overdose prevention by legalizing the possession of opioid antagonists, such as Naloxone, prescribed and dispensed by a health care professional and furnished or distributed by a health care professional or a family member or person in a position to assist a person at immediate risk of experiencing an opioid-related overdose.

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

   Kilkenny's Pub, 300 W Third St, St. Patrick's Parade Day, March 11, 12, 13, Third Street West of Harrison Street, Ward 3

   River Bandits, 209 S. Gaines, River Bandits 5k, April 23, Bikepath and 2nd Street, Ward 3

   Village in Bloom, East Village of Davenport, May 7, 2016, 11th Street between Mound and Jersey Ridge Road and Christine between 11th and 12th Streets, Ward 6

   Heart Walk, May 21, Bikepath-Government Bridge to Centennial Bridge, Ward 3

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

   Kilkenny's Pub, 300 W 3rd Street, St. Patricks Parade Day, March 11 - 6PM-1AM; March 12-13 - 8AM - 1AM, Downtown W Third St, Ward 3, Over 50 dBA

   Kilkenny's Pub, 300 W 3rd Street, St. Patrick's Day, March 17, 2PM - 10 PM, Downtown W Third St, Ward 3, Over 50 dBA

   Leisure Lanes, 2802 W 73rd St., St. Patty's Day Pot of Gold, March 12th, 3:00 PM to Midnight, Northwest Davenport area - Ward 8 Over 50 dBA

8. Motion approving beer and liquor license applications.

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

   Ward 3

   Los Compadres Taco Shop (Los Compadres Taco Shop Inc.) - 510-512 Brady St. -

License Type: C Liquor

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

Ward 3

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

Scott's Shovelhead (SSS Inc.) - 220 Pine St. - Outdoor Area - License Type: C Liquor

Tappa's Steak House (Big Tap Productions Inc.) - 1620 Rockingham Rd. - License Type: C Liquor

Third Street Bar & Grill (Michael D Hauser) - 831 W 3rd St. - Outdoor Area - License Type: C Liquor

Ward 4

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

Ward 6

Bowlmor Lanes (Davenport Bowlers II LLC) - 2902 E Kimberly Rd. - License Type: C Liquor

Express Lane #76 (Expresslane Inc.) - 6268 Brady St. - License Type: C Beer

Ward 7

Brady Oil (Brady Oil LLC) - 3205 N Brady St. - License Type: C Beer

Ward8

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

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

IV. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Ray Ambrose, Chairman; Rick Dunn, Vice Chairman

V. PUBLIC WORKS

VI. Motion recommending discussion or consent for Public Works items

FINANCE

Jason Gordon, Chairman; Kerri Tompkins, Vice Chairman

VII. FINANCE

1. Resolution authorizing and approving a Sewer Revenue Loan and Disbursement Agreement and providing for the issuance and securing the payment of $7,538,000 Sewer Revenue Bonds, Series 2016. [All Wards]
2. Resolution setting February 24, 2016 as the date for the sale of General Obligation Corporate Bonds, Series 2016A; Taxable General Obligation Refunding Bonds, Series 2016B and General Obligation Refunding Bonds, Series 2016C, and approving the Preliminary Official Statement. [All Wards]
3. Resolution expressing intent to enter into a $165,600 General Obligation Loan Agreement for acquisition of buses. [All Wards]
4. Resolution encouraging the Iowa General Assembly to adopt legislation to eliminate the current disparity in per pupil funding.
5. Motion setting a public hearing regarding the lease of space within the Adler Theatre to Rawbar LLC. [Ward 3]
6. Motion approving a change order and final payment amount of $133,977.71 to Galante Architecture Studio, Inc. for design/architectural professional services related to the Central Fire Station Renovation Project (CIP# 02348). [Ward 3]
7. Motion awarding the purchase of two 19,000 GVW trucks with accessories to Junge Center Point of Center Point, IA in the amount of $101,707.30. [All Wards]
8. Motion approving payment in the amount of $85,229.59 to the Scott County Auditor for 2015 election expense. [All Wards]

VIII. Motion recommending discussion or consent for Finance items

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

1. Junge Center Point - Two hybrid sedans - Amount: $46,055
2. Integrated Data Products - OnBase E-Plan review - Amount: $44,500
3. InfoSense - SL-RAT rapid assessment tool for Sewers - Amount: $24,437
4. Tamara Houseman-Conway - Harrison Street message board - Amount: $11,000
5. Eco-Scapes - Retaining walls for East 6th Street housing project - Amount: $11,000

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

XIII. Reports of City Officials

XIV. Executive Session

1. Executive Session for the purpose of discussing strategy for upcoming labor negotiations with the City's organized employees pursuant to Iowa Code Section 20.17(3)

XV. Adjourn

(PUBLISHED ON January 25th, 2016)

NOTICE OF A PUBLIC HEARING ON A RESOLUTION REGARDING THE CONVEYANCE OF URBAN HOMESTEAD PROPERTIES OWNED BY THE CITY TO INDIVIDUAL HOMEBUYERS (PETITIONERS AND HOUSE LOCATIONS LISTED) AS FOLLOWS:

727 East 6th Street, Davenport, Iowa to Kevin Bradley and Angela Marie Karasti
733 East 6th Street, Davenport, Iowa to Jennifer Ann Oechsner
739 East 6th Street, Davenport, Iowa to Nicole Marie Huber

Notice is hereby given that there is on file in the office of the City Attorney, City Hall, Davenport, Iowa a RESOLUTION proposing to convey the above properties owned by the City of Davenport to the proposed Petitioners (Homebuyers). The properties have the following legal description:

PARCEL F0052-32A, Lot 11 in Block 125 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa.

PARCEL F0052-31, The West 50 feet of Lot 12 in Block 125 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa

PARCEL F0052-29A, The Easterly 30 feet of Lot 12 and the Westerly 40 feet of Lot 13 all in Block 125 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa

This Resolution will come on for a public hearing before the Davenport City Council, City Hall, Davenport, Iowa, on the 3rd day of February, 2016, commencing at 5:30 P.M., Local Time, or as soon thereafter as the matter can be considered. At said hearing, interested persons may appear and be heard for or against said Resolution. PO# **1610806**

City of Davenport
Bruce Berger
563-326-7769

City of Davenport

Agenda Group: Community Development | **Action / Date**
Department: Community Planning & Economic Development | **CD1/6/2016**
Contact Info: Matt Flynn 326-7743
Wards: 3

Subject:
Third Consideration: Ordinance for Case No. ROW15-10 being the request of the City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street. [Ward 3]

Recommendation:
Findings
- Complies with the comprehensive plan.
- Enhances the living experience for the tenants of this project.

That the City Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval.

The Commission vote was 6-yes and 0-no with 0-abstention

Relationship to Goals:
Neighborhood Improvement

Background:
The request is to allow the installation of a perimeter fence as approved in the City's Capital Improvement Plan (CIP). The fence would be adjacent to the Heritage high-rise at 501 West 3rd Street and better preserve and delineate the adjacent green space. The design of the fence will need to be approved by the City's Design Review Board. The fence will be the same or similar product that is at Edgewater (former Lend-a-Hand) with a shorter fence along the south side of the sidewalk that runs to the SW corner of the property to make a dog run area for the tenants' pets. There will only be two gates allowing access to the enclosed area: one that will be a double-wide swing gate for mowing equipment to access the space from the SE side by the parking lot, and a 5' wide controlled (fob system) access gate at the top of the pedestrian ramp near the west door of the Heritage. The Davenport Police Department (DPD), Civil Rights, and the Fire Marshall have signed off on our plan.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
Ordinance	ROW15-10 Ordinance
Backup Material	ROW15-10 background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	1/26/2016 - 3:16 PM

ORDINANCE NO.

ORDINANCE for Case No. ROW15-10 being the request of the City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street. [3rd Ward]

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:
<u>Section 1.</u> The following described unit of Scott County, Iowa real estate is hereby vacated (abandoned).

The property has the following legal description:

Part of the Northeast Quarter of Section 35, Township 78N, Range 3E of the 5th Principal Meridian in the City of Davenport, County of Scott, State of Iowa being more particularly described as follows:

The North 121 feet of the 20 foot wide North-South alley Right of Way in Block 10 in the Original Town (now City) of Davenport, Scott County, Iowa.

The above described tract of land contains 2,420 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval.

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

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7711 TDD: 563-326-6145
www.cityofdavenportiowa.com

December 02, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of December 01, 2015, the City Plan and Zoning Commission considered Case No. ROW15-10 being the request of the City of Davenport's Office of Assisted Housing for the vacation (abandonment) of the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street.

The request is to allow the installation of a perimeter fence as approved in the City's Capital Improvement Plan (CIP). The fence would be adjacent to the Heritage high-rise at 501 West 3rd Street and better preserve and delineate the adjacent green space. The design of the fence will need to be approved by the City's Design Review Board. The fence will be the same or similar product that is at Edgewater (former Lend-a-Hand) with a shorter fence along the south side of the sidewalk that runs to the SW corner of the property to make a dog run area for the tenants' pets. There will only be two gates allowing access to the enclosed area: one that will be a double-wide swing gate for mowing equipment to access the space from the SE side by the parking lot, and a 5' wide controlled (fob system) access gate at the top of the pedestrian ramp near the west door of the Heritage. The Davenport Police Department (DPD), Civil Rights, and the Fire Marshall have signed off on our plan.

Findings
- Complies with the comprehensive plan.
- Enhances the living experience for the tenants of this project.

Recommendation
The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission

		APPROVED	APPROVED	APPROVED					
Name:	Roll Call	ROW15-10 City - OAH	F15-15 Villas of Pheasant Creek 1st Revised	F15-19 Halligan Coffee Comp 1st					
Connell	P	Y	Y	Y					
D'Autremont	AB								
Elgatian	P	Y	Y	Y					
Hepner	P	Y	Y	Y					
Inghram	P								
Kelling	P	Y	Y	Y					
Lammers	P	Y	Y	Y					
Maness	EX								
Martin	P	Y	Y	Y					
Martinez	EX								
Tallman	EX								
		6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN					

City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date: December 01, 2015
Request: Right of Way Vacation (Abandonment)
Location: Alley between South of West 3rd Street between Scott Street and Western Avenue – North 121 feet.
Case No.: ROW15-10
Applicant: City of Davenport – Office of Assisted Housing

Recommendation:
The staff would recommend the City Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval.

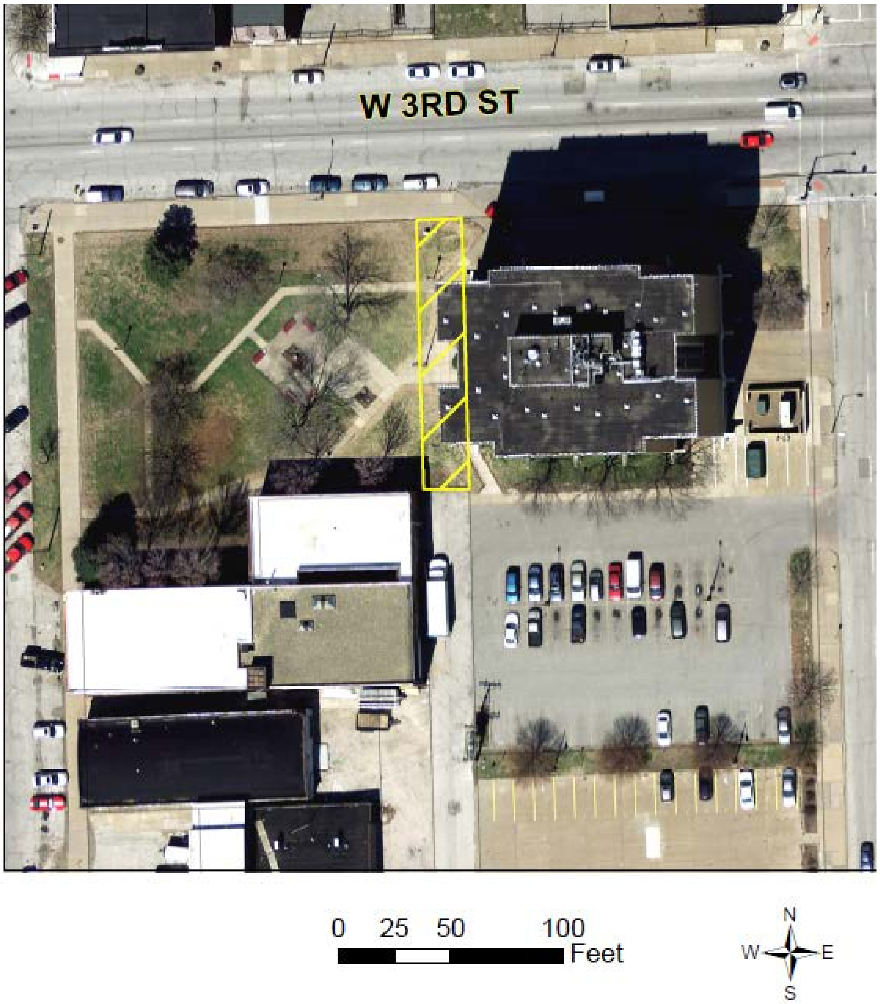
Introduction:
This is a request to vacate the North 121 feet of a 20-foot wide alley located South of West 3rd Street between Scott Street and Western Avenue, adjacent to the west of 501 West 3rd Street.

AREA CHARACTERISTICS:

Zoning Map

Land Use Map

Aerial Photo



Background:

Comprehensive Plan:

Within Urban Service Area: Yes

Proposed Land Use Designation: Central Business District (CBD) is truly a mixed-use designation, and includes residential and commercial uses of the highest density.

Relevant Goals to be considered in this Case: Reinforce downtown as the City's recreational, cultural, entertainment and government center – urban greenspaces are vital to downtown housing options.

The proposed use would comply with the Davenport 2025 proposed land use section.

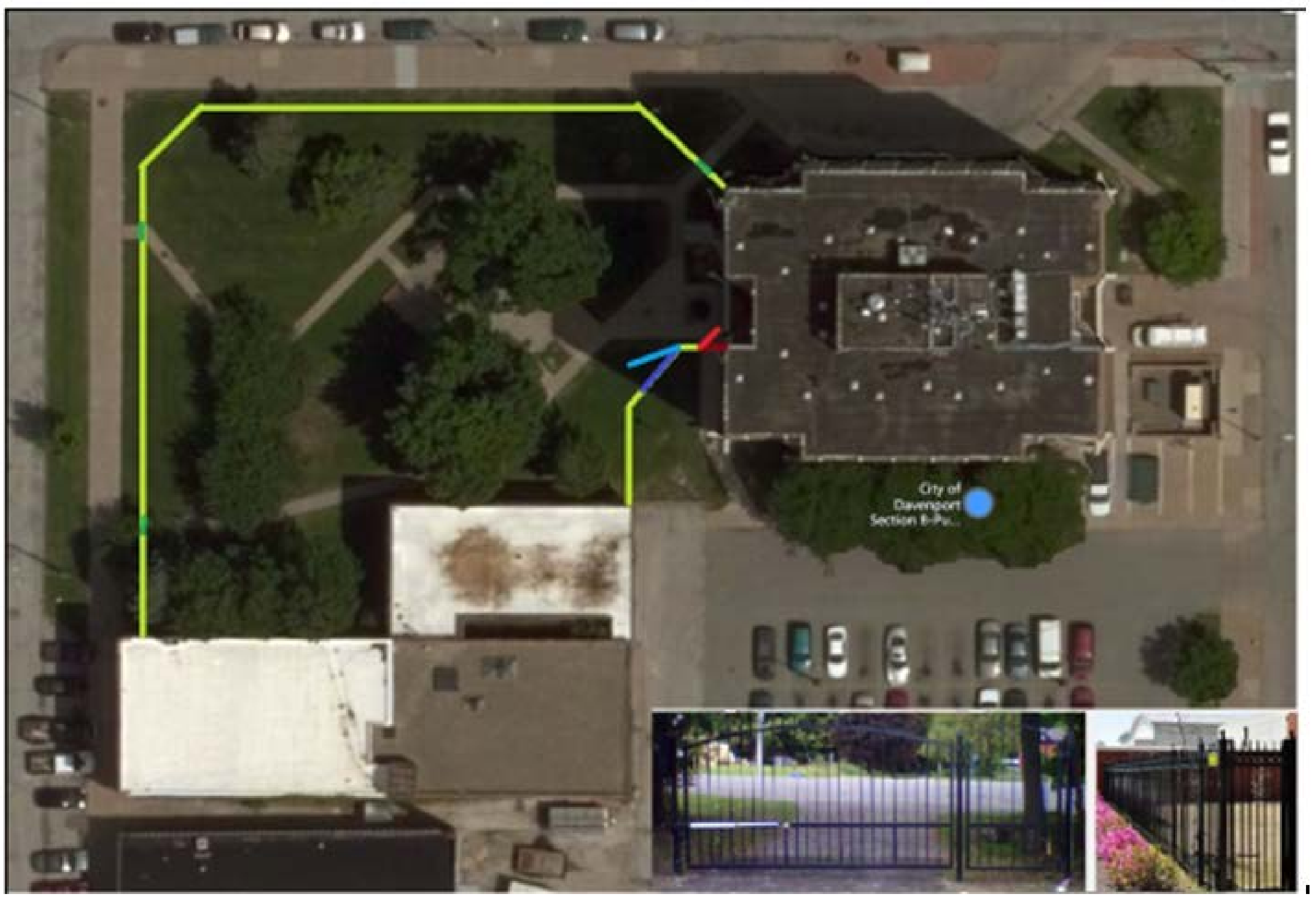
Zoning:
The surrounding properties are zoned to "C-4" Central Business District.

Technical Review:
No comments have been received.

Public Input:
Notices were sent to property owners to property owners within 200 feet of the subject property and no comments were received and no one spoke for or against at the public hearing.

Discussion:

This is a request to vacate the North 121 feet of this North-South alley located South of West 3rd Street between Scott Street and Western Avenue. The request is to allow the installation of a perimeter fence as approved in the City's Capital Improvement Plan (CIP). The fence would be adjacent to the Heritage high-rise at 501 West 3rd Street and better preserve and delineate the adjacent green space. The design of the fence will need to be approved by the City's Design Review Board. Below is the proposal for the location and the likely design of the fence. According to the applicant the type of fence *at a minimum is the normal Echelon (see inset) fence which is the same or similar product that is at Edgewater (former Lend-a-Hand) and then we'd like to do a shorter fence along the south side of the sidewalk that runs to the SW corner of the property to make a dog run area for the tenants' pets. There will only be two gates allowing access to this enclosed… one that will be a double-wide swing gate for mowing equipment to access the space from the SE side by the parking lot, and a 5' wide controlled (fob system) access gate at the top of the pedestrian ramp near the west door of the Heritage. The Davenport Police Department (DPD), Civil Rights, and the Fire Marshall have signed off on our plan*.



Staff Recommendation:

The staff would recommend the City Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

City of Davenport

Agenda Group: Community Development **Action / Date**
Department: Community Planning & Economic Development **CD1/6/2016**
Contact Info: Matt Flynn 326-7743
Wards: 7

Subject:
Third Consideration: Ordinance for Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road.
[Ward 7]

Recommendation:
Findings
- The vacation of the easement allows added commercial development.
- The request is in compliance with the comprehensive plan.

The Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:
1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

The Commission vote was 9-yes and 0-no with 0-abstention.

Relationship to Goals:
Neighborhood Improvement

Background:
This is a request to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.

The developer has forwarded two letters, one from MidAmerican Energy and the other from CenturyLink indicating they have no services in the easement and indicating no objection to the vacation of the easement. So far comments have indicated no concerns regarding vacating this easement. A sewer easement crosses this utility easement, that sewer easement will need to remain in place on the plat and in force.

For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
Ordinance	ROW15-11 Ordinance only
Backup Material	ROW15-11 background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Admin, Default	Approved	1/26/2016 - 3:16 PM

ORDINANCE NO.

ORDINANCE for Case No. ROW15-11: Request of Italo Milani on behalf of Kimberly BMW for the vacation (abandonment) of a 6,860 square foot, more or less, platted utility easement located in Lot 1 of Hilltop Industrial Park Third Additions also known as 625 West Kimberly Road. [7th 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 vacated (abandoned).

The property has the following legal description:
Part of the Northeast Quarter of the Southwest Quarter of Section 14, Township 78N, Range 3E of the 5th Principal Meridian in the City of Davenport, County of Scott, State of Iowa being more particularly described as follows:

Beginning in the northeast corner of Lot 1 of Hilltop Industrial Park Third Addition to the City of Davenport; thence south along the east line of said Lot 1 a distance of 280 feet to the southeast corner of said Lot 1; thence west along the south line of said Lot 1 a distance of 237 feet, more or less; thence North 21 feet; thence Easterly to a point said point being 25 feet East of the east line and 34 feet North of the south line of said lot 1; thence Northerly to a point on the north line of said Lot 1, said point being 15 feet West of the northeast corner of said Lot 1; thence East 15 feet along the north line of said Lot 1 to the ppoint of beginning.

The above described tract contains 6,860 square feet, more or less.

The City Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

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

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7711 TDD: 563-326-6145
www.cityofdavenportiowa.com

December 16, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Coouncil:

At its regular meeting of December 15, 2015, the City Plan and Zoning Commission considered Case No. ROW15-11 being the request of Italo Milani on behalf of Kimberly BMW to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.

Findings
The vacation of the easement allows added commercial development.
The request is in compliance with the comprehensive plan.

The Plan and Zoning Commission forwards Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission

City Plan & Zoning Commission Voting Record   Meeting Date: 12-15-2015   Meeting Location: Council Chambers-City Hall

		APPROVED	APPROVED						
Name:	Roll Call	FDP15-05 Geifman Food Stores Inc	ROW15-11 Milani & Kimberly BMW						
Connell	P	Y	Y						
D'Autremont	AB	Y	Y						
Elgatian	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	P	Y	Y						
Lammers	P	Y	Y						
Maness	EX	Y	Y						
Martinez	EX	Y	Y						
Tallman	EX	Y	Y						
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN						

City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date: December 15, 2015
Request: Easement vacation (Abandonment)
Location: Easement located along east line of Lot 1 of Hilltop Industrial Park Third Addition
Case No.: ROW15-11
Applicant: Italo Milani on behalf of Kimberly BMW

Recommendation:

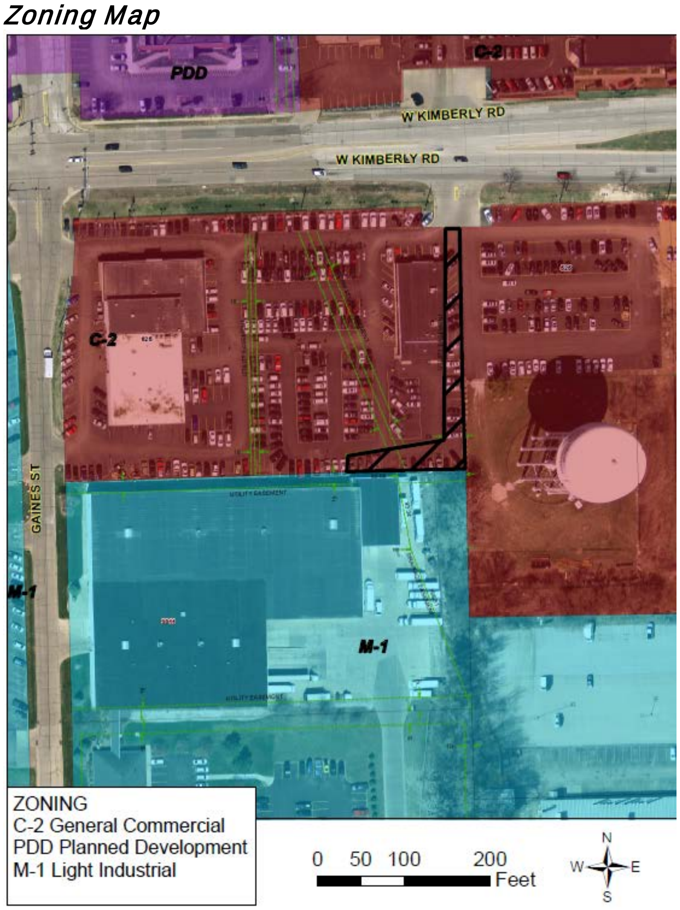
Staff recommends the Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval subject to the listed condition.

Introduction:

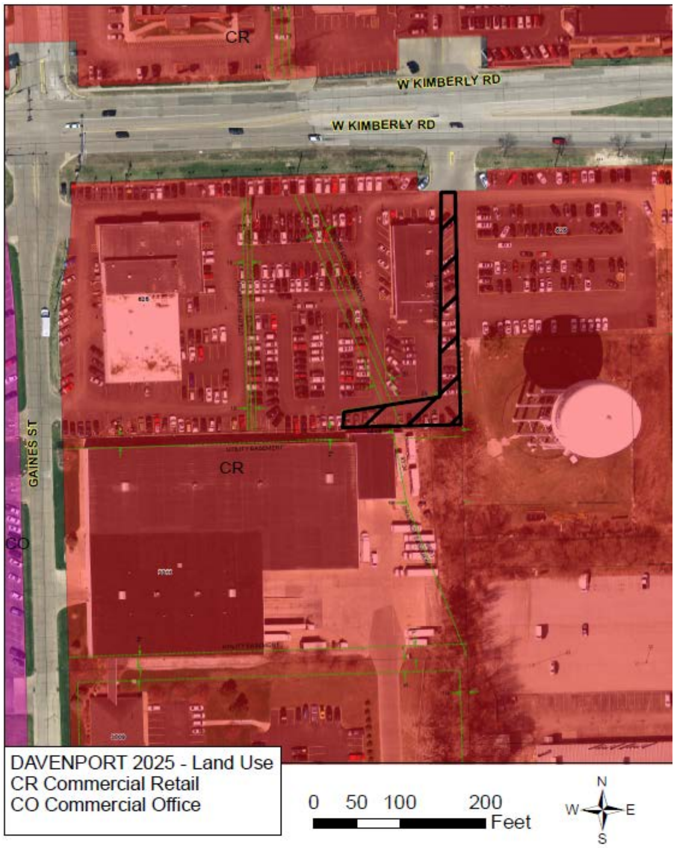
This is a request to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.

AREA CHARACTERISTICS:

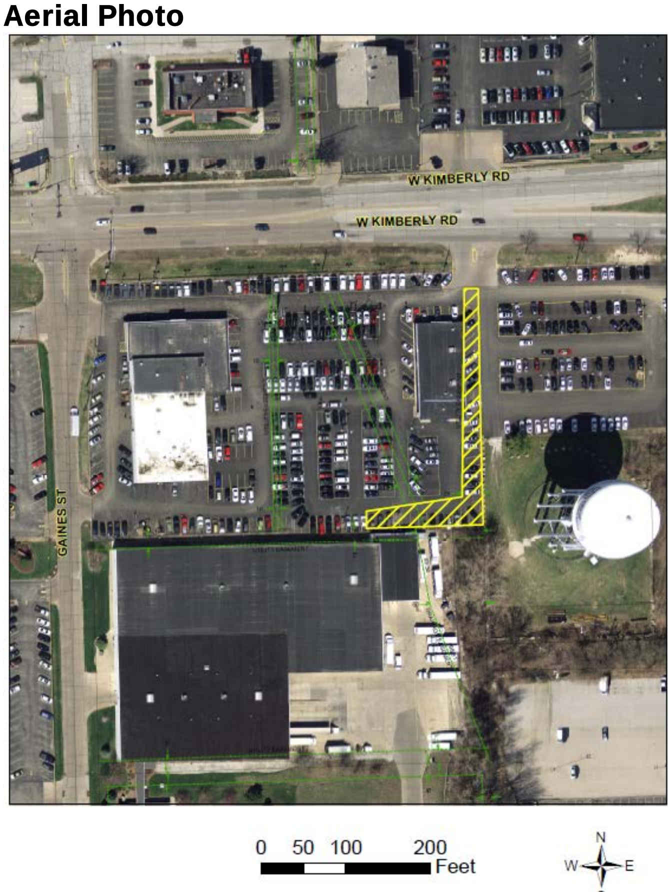
Zoning Map



Land Use



Aerial Photo



Background:

Comprehensive Plan:

Within Urban Service Area: Yes

Proposed Land Use Designation: Commercial Retail (CR) provides for a mixture of commercial uses, primarily retail and can best be described as being the most intense retail development servicing a large metropolitan area.

Relevant Goals to be considered in this Case: Strengthen the built environment through infill and higher intensity development.

The proposed use would comply with the Davenport 2025 proposed land use section.

Zoning:

The surrounding properties are zoned to "C-2" General Commercial District, PDD Planned Development District, and M-1 Light Industrial District.

Technical Review:

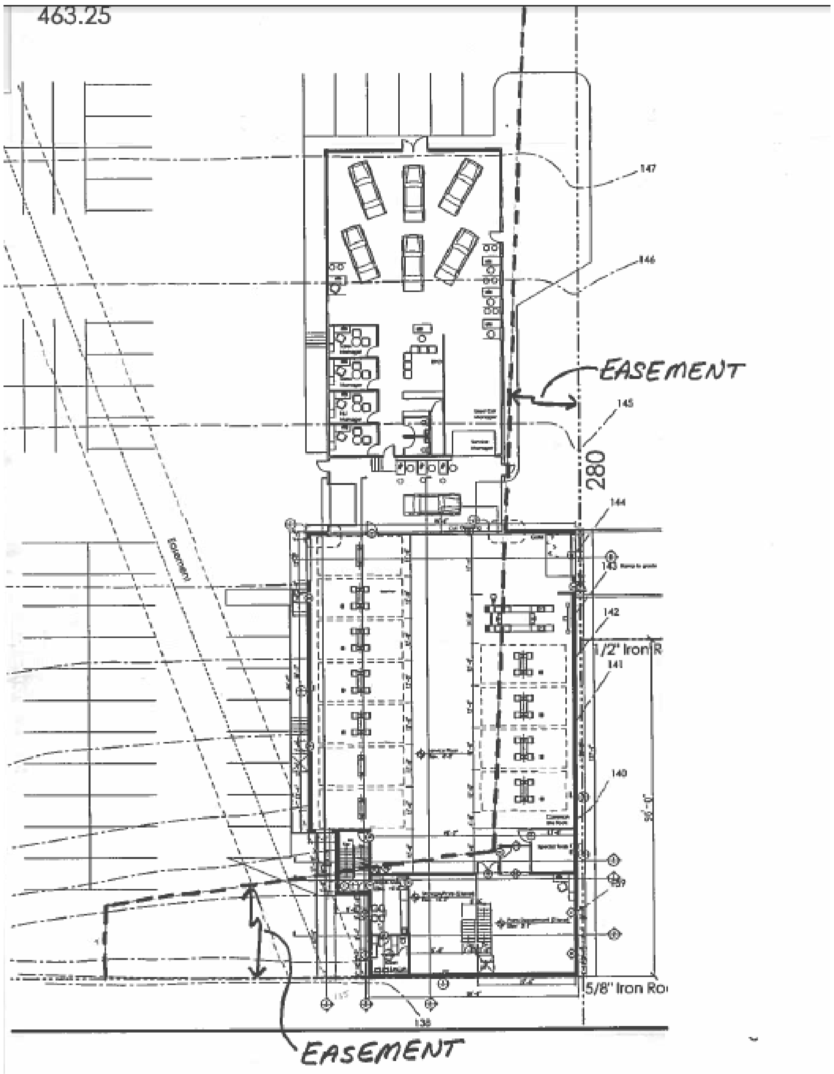
The developer has forwarded two letters, one from MidAmerican Energy and the other from CenturyLink indicating they have no services in the easement and indicating no objection to the vacation of the easement. So far comments have indicated no concerns regarding vacating this easement. A sewer easement crosses this utility easement, that sewer easement will need to remain in place on the plat and in force. No additional comments have been received.

Public Input:

Notices were sent to property owners to property owners within 200 feet of the subject property notifying of them of the December 01, 2015 Plan and Zoning Commission Public Hearing.

Discussion:

This is a request to vacate the 6,860 square foot, more or less, utility easement located along the east line of Lot 1 of Hilltop Industrial Park Third Addition also known as 625 W Kimberly Road. The developer is proposing a building within the easement area.



Findings

The vacation of the easement allows added commercial development.
The request is in compliance with the comprehensive plan.

Staff Recommendation

Staff recommends the Plan and Zoning Commission forward Case No. ROW15-10 to the City Council for approval subject to the following condition:

1. That the sewer easement that crosses the subject easement remains in place on the plat and enforceable.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

Joe Hale
CenturyLink
1102 S. 24th St.
Lexington, MO 64067

November 3, 2015

Kimberly Realty
625 W. Kimberly Road
Davenport, IA 52806

Re: ***Utility Easement Vacation***
Lot 1 Hilltop Industrial Park Third Addition
Davenport, Scott County, Iowa

Qwest Corporation d/b/a CenturyLink QC has received your request to release or vacate any interest it may have in a Utility Easement on Lot 1 Hilltop Industrial Park Third Addition in Davenport Scott County, Iowa.

Qwest Corporation d/b/a CenturyLink QC does not have any facilities in the Utility Easement as located on easterly portion of said Lot 1 as indicated by the attached Exhibit "A" and therefore has no objection to vacating the utility easement as depicted.

Sincerely

Joe Hale

Joe Hale
Real Estate Manager II

MidAmerican
ENERGY
OBSESSIVELY, RELENTLESSLY AT YOUR SERVICE.

MidAmerican Energy Company
106 East Second Street
P.O. Box 8020
Davenpot, Iowa 52808

October 22, 2015

Kimberly Realty
625 W. Kimberly Road
Davenport, Iowa 52806

RE: 226-15GR / Utility Easement Vacation
L1 Hilltop Industrial Park Third Addition
SW ¼ S14 T78N R3E, 5th PM, Davenport, Scott County, Iowa
Parcel No. P1410-01B

To whom it may concern:

MidAmerican Energy Company has received your request to release any interest MidAmerican may have in a Utility Easement, over, under, across, and through part of Lot 1 Hilltop Industrial Park Third Addition.

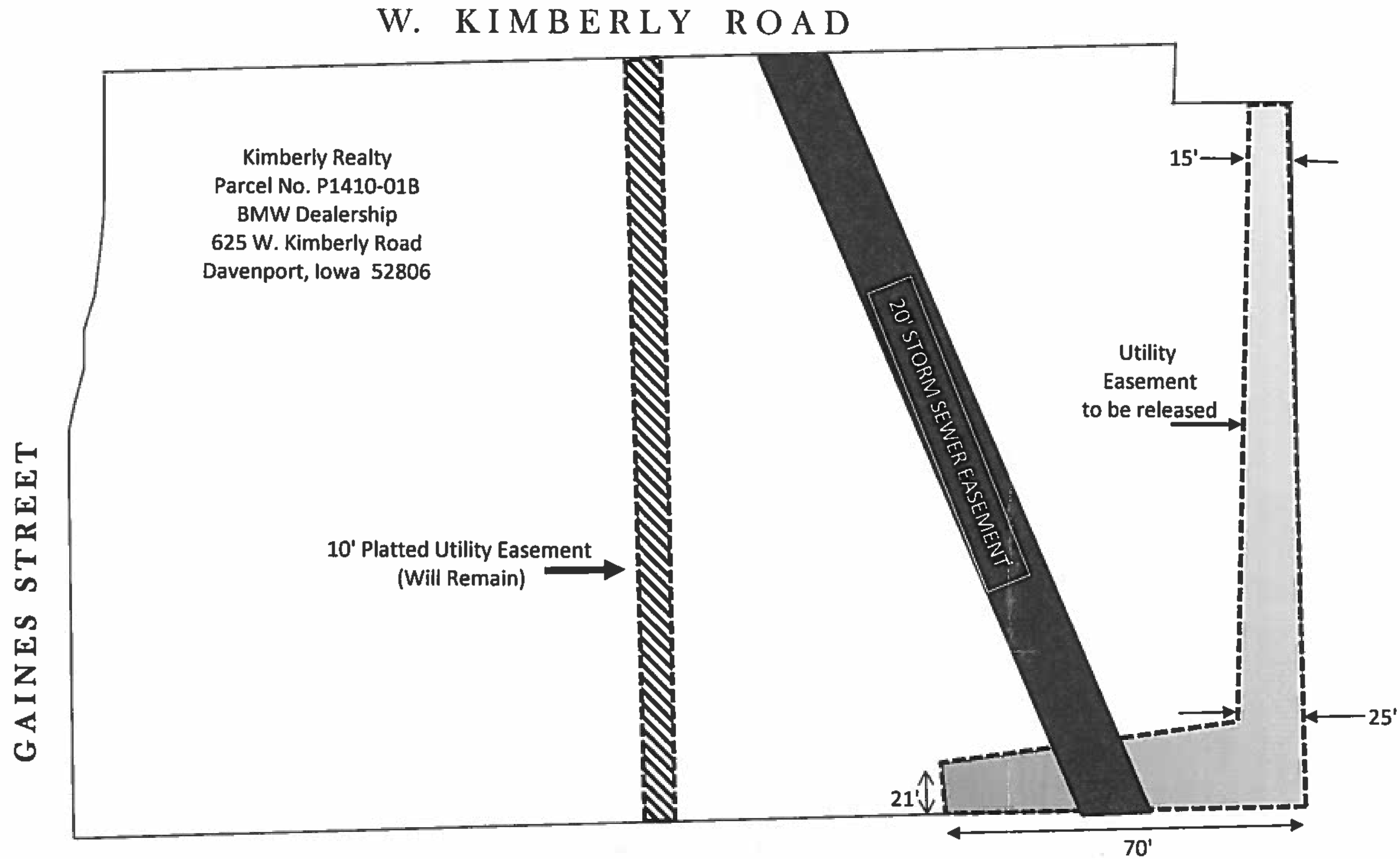
MidAmerican Energy Company does not have electric or gas facilities in the easterly portion of the Utility Easement as generally depicted on Exhibit A, and also attached hereto, and therefore does not object to and with this present letter, states its approval for the proposed vacation.

Sincerely yours,

Jamie Baker

Jamie Baker
Manager of Right-of-Way Services
MidAmerican Energy Company
Phone: 515-242-3980

EXHIBIT "A"



MidAmerican Energy	Customer: Kimberly Realty		DR # N/A
	Address: 625 W. Kimberly Road	Scale: Not to Scale	Date: October 19, 2015
ROW Agent: DMC	City: Davenport, Iowa 52806	Folder #: 226-15GR	Sec 14, T 78 N, R 3 E, 5th PM
Job Desc: Release of a Public Utility Easement			

City of Davenport

Agenda Group: Community Development	**Action / Date**
Department: Community Planning & Economic Development	**CD2/3/2016**
Contact Info: Matt Flynn 326-7743	
Wards: 6	

Subject:
Resolution approving Case No. F15-15 being the request of Diamond Builders for the final plat Villas at Pheasant Creek on 14.9 acres, more or less, of real property located at 4823 Jersey Ridge Road, containing twenty-five (25) residential lots. [Ward 6]

Recommendation:
Findings

- The development is in full conformance with the comprehensive plan “RL” Residential Limited designation.
- The plat begins development of this infill area.

The City Plan and Zoning Commission forwards Case No. F15-15 to the City Council for approval subject to the following conditions:

1. That the surveyor sign / certify the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. That easements are dedicated as necessary to connect the sanitary and storm sewers constructed with the addition to the existing sanitary and storm systems.
4. That construction plans for public streets and sewers are to be submitted to the Engineering Division of Public Works for review and approval prior to Council approval of the plat;
5. That the developer continue to work with the Natural Resources Division with respect to stormwater detention, retention and the drainage easement;
6. That Lots 1, 24 and 23 have lowest floor elevations being one foot above the 100 year flood or storm elevation for the drainage way and detention area;
7. That the three curve segments within the right-of-way center line be dimensioned and added to the Curve Table;
8. That the extraneous “SW Corner Lot 1 Jersey Heights 1st” located outside the south east corner of this plat be removed.

The Commission vote for approval was unanimous with 6-yes, 0-no and 0-abstentions.

Relationship to Goals:
Added emphasis on economic development

Background:
The petitioner is proposing a mixture of detached and attached single family residences. While both are allowed according to the developer the trend in now in favor of detached single family units. The first phase of the development proposes 24 single family lots for development.

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

ATTACHMENTS:

Type	Description
Resolution Letter	F15-15 Resolution only

🗋	Backup Material	F15-15 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	1/28/2016 - 12:13 PM
Community Development Committee	Berger, Bruce	Approved	1/28/2016 - 12:14 PM
City Clerk	Admin, Default	Approved	1/28/2016 - 12:59 PM

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. RESOLUTION approving Case No. F15-15 being the request of Diamond Builders for the final plat Villas at Pheasant Creek on 14.9 acres, more or less, of real property located at 4823 Jersey Ridge Road, containing two (2) residential lots. [6th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Jersey Farms Commercial Park Third Addition to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated December 02, 2015 and as follows:

1. That the surveyor sign / certify the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. Easements are dedicated as necessary to connect the sanitary and storm sewers constructed with the addition to the existing sanitary and storm systems.
4. That construction plans for public streets and sewers are to be submitted to the Engineering Division of Public Works for review and approval prior to Council approval of the plat;
5. That the developer continue to work with the Natural Resources Division with respect to stormwater detention, retention and the drainage easement;
6. That Lots 1, 24 and 23 have lowest floor elevations being one foot above the 100 year flood or storm elevation for the drainage way and detention area;
7. That the three curve segments within the right-of-way center line be dimensioned and added to the Curve Table;
8. That the extraneous "*SW Corner Lot 1 Jersey Heights 1st*" located outside the south east corner of this plat be removed;

and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.

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

Approved: Attest:

______________________________ ______________________________

Frank Klipsch, Mayor Jackie E. Holecek, City Clerk

City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7711 TDD: 563-326-6145
www.cityofdavenportiowa.com

December 02, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of December 01, 2015, the City Plan and Zoning Commission considered Case No. F-15-15 being the request of Diamond Builders for a final plat on 14.9 acres, more or less, of real property located at 4823 Jersey Ridge Road.

Findings

- The development is in full conformance with the comprehensive plan "RL" Residential Limited designation.
- The plat begins development of this infill area.

Recommendation The City Plan and Zoning Commission forwards Case No. F15-15 to the City Council for approval subject to the following conditions:

1. That the surveyor sign / certify the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. Easements are dedicated as necessary to connect the sanitary and storm sewers constructed with the addition to the existing sanitary and storm systems.
4. That construction plans for public streets and sewers are to be submitted to the Engineering Division of Public Works for review and approval prior to Council approval of the plat;
5. That the developer continue to work with the Natural Resources Division with respect to stormwater detention, retention and the drainage easement;
6. That Lots 1, 24 and 23 have lowest floor elevations being one foot above the 100 year flood or storm elevation for the drainage way and detention area;
7. That the three curve segments within the right-of-way center line be dimensioned and added to the Curve Table;
8. That the extraneous "*SW Corner Lot 1 Jersey Heights 1st*" located outside the south east corner of this plat be removed.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commision

		APPROVED	APPROVED	APPROVED					
Name:	Roll Call	ROW15-10 City - OAH	F15-15 Villas of Pheasant Creek 1st Revised	F15-19 Halligan Coffee Comp 1st					
Connell	P	Y	Y	Y					
D'Autremont	AB								
Elgatian	P	Y	Y	Y					
Hepner	P	Y	Y	Y					
Inghram	P								
Kelling	P	Y	Y	Y					
Lammers	P	Y	Y	Y					
Maness	EX								
Martin	P	Y	Y	Y					
Martinez	EX								
Tallman	EX								
		6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN	6-YES 0-NO 0-ABSTAIN					

City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

PLAN AND ZONING COMMISSION

Meeting Date: **December 01, 2015**
Request: **Final plat: 25 single-family lots and 1 outlot**
Address: **4823 Jersey Ridge Road**
Case No.: **F15-15 (revision)**
Applicant: **Diamond Builders**

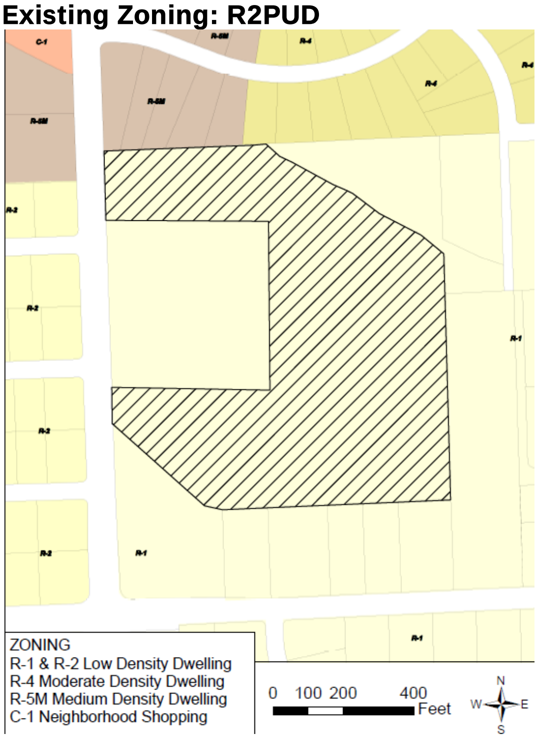
INTRODUCTION

Petition of Diamond Builders for a final plat on 14.9 acres, more or less, of real property located at 4823 Jersey Ridge Road. The 1st Addition plat creates 24 single-family development lots one large lot reserved for future re-platting and 1 outlot designated for detention and/or stormwater easements. The plat will facilitate residential development of single family detached and attached residences. This is a revision to the former Villas at Pheasant Creek which proposed 66 single family lots and 4 outlots. The property has recently been zoned R-2 PUD Planned Unit Development.

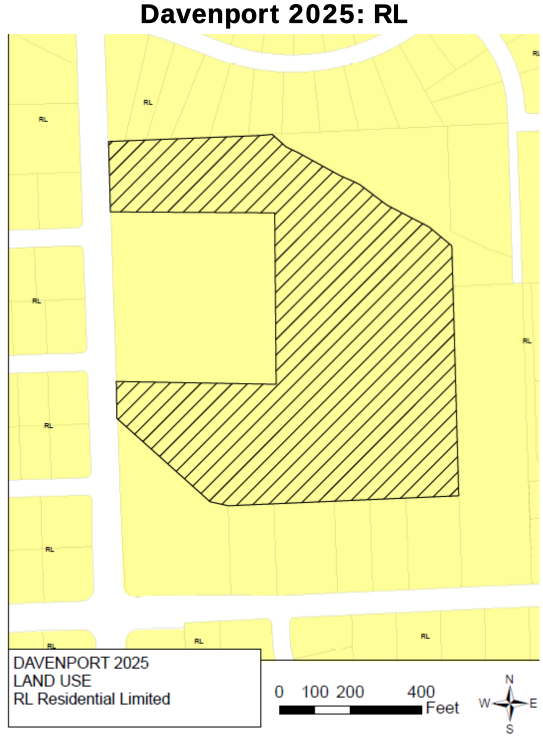
Recommendation: Staff recommends the City Plan and Zoning Commission forward Case No. F15-15 (as revised) to the City Council for approval subject to the listed conditions.

AREA CHARACTERISTICS:

Existing Zoning: R2PUD

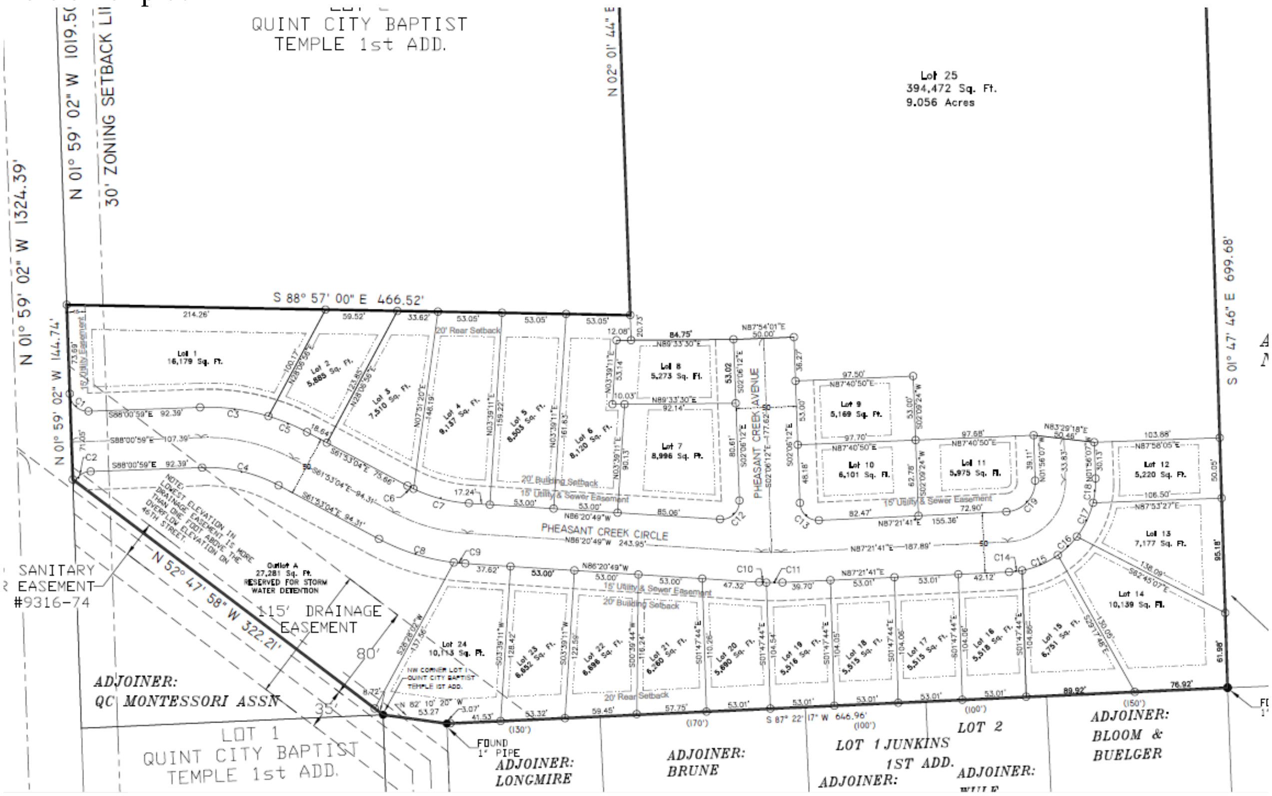


Davenport 2025: RL



Aerial Photos:

Portion of plat



Bing bird’s eye view from south to north

BACKGROUND
Comprehensive Plan:

Within Urban Service Area: Yes
Proposed Land Use Designation: Residential Limited (RL)

Descriptions:
Residential Limited (RL) designates neighborhoods that are composed primarily of residential uses… These uses are illustrated by "stand-alone subdivisions and neighborhoods.

Relevant *Davenport 2025* Goals and Objectives:
1. Strengthen the existing built environment.
b. Reduce the number of underoccupied, abandoned, or vacant buildings / properties through adaptive reuse and infill.
d. Increase the number of mixed-use neighborhoods and districts.

2. Identify and reserve land for current and future development.
a. Develop land use policies that permit development with a wide variety of building types, uses, and densities.

Technical Review:
Streets. The subject plat is located along the southern portion of the development site. Access is proposed from Jersey Ridge Road (an arterial street) north of East 46th Street (a collector street). The developer is proposing the dedication of the internal streets as public right-of-way. The center-line of Pheasant Creek Cricle is approximately 122 feet south of the center-line of E 47th Street.

Storm Water. The stormwater infrastructure is located in Jersey Ridge Road. Hanlin's Creek is located along the northeasterly boundary of the development and an un-named tributary to Pheasant Creek is located along the southwesterly boundary of the development. There are two drainage easements: one along Hanlin's Creek 170 feet wide and the other along the drainage way in the southwest 115 feet wide. These two drainage easement were established with the final plat of Ouint City Baptist Temple First Addition and were designed to carry the 100-year storm as determined in 2002. Neither of these drainage ways are within Federal Emergency Management Agency (FEMA) designated floodplains. The developer is proposing access to cross the lower drainage easement which would require some regarding of the portion adjacent to Jersey Ridge Road but should not impact the existing 48 inch pipe.

Sanitary Sewer. Sanitary sewer service is located along Hanlin's Creek (15-inch) to the northeast, the un-named tributary (8-inch) to the southwest and in the west side of Jersey Ridge Road (8-inch) which connects to the un-named tributary line. The 1st Addition will utilize the southerly 8-inch line(s).

Other Utilities. This is an urban area and normal utility services are available. Sewer and drainage easements cross the property along the drainage ways.

Emergency Services. The property is located approximately ¾ mile from Fire Station No. 8, which is located at 2802 E. 53rd Street.

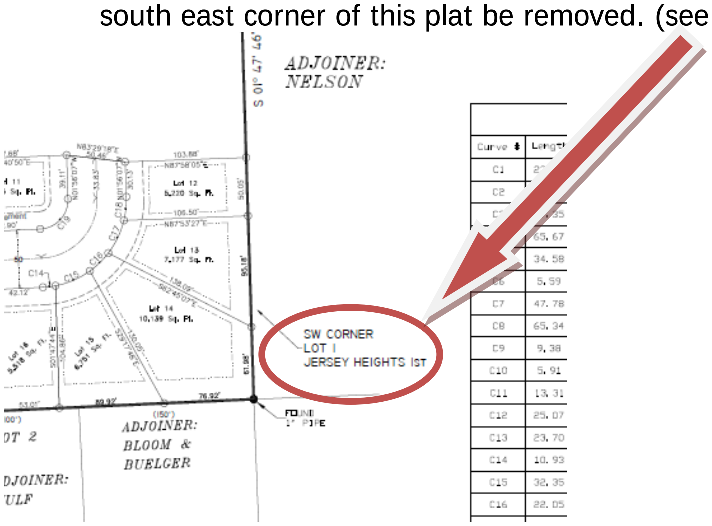
Parks/Open Space. The transportation section of Davenport 2025 indicates a community requested greenway trail along Hanlin's Creek.

PUBLIC INPUT
This is a final plat and does not require notification.

DISCUSSION
The petitioner is proposing a mixture of detached and attached single family residences. While both are allowed according to the developer the trend in now in favor of detached single family units. The first phase of the development proposes 24 single family lots for development.

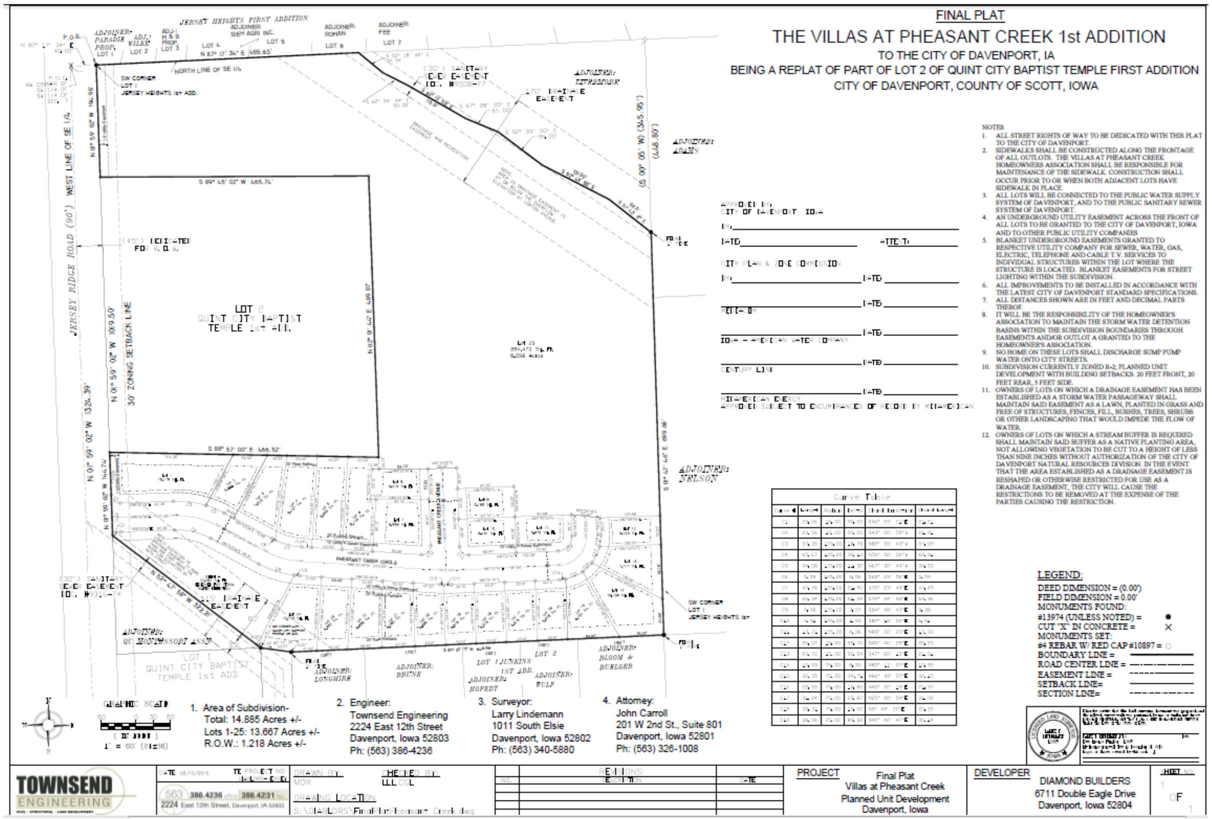
STAFF RECOMMENDATION
Staff recommends the City Plan and Zoning Commission forward Case No. F15-15 (as revised) to the City Council for approval subject to the following conditions:

1. That the surveyor sign / certify the plat;
2. That the utility companies sign the plat when their easement needs have been met;
3. Easements are dedicated as necessary to connect the sanitary and storm sewers constructed with the addition to the existing sanitary and storm systems.
4. That construction plans for public streets and sewers are to be submitted to the Engineering Division of Public Works for review and approval prior to Council approval of the plat;
5. That the developer continue to work with the Natural Resources Division with respect to stormwater detention, retention and the drainage easement;
6. That Lots 1, 24 and 23 have lowest floor elevations being one foot above the 100 year flood or storm elevation for the drainage way and detention area;
7. That the three curve segments within the right-of-way center line be dimensioned and added to the Curve Table;
8. That the extraneous "*SW Corner Lot 1 Jersey Heights 1st*" located outside the south east corner of this plat be removed. (see below)

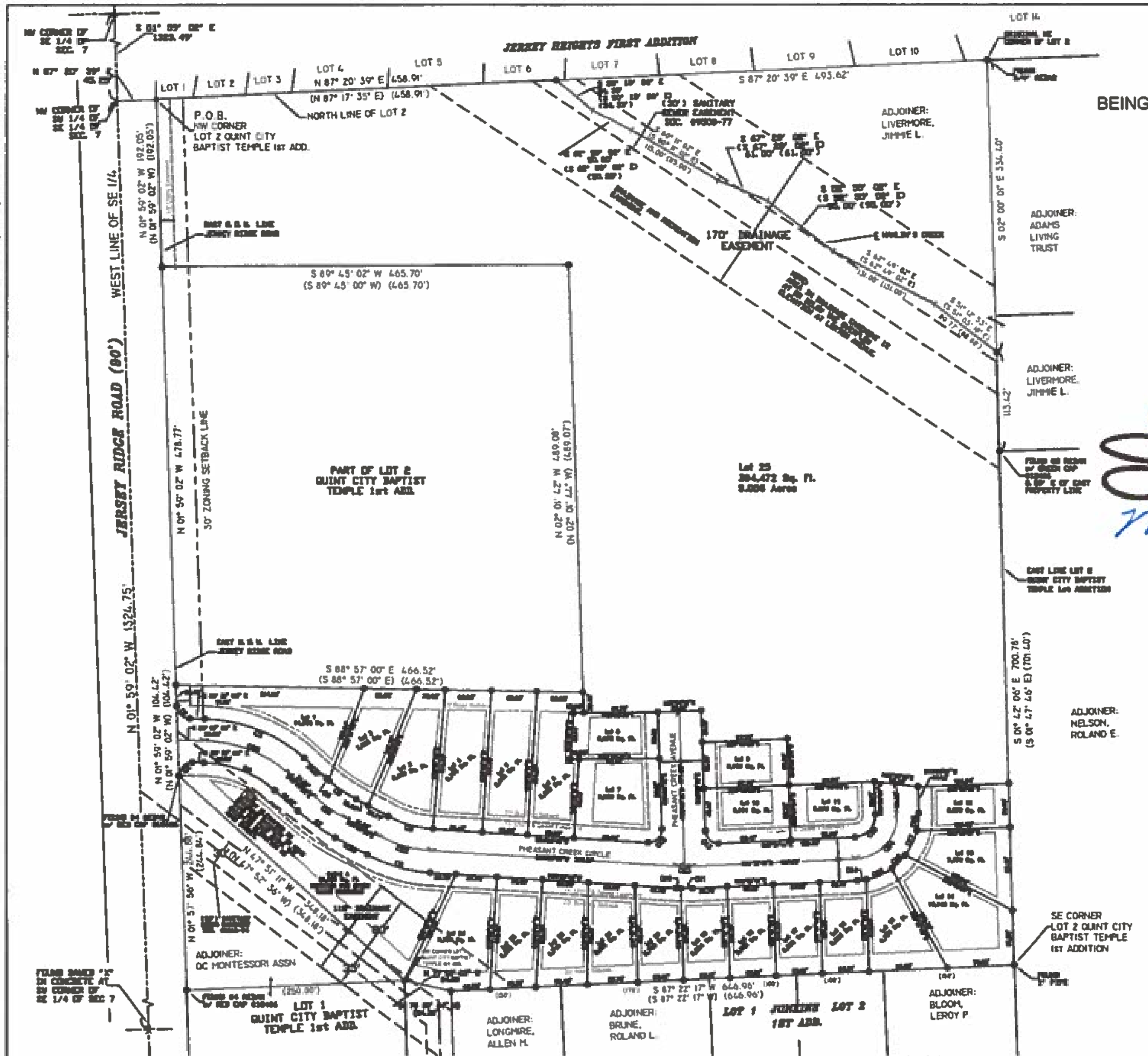


Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division



PREPARED BY/RETURN TO: TOWNSEND ENGINEERING 2224 E. 12TH ST,., DAVENTPORT. IA 52803 (563) 386-4236



1. Area of Subdivision-
   Total: 14.744 Acres +/-
   Lots 1-25: 13.504 Acres +/-
   R.O.W.: 1.240 Acres +/-

2. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236

3. Surveyor:
   Larry Lindemann
   1011 South Elsie
   Davenport, Iowa 52802
   Ph: (563) 340-5880

4. Attorney:
   John Carroll
   201 W 2nd St., Suite 801
   Davenport, Iowa 52801
   Ph: (563) 326-1008

FINAL PLAT

THE VILLAS AT PHEASANT CREEK 1st ADDITION

TO THE CITY OF DAVENPORT, IA

BEING A REPLAT OF PART OF LOT 2 OF QUINT CITY BAPTIST TEMPLE FIRST ADDITION

CITY OF DAVENPORT, COUNTY OF SCOTT, IOWA

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: ____________________

DATE: ____________________ ATTEST: ____________________

CITY PLAN & ZONE COMMISSION

BY: ____________________ DATE: ____________________

MidAmerican DATE: 1-4-16

Iowa American Water Company DATE: 1-4-16

CenturyLink DATE: 1-4-16

MidAmerican Energy DATE: 1/4/16

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

NOTES

1. ALL STREET RIGHTS OF WAY TO BE DEDICATED WITH THIS PLAT TO THE CITY OF DAVENPORT.
2. SIDEWALKS SHALL BE CONSTRUCTED ALONG THE FRONTAGE OF ALL OUTLOTS. THE VILLAS AT PHEASANT CREEK HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SIDEWALK. CONSTRUCTION SHALL OCCUR PRIOR TO OR WHEN BOTH ADJACENT LOTS HAVE SIDEWALK IN PLACE.
3. ALL LOTS WILL BE CONNECTED TO THE PUBLIC WATER SUPPLY SYSTEM OF DAVENPORT, AND TO THE PUBLIC SANITARY SEWER SYSTEM OF DAVENPORT.
4. AN UNDERGROUND UTILITY EASEMENT ACROSS THE FRONT OF ALL LOTS TO BE GRANTED TO THE CITY OF DAVENPORT, IOWA AND TO OTHER PUBLIC UTILITY COMPANIES.
5. BLANKET UNDERGROUND EASEMENTS GRANTED TO RESPECTIVE UTILITY COMPANY FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. BLANKET EASEMENTS FOR STREET LIGHTING WITHIN THE SUBDIVISION.
6. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST CITY OF DAVENPORT STANDARD SPECIFICATIONS.
7. ALL DISTANCES SHOWN ARE IN FEET AND DECIMAL PARTS THEROF.
8. IT WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION TO MAINTAIN THE STORM WATER DETENTION BASINS WITHIN THE SUBDIVISION BOUNDARIES THROUGH EASEMENTS AND/OR OUTLOT A GRANTED TO THE HOMEOWNER'S ASSOCIATION.
9. NO HOME ON THESE LOTS SHALL DISCHARGE SUMP PUMP WATER ONTO CITY STREETS.
10. SUBDIVISION CURRENTLY ZONED R-2, PLANNED UNIT DEVELOPMENT WITH BUILDING SETBACKS: 20 FEET FRONT, 20 FEET REAR, 5 FEET SIDE.
11. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS A STORM WATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, FENCES, FILL, BUSHES, TREES, SHRUBS OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
12. OWNERS OF LOTS ON WHICH A STREAM BUFFER IS REQUIRED SHALL MAINTAIN SAID BUFFER AS A NATIVE PLANTING AREA, NOT ALLOWING VEGETATION TO BE CUT TO A HEIGHT OF LESS THAN NINE INCHES WITHOUT AUTHORIZATION OF THE CITY OF DAVENPORT NATURAL RESOURCES DIVISION. IN THE EVENT THAT THE AREA ESTABLISHED AS A DRAINAGE EASEMENT IS RESHAPED OR OTHERWISE RESTRICTED FOR USE AS A DRAINAGE EASEMENT, THE CITY WILL CAUSE THE RESTRICTIONS TO BE REMOVED AT THE EXPENSE OF THE PARTIES CAUSING THE RESTRICTION.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord
C1	[illegible]	15.00	[illegible]	[illegible]	[illegible]
C2	[illegible]	15.00	[illegible]	[illegible]	21.77
C3	[illegible]	175.00	[illegible]	[illegible]	161.74
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	175.00	[illegible]	[illegible]	[illegible]
C6	[illegible]	175.00	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	125.00	[illegible]	[illegible]	[illegible]
C9	74.78	175.00	[illegible]	[illegible]	74.13
C10	[illegible]	175.00	[illegible]	[illegible]	[illegible]
C11	[illegible]	175.00	[illegible]	[illegible]	[illegible]
C12	[illegible]	15.00	[illegible]	[illegible]	[illegible]
C13	[illegible]	15.00	[illegible]	[illegible]	[illegible]
C14	[illegible]	75.00	[illegible]	[illegible]	[illegible]
C15	[illegible]	75.00	[illegible]	[illegible]	[illegible]
C16	[illegible]	75.00	[illegible]	[illegible]	[illegible]
C17	[illegible]	75.00	[illegible]	[illegible]	[illegible]
C18	[illegible]	75.00	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C20	[illegible]	150.00	[illegible]	[illegible]	[illegible]
C21	47.00	[illegible]	[illegible]	[illegible]	[illegible]
C22	64.04	150.00	[illegible]	[illegible]	[illegible]
C23	14.47	150.00	[illegible]	[illegible]	14.46
C24	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
#13974 (UNLESS NOTED) = ●
CUT "X" IN CONCRETE = ×
MONUMENTS SET:
#4 REBAR W/ RED CAP #10897 = ○
BOUNDARY LINE =
ROAD CENTER LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

12/31/15

TOWNSEND ENGINEERING	DATE: 12/29/2015 TE PROJECT NO: 2224 East 12th Street, Davenport, IA 52803	DRAWN BY: MDR CHECKED BY: LLL,CGL DRAWING LOCATION S:\DIABLDRS\FinalPlatPheasant Creek.dwg	REVISIONS: NO. DESCRIPTION DATE	PROJECT Final Plat Villas at Pheasant Creek Planned Unit Development Davenport, Iowa	DEVELOPER DIAMOND BUILDERS 6711 Double Eagle Drive Davenport, Iowa 52804	SHEET NO. 1 OF 1

City of Davenport

Agenda Group: Community Development | **Action / Date**
Department: Community Planning & Economic Development | **CD2/3/2016**
Contact Info: Matt Flynn 326-7743
Wards: 6

Subject:
Resolution approving Case No. F16-01 being the final plat of Utica Corners 8th Subdivision being a replat of Lots 4 & 5 of Utica Corner 6th Subdivision located east of Utica Ridge Road and south of East 53rd Street containing one (1) commercial lot. [Ward 6]

Recommendation:
Findings

- The plat and previously approved development complies with the comprehensive plan.
- The plat facilitates continued build-out of this office-retail park area increasing the City tax base.

Recommendation
The Plan and Zoning Commission forwards Case No. F16-01 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor sign/certify the plat;
2. That the utility companies sign the plat when their easement needs have been met; and
3. That the developer comply with the City's stormwater management ordinance Chapter 13/34 of the City Code which includes meeting the infiltration requirements for the first 1.25 inch rain event on site, the submission of the State of Iowa's NPDES permit along with a stormwater management plan and COSESCO application.

The Commission vote for approval was unanimous with 9-yes, 0-no and 0-abstention.

Relationship to Goals:
Added emphasis on economic development.

Background:
The final plat combines two lots into one lot thereby facilitating the proposed construction of a 17,872 square foot, more or less, commercial office building for multiple tenants. There is an associated final development plan approved January 13 as Resolution 2016-05.

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

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	F16-01 Resolution only
🗋	Backup Material	F16-01 Background

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	1/28/2016 - 12:15 PM

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. F16-01 being the final plat of Utica Corners 8th Subdivision being a replat of Lots 4 & 5 of Utica Corner 6th Subdivision located east of Utica Ridge Road and south of East 53rd Street containing one (1) commercial lot. [6th Ward]

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final plat of Utica Corners 8th Subdivision to the City of Davenport, Iowa, be the same and is hereby approved and accepted subject to all the conditions as stated in the Commission's letter dated January 6, 2016 and as follows:

1. That the surveyor sign/certify the plat;
2. That the utility companies sign the plat when their easement needs have been met; and
3. That the developer comply with the City's stormwater management ordinance Chapter 13/34 of the City Code which includes meeting the infiltration requirements for the first 1.25 inch rain event on site, the submission of the State of Iowa's NPDES permit along with a stormwater management plan and COSESCO application;

and the Mayor and City Clerk be, and they are hereby authorized and instructed to certify to the adoption of this resolution upon said plat as required by law.

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

Approved:	Attest:
_______________________________	__________________________________
Frank Klipsch, Mayor	Jackie E. Holecek, City Clerk

City of Davenport

226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7711 TDD: 563-326-6145
www.cityofdavenportiowa.com

January 06, 2016

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of January 05, 2016, the City Plan and Zoning Commission considered Case No. F16-01 being the final plat of Utica Corners 8th Subdivision being a replat of Lots 4 & 5 of Utica Corner 6th Subdivision located east of Utica Ridge Road and south of East 53rd Street containing one (1) commercial lot.

Findings
The plat and previously approved development complies with the comprehensive plan.
The plat facilitates continued build-out of this office-retail park area increasing the City tax base.

Recommendation
Staff recommends the Plan and Zoning Commission forward Case No. F16-01 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor sign/certify the plat;
2. That the utility companies sign the plat when their easement needs have been met; and
3. That the developer comply with the City's stormwater management ordinance Chapter 13/34 of the City Code which includes meeting the infiltration requirements for the first 1.25 inch rain event on site, the submission of the State of Iowa's NPDES permit along with a stormwater management plan and COSESCO application.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission

City Plan & Zoning Commission Voting Record   Meeting Date: 01-05-2016   Meeting Location: Council Chambers-City Hall

		APPROVED	APPROVED						
Name:	Roll Call	FDP16-01 Menards Inc	F16-01 Utica Corners 8th Subd						
Connell	P	Y	Y						
D'Autremont	P	Y	Y						
Elgatian	P	Y	Y						
Hepner	P	Y	Y						
Inghram	P								
Kelling	P	Y	Y						
Lammers	P	Y	Y						
Maness	P	Y	Y						
Martinez	P	Y	Y						
Tallman	P	Y	Y						
		9-YES 0-NO 0-ABSTAIN	9-YES 0-NO 0-ABSTAIN						

City of Davenport
Community Planning & Economic Development Department
STAFF REPORT

Meeting Date: January 05, 2016
Request: Final Plat Utica Corners 8th Subdivision
Address: Lots 4 & 5 Utica Corners 6th Subdivision
Case No.: F16-01
Applicant: Steve Geifman on behalf of Geifman Food Stores, Inc.

Recommendation:

Staff recommends the Plan and Zoning Commission forward Case No. F16-01 to the City Council with a recommendation for approval subject to the stated conditions.

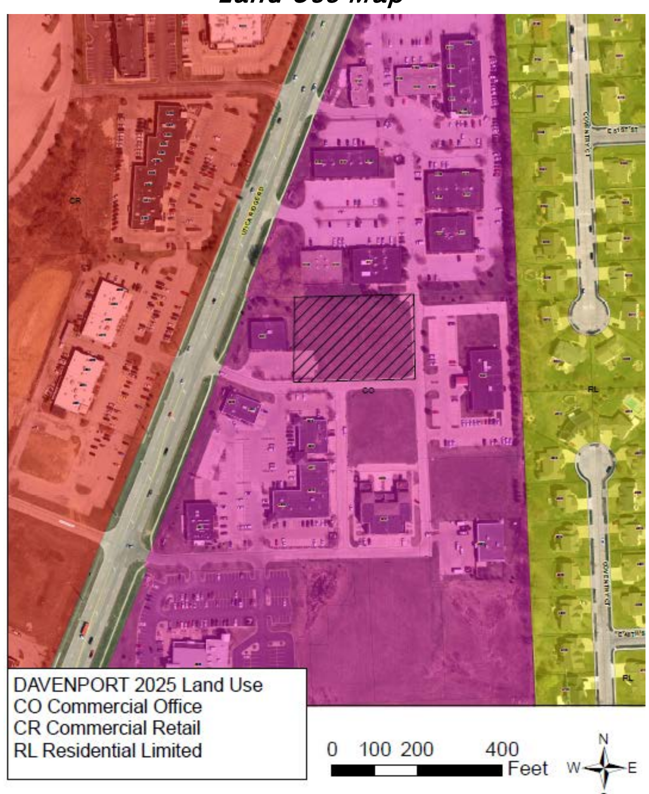
Introduction:

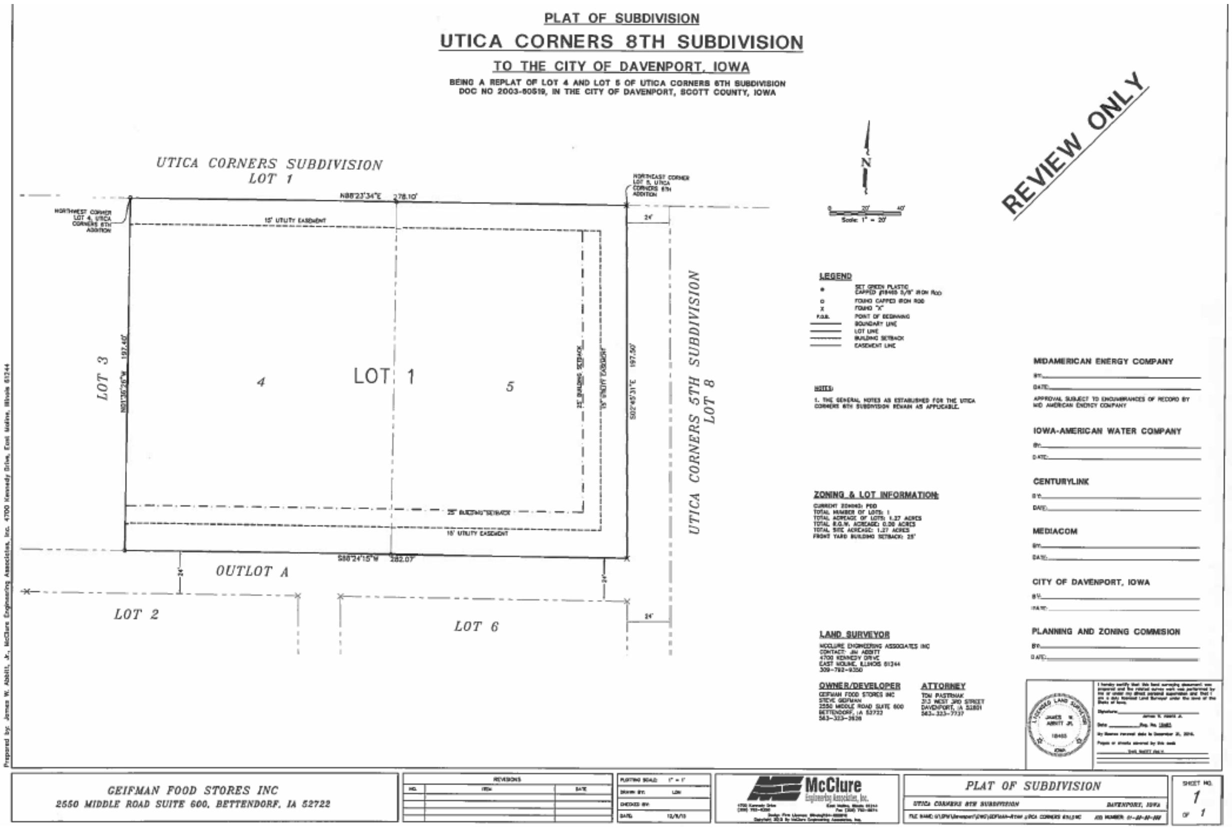
Petition of Steve Geifman on behalf of Geifman Food Stores, Inc. for a final plan approval for a one-lot subdivision (replat combining two lots) to facilitate a one-story commercial office building located on 1.27 acres, more or less, of property east of Utica Ridge Road between Crow Creek Road and 53rd Street.

AREA CHARACTERISTICS:

Zoning Map

Land Use Map




PLAT OF SUBDIVISION
UTICA CORNERS 8TH SUBDIVISION
TO THE CITY OF DAVENPORT, IOWA
BEING A REPLAT OF LOT 4 AND LOT 5 OF UTICA CORNERS 6TH SUBDIVISION
DOC NO 2003-60519, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA
REVIEW ONLY
UTICA CORNERS SUBDIVISION
LOT 1
LOT 3
4
LOT 1
5
UTICA CORNERS 5TH SUBDIVISION
LOT 8
OUTLOT A
LOT 2
LOT 6
LEGEND
NOTES
ZONING & LOT INFORMATION
LAND SURVEYOR
OWNER/DEVELOPER
ATTORNEY
MIDAMERICAN ENERGY COMPANY
IOWA-AMERICAN WATER COMPANY
CENTURYLINK
MEDIACOM
CITY OF DAVENPORT, IOWA
PLANNING AND ZONING COMMISSION
GEIFMAN FOOD STORES INC
2550 MIDDLE ROAD SUITE 600, BETTENDORF, IA 52722
McClure
PLAT OF SUBDIVISION
1
1


Google earth

Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2025: Yes

Proposed Land Use Designation: Commercial Office (CO) provides for a mixture of commercial uses, generally more office than retail. Retail is typically smaller in scale that that found in the Commercial Retail (CR) area.

Relevant Goals to be considered in this Case: Neighborhood Improvements

The proposed use would comply with the Davenport 2025 proposed land use section.

Zoning:

The property is currently zoned "PDD" Planned Development District. The subject property was part of a large development area comprising multiple zonings and platings. The 6th Subdivision was platted in 2003 with the existing commercial buildings completed about that time. The proposed 8th Subdivision combines Lots 4 and 5 of the 6th Subdivision into one lot.

Technical Review:

Streets. The subject property is internal to the overall commercial development. The development is located along Utica Ridge Road (arterial) between Crow Creek Road (collector) and East 53rd Street (arterial). Access to the development is by way of the internal drive layout (system) which accesses Utica Ridge Road at multiple points.

Storm Water. There is existing stormwater infrastructure which was designed for full build-out of the commercial area. Additional retention will be required to meet the infiltration requirements for the first 1.25 inch rain event on site.

Sanitary Sewer. Sanitary sewer service is located along the south line of the lots and sould be within the existing easement.

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

Emergency Services. The property is located approximately 1.3 miles from Fire Station No. 8, which is located at 2802 East 53rd Street.

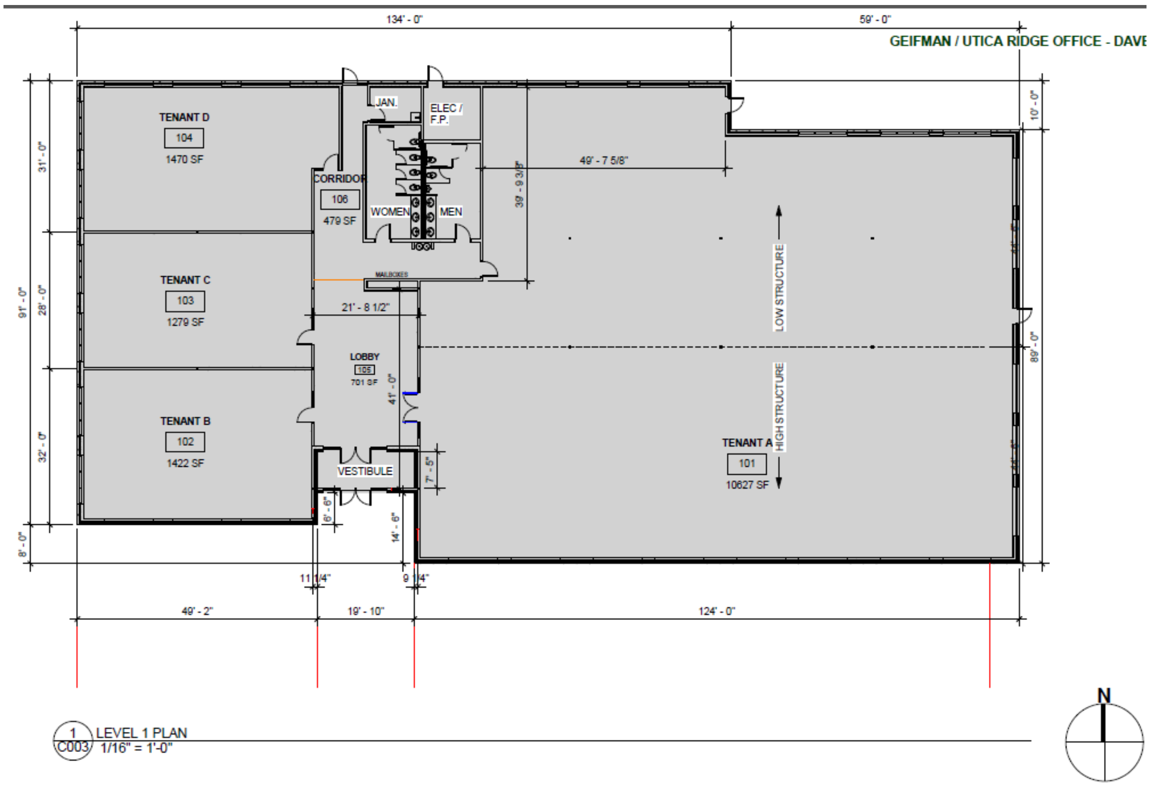
Parks/Open Space. The proposed rezoning does not impact any existing or planned parks or public open spaces.

Public Input:

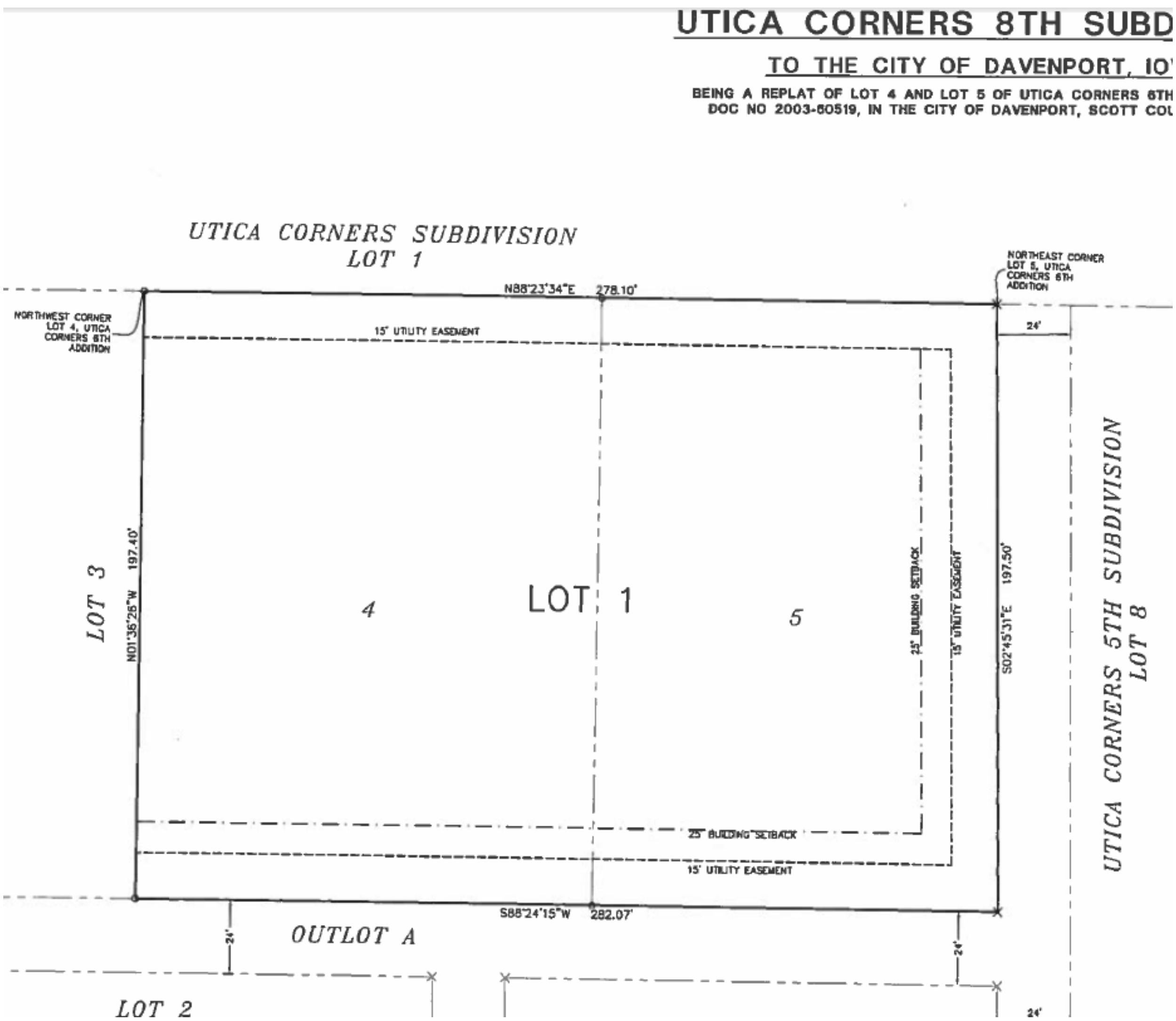
No public hearing is required for a Final Plat.

Discussion:

The final plat combines two lots into one lot thereby facilitating the proposed construction of a 17,872 square foot, more or less, commercial office building for multiple tenants. There is an associated final development plan.



GEIFMAN / UTICA RIDGE OFFICE - DAVE
134' - 0"
59' - 0"
TENANT D
104
1470 SF
JAN.
ELEC / F.P.
CORRIDOR
106
479 SF
WOMEN
MEN
MAILBOXES
49' - 7 5/8"
39' - 9 3/8"
TENANT C
103
1279 SF
21' - 8 1/2"
LOBBY
105
701 SF
41' - 0"
LOW STRUCTURE
HIGH STRUCTURE
TENANT B
102
1422 SF
VESTIBULE
7' - 5"
TENANT A
101
10627 SF
31' - 0"
28' - 0"
32' - 0"
91' - 0"
8' - 0"
10' - 0"
89' - 0"
6' - 6"
14' - 6"
11 1/4"
9 1/4"
49' - 2"
19' - 10"
124' - 0"
1
C003
LEVEL 1 PLAN
1/16" = 1'-0"
N



UTICA CORNERS 8TH SUBD
TO THE CITY OF DAVENPORT, IO
BEING A REPLAT OF LOT 4 AND LOT 5 OF UTICA CORNERS 6TH
DOC NO 2003-60519, IN THE CITY OF DAVENPORT, SCOTT COU
UTICA CORNERS SUBDIVISION
LOT 1
NORTHWEST CORNER LOT 4, UTICA CORNERS 6TH ADDITION
NORTHEAST CORNER LOT 5, UTICA CORNERS 6TH ADDITION
N88°23'34"E 278.10'
15' UTILITY EASEMENT
24'
LOT 3
N01°36'26"W 197.40'
4
LOT 1
5
25' BUILDING SETBACK
15' UTILITY EASEMENT
S02°45'31"E 197.50'
UTICA CORNERS 5TH SUBDIVISION
LOT 8
25' BUILDING SETBACK
15' UTILITY EASEMENT
S88°24'15"W 282.07'
OUTLOT A
24'
24'
LOT 2
24'

Staff Recommendation:

Findings

The plat and previously approved development complies with the comprehensive plan.

The plat facilitates continued build-out of this office-retail park area increasing the City tax base.

Recommendation

Staff recommends the Plan and Zoning Commission forward Case No. F16-01 to the City Council with a recommendation for approval subject to the following conditions:

1. That the surveyor sign/certify the plat;
2. That the utility companies sign the plat when their easement needs have been met; and
3. That the developer comply with the City's stormwater management ordinance Chapter 13/34 of the City Code which includes meeting the infiltration requirements for the first 1.25 inch rain event on site, the submission of the State of Iowa's NPDES permit along with a stormwater management plan and COSESCO application.

Prepared by:

Wayne Wille, CFM
Planner II
Community Planning Division

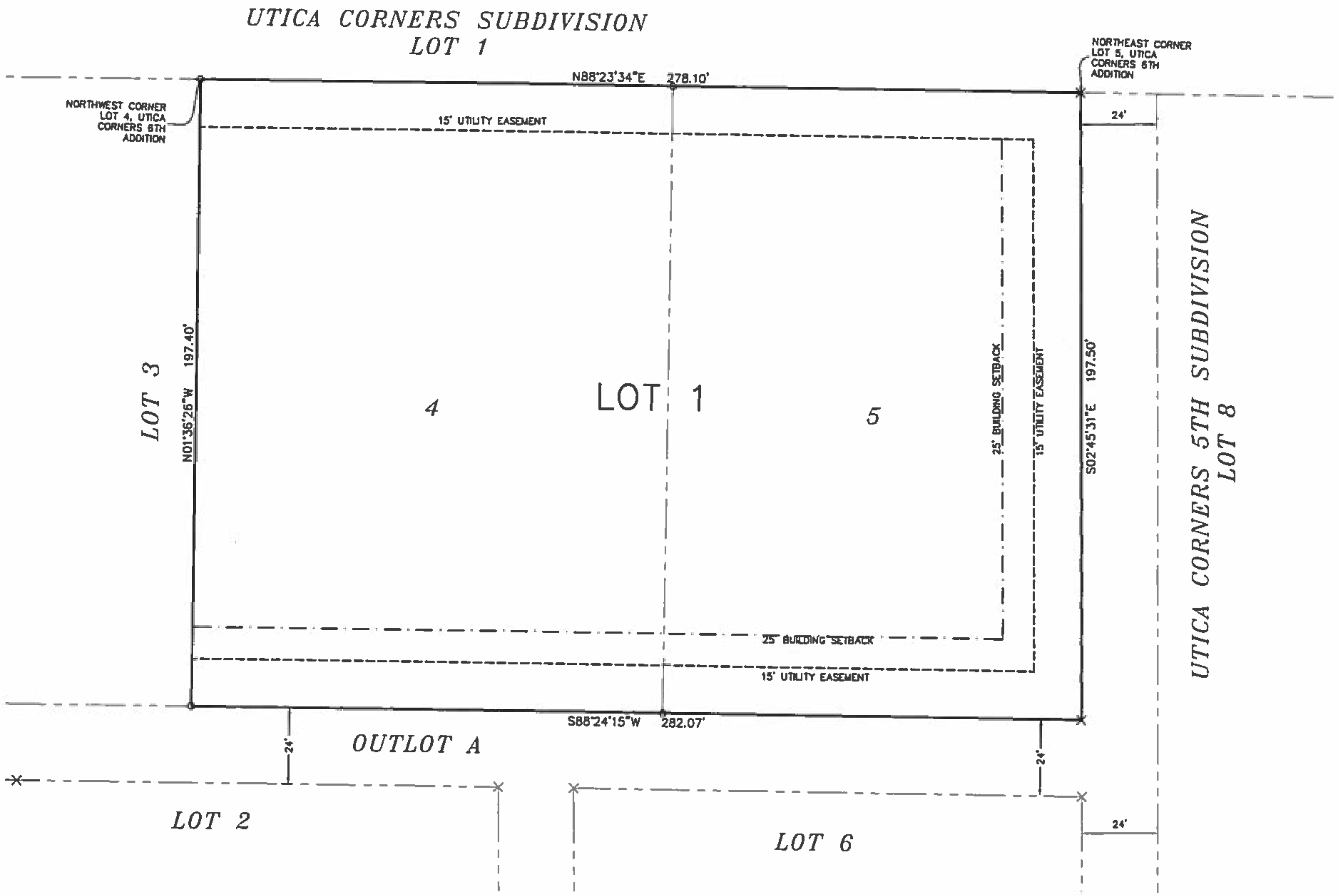
PLAT OF SUBDIVISION

UTICA CORNERS 8TH SUBDIVISION

TO THE CITY OF DAVENPORT, IOWA

BEING A REPLAT OF LOT 4 AND LOT 5 OF UTICA CORNERS 6TH SUBDIVISION DOC NO 2003-60519, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA

REVIEW ONLY



LEGEND

●	SET GREEN PLASTIC CAPPED #18465 5/8" IRON ROD
o	FOUND CAPPED IRON ROD
x	FOUND "X"
P.O.B.	POINT OF BEGINNING
———	BOUNDARY LINE
———	LOT LINE
- - - -	BUILDING SETBACK
———	EASEMENT LINE

NOTES:

1. THE GENERAL NOTES AS ESTABLISHED FOR THE UTICA CORNERS 6TH SUBDIVISION REMAIN AS APPLICABLE.

ZONING & LOT INFORMATION:

CURRENT ZONING: PDD
TOTAL NUMBER OF LOTS: 1
TOTAL ACREAGE OF LOTS: 1.27 ACRES
TOTAL R.O.W. ACREAGE: 0.00 ACRES
TOTAL SITE ACREAGE: 1.27 ACRES
FRONT YARD BUILDING SETBACK: 25'

LAND SURVEYOR

MCCLURE ENGINEERING ASSOCIATES INC
CONTACT: JIM ABBITT
4700 KENNEDY DRIVE
EAST MOLINE, ILLINOIS 61244
309-792-9350

OWNER/DEVELOPER

GEIFMAN FOOD STORES INC
STEVE GEIFMAN
2550 MIDDLE ROAD SUITE 600
BETTENDORF, IA 52722
563-323-2626

ATTORNEY

TOM PASTRNAK
313 WEST 3RD STREET
DAVENPORT, IA 52801
563-323-7737

MIDAMERICAN ENERGY COMPANY

BY: ______________________

DATE: ______________________

APPROVAL SUBJECT TO ENCUMBRANCES OF RECORD BY MID AMERICAN ENERGY COMPANY

IOWA-AMERICAN WATER COMPANY

BY: ______________________

DATE: ______________________

CENTURYLINK

BY: ______________________

DATE: ______________________

MEDIACOM

BY: ______________________

DATE: ______________________

CITY OF DAVENPORT, IOWA

BY: ______________________

DATE: ______________________

PLANNING AND ZONING COMMISION

BY: ______________________

DATE: ______________________

LICENSED LAND SURVEYOR
JAMES W. ABBITT JR.
18465
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Signature: ______________________
James W. Abbitt Jr.

Date ____________ Reg. No. 18465

My license renewal date is December 31, 2016.

Pages or sheets covered by this seal:
THIS SHEET ONLY

Prepared by: James W. Abbitt, Jr., McClure Engineering Associates, Inc. 4700 Kennedy Drive, East Moline, Illinois 61244

GEIFMAN FOOD STORES INC
2550 MIDDLE ROAD SUITE 600, BETTENDORF, IA 52722

REVISIONS

NO.	ITEM	DATE

PLOTTING SCALE:	1" = 1'
DRAWN BY:	LDM
CHECKED BY:	
DATE:	12/8/15

McClure Engineering Associates, Inc.
4700 Kennedy Drive
(309) 792-9350
East Moline, Illinois 61244
Fax (309) 792-8874
Design Firm License: Illinois/184-000816
Copyright 2015 By McClure Engineering Associates, Inc.

PLAT OF SUBDIVISION

UTICA CORNERS 8TH SUBDIVISION — *DAVENPORT, IOWA*

FILE NAME: U:\SPM\Davenport\DWG\GEIFMAN-RYAN UTICA CORNERS 8TH.DWG — JOB NUMBER: 01-##-##-###

SHEET NO. 1 OF 1

City of Davenport

Agenda Group: Community Development | **Action / Date**
Department: Community Planning and Economic Development | **CD2/2/2016**
Contact Info: Matt Flynn, 326-7743
Wards: 8 (Future)

Subject:
Resolution approving Case No. ANX16-01, the annexation of 240 acres more or less, of territory located west of North Division Street and East of the Transload Facility and the Eastern Iowa Industrial Center. (Shriner's Hospitals for Children; Keppy Farms, petitioners). [Ward 8 as expanded].

Recommendation:
Staff recommends approval of the resolution.

Relationship to Goals:
How can Davenport be more welcoming to investment?

Background:
These properties are located in an area slated for future expansion of the Eastern Iowa Industrial Center. While no development is anticipated at this time; annexation now will facilitate future development by eliminating one necessary step. Additional impacts on municipal services will be minimal.
This property is zoned agricultural by Scott County and will need to be rezoned to M-1, Light Industrial, upon annexation to the City.
Pursuant to the Iowa Code, staff sent notice of the annexation petition to Scott County, Sheridan Township, the City of Eldridge, and all utility providers via Certified Mail. No return correspondence has been received. Assuming Council approves the annexation, an application for annexation will be submitted to the State of Iowa City Development Board for its consideration.

Finally, the proposed annexation is located within the future annexation limits of the City as depicted on the Davenport 2025 *Proposed Land Use Map*. Therefore, staff believes that the proposed annexation is a logical extension of the corporate limits of the City and should have no adverse impact on the provision of municipal services.
Public Input:
No public input is solicited for this type of request, as this is a one hundred percent voluntary annexation.
For further background information please refer to the background materials.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Site Map
Backup Material	Annexation Petitions

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning &			

Economic Development	Berger, Bruce	Approved	1/28/2016 - 12:16 PM
Community Development Committee	Berger, Bruce	Approved	1/28/2016 - 12:16 PM
City Clerk	Admin, Default	Approved	1/28/2016 - 12:59 PM

Resolution No.____________

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving Case No. ANX16-01, the annexation of 240 acres more or less, of territory located west of North Division Street and East of the Transload Facility and the Eastern Iowa Industrial Center. (Shriner's Hospitals for Children; Keppy Farms, petitioners). [Ward 8 as expanded].

WHEREAS, the Shriners Hospitals for Children and Keppy Farms are the owners of 235.4 acress more or less, of territory located west of North Division Street and east of the Transload Facility, legally described as follows:

Shriners Property:

Parcel No. 933401001; The NW ¼ of the NW ¼ Section 34 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa
Parcel No. 933403001; The NE ¼ of the NW ¼ Section 34 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa
Parcel No. 933417001; The SW ¼ of the NW ¼ Section 34 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa
Parcel No. 933419001; The SE ¼ of the NW ¼ Section 34 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa
Keppy Property:

Parcel No. 932749002; The SW ¼ of the SW ¼ Section 27 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa
Parcel No. 932749003; The SE ¼ of the SW ¼ Section 27 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa

North Division Street Right-of-Way:

Beginning at the SE Corner of the NW ¼ of Section 34 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa, thence north along the centerline of North Division Street 3960 feet, more or less, to the NE corner of the SE ¼ of the SW ¼ Section 27 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa; thence west 50.00 feet to the west right-of-way line of North Division Street, thence south along the west right-of-way line of North Division Street 3960 feet, more or less, to the south line of the NW ¼ of Section 34 Township 79 Range 3 East of the 5th Principal Meridian, Scott County, Iowa, thence east 50.00 feet to the point of beginning. Tract contains 4.55 acres, more or less.

Total area to be annexed equals 240 acres, more or less.

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

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

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

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

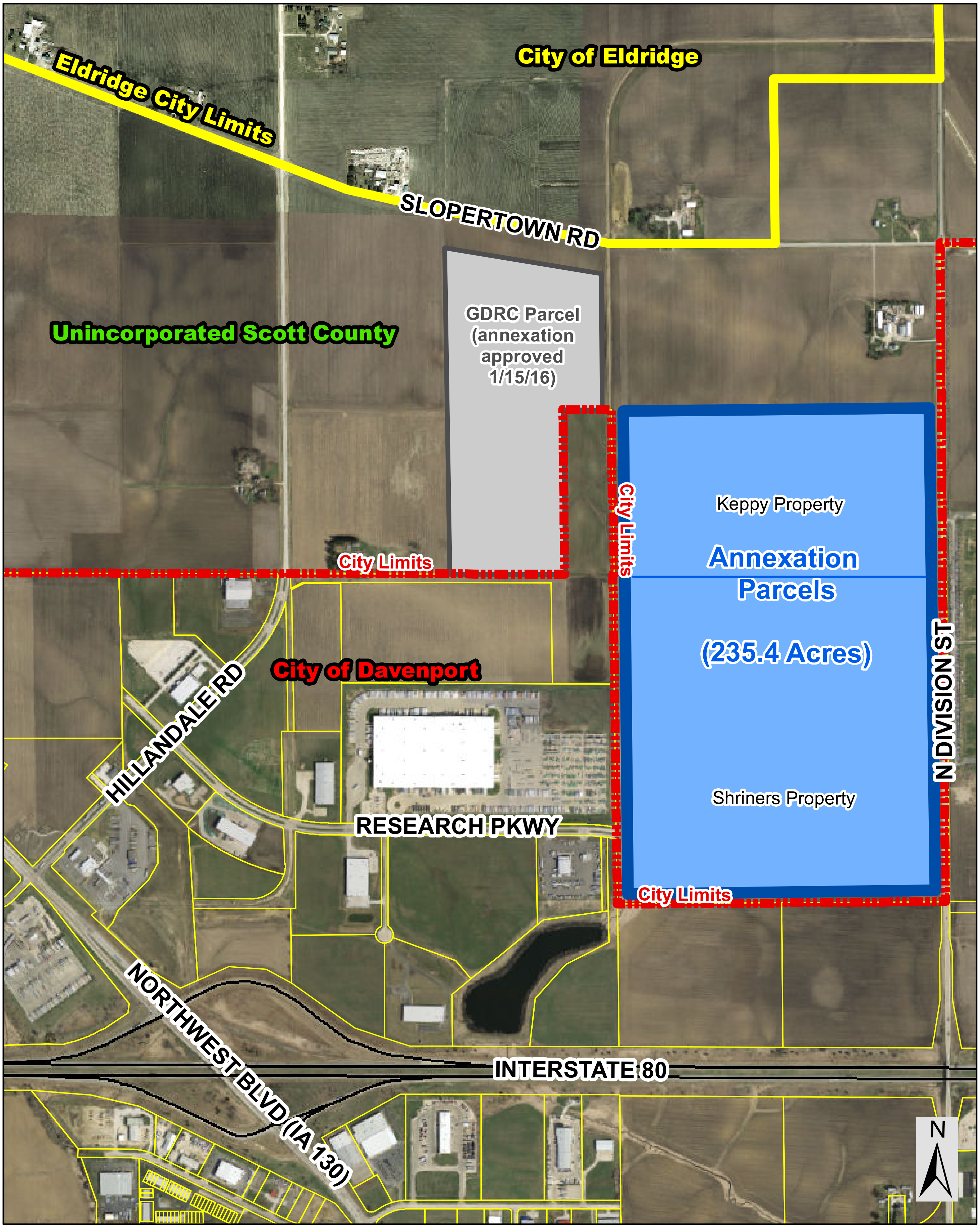
BE IT FURTHER RESOLVED, that City staff is directed to provide appropriate documentation of this action for review and approval by the City Development Board of the State of Iowa, and that the City Clerk be and is hereby authorized and directed to file a certified copy of this resolution and attachments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

Approved: Attest:

______________________________ ______________________________

Frank Klipsch, Mayor Jackie E. Holecek, City Clerk

Proposed Annexation Area



Shriners Hospitals
for Children®

International Headquarters
Pediatric Specialty Care

December 14, 2015

Finance & Accounting Department
2900 Rocky Point Dr.
Tampa, FL 33607
Main: 813.281.0300
Direct: 813.281.8127
Fax: 813.281.2519
E-mail: tguthrie@shrinenet.org
www.shrinershospitals.org

Mr. Bruce Berger
Senior Manager, Development
Community Planning and Development Dept.
226 West Fourth Street
Davenport, Iowa 52801

Dear Mr. Berger:

We are requesting voluntary annexation for our four property parcels located adjacent to the Eastern Iowa Industrial Center in Davenport, Iowa. Please find our enclosed application form.

Thank you for your consideration. If you need additional information, please let me know.

Sincerely,

Tom Guthrie

Tom Guthrie
Miscellaneous Assets Manager
Finance & Accounting Department

/TG
Enclosures

CITY OF DAVENPORT
Community Planning & Economic Dev
DEC 17 2015
226 W 4th St
DAVENPORT IA 52801

City of Davenport, Iowa

VOLUNTARY ANNEXATION APPLICATION

To the Council of the City of Davenport, Iowa:

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

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned: **Parcel Numbers: 933417001, 933419001, 933403001, 933401001**

Legal Description:

Property Owner(s): ***Shriners Hospitals for Children***
Address: ***2900 Rocky Point Dr.***
Address: ***Tampa, Florida 33607***
Phone #: ***813-281-0300***

Applicant / Contact: ***Tom Guthrie***
Address: ***2900 Rocky Point Dr.***
Address: ***Tampa, Florida 33607***
Phone #: ***813-281-8127***

Signed by: ______________________ ***Date:*** 12/14/2015
(Property Owner)
* ***John P. McCabe, Executive Vice President***

Signed by: ______________________ ***Date:*** 12/14/2015
(Property Owner)
* ***William J. Interthal, Director of Investment and Asset Management***

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

And: ______________________ ***Date:*** ______________
(Applicant/Contact)

Original Signatures are Required

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

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

On this 14th day of December, 2015, before me personally appeared to me personally known, who, being by me duly sworn, did say that they are John P. McCabe* and William J. Interthal** of Shriners Hospitals for Children and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by Authority of its Board of Directors, and said _____*_____ and _____**_____ acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and seal this 14th day of December, 2015.

(SEAL)

NOTARY PUBLIC STATE OF FLORIDA
PAULA GRONDIN
MY COMMISSION # FF 228028
EXPIRES: May 9, 2019
Bonded Thru Budget Notary Services

Paula Grondin
Notary Public

My commission expires: May 9, 2019

*John P. McCabe, Executive Vice President
**William J. Interthal, Director of Investment and Asset Management

KEPPY FARMS

Mr. Bruce Berger

Senior Manager

Community Planning and Development Dept.

226 West Fourth St.

Davenport Ia. 52801

Dear Mr. Berger:

We are requesting voluntary annexation for two parcels of land in Scott County adjacent to the Eastern Iowa Industrial Center in Davenport Iowa. We propose to submit three more parcels when voluntary annexation is possible.

This request is made with the agreement that Keppy Farms can continue to raise pigs, corn, soybeans and hay or any other production agriculture business.

The parcel numbers for consideration now are 932749002 and 932751003.

Thank you for your consideration.

Sincerely,

Neal C Keppy

Neal Keppy

Manager

2024 Sloperstown Rd.

Eldridge, Ia. 52748

563-529-2214

CITY OF DAVENPORT
Community Planning & Economic Dev.
JAN 12 2016
226 W 4th St
DAVENPORT IA 52801

City of Davenport, Iowa

VOLUNTARY ANNEXATION APPLICATION

To the Council of the City of Davenport, Iowa:

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

Property Address for this Voluntary Annexation or a Description of the General Location if an Address has not been assigned: parcels - 932749002, 932751003

Legal Description:

Property Owner(s): RG PRIME LLC, CHAD KEPPY, NEAL KEPPY
Address: 2024 SLOPERTOWN RD
Address: ELDRIDGE, IA 52748
Phone #: 563-285-4482

Applicant / Contact:
Address:
Address:
Phone #:

Signed by: x [signature] ***Date:*** 1-8-16
(Property Owner)

Signed by: x [signature] ***Date:*** 1-8-16
(Property Owner)

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

And: ______ ***Date:*** ______
(Applicant/Contact)

Original Signatures are Required

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

STATE OF IOWA

COUNTY OF SCOTT

On this 8 day of January, 2016, before me, a Notary Public in and for Scott County, Iowa, personally appeared Chad R Keppy and Neal C Keppy, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he/she executed the same as voluntary act and deed.

PAMELA S HINGTGEN
Notarial Seal - Iowa
Commission Number 779002
My Commission Expires Jun 20, 2016

Pamela S Hingtgen

Notary Public in and for Scott County, Iowa

STATE OF IOWA

COUNTY OF POLK

On this ___________ day of _____________, 20____, before me, a Notary Public in and for Scott County, Iowa, personally appeared ____, to me personally known, who being by me duly sworn, did say that the person is one of the partners of ____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

____

Notary Public in and for Scott County, Iowa

STATE OF IOWA

COUNTY OF POLK

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

____

Notary Public in and for Scott County, Iowa

City of Davenport

Agenda Group: Community Development
Department: Community Planning and Economic Development
Contact Info: Bruce Berger, Development, 563-326-7769
Wards: 3

Action / Date
CD2/3/2016

Subject:
Resolution authorizing the Mayor to execute documents necessary to convey the following properties: Ward 3: Parcel F0052-32A, 727 East 6th Street, to Petitioners Kevin Bradley Karasti and Angela Marie Karasti; Parcel F0052-31, 733 East 6th Street, to Petitioner Jennifer Ann Oechsner; Parcel F0052-29A, 739 East 6th Street, to Petitioner Nicole Marie Huber

Recommendation:
Approve the resolution.

Relationship to Goals:
Revitalized neighborhoods and corridors.

Background:
As part of the Urban Homestead Program funded with a variety of Federal housing grants, the City has built three new construction homes with the intention of selling them to income eligible households in Davenport. This program, which has been approved by City Council as part of the City's CDBG Five Year Comprehensive and One Year Annual Plans, enables vacant lots to be returned to the tax rolls and improves the look and feel of neighborhoods while providing eligible working families with affordable homeownership opportunities.

The respective petitioners have applied for and been approved as eligible to acquire these properties from the City. City staff solicited appraisals for the properties and they are being sold for $90,000 for the one story and $95,000 for the two story homes.

Approval of this resolution will authorize the Mayor and staff to execute closing documents and convey the properties to the respective petitioners.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution to convey UH Properties

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	1/28/2016 - 12:12 PM
Community Development Committee	Berger, Bruce	Approved	1/28/2016 - 12:12 PM
City Clerk	Admin, Default	Approved	1/28/2016 - 1:01 PM

RESOLUTION NO.

RESOLUTION setting a public hearing regarding the proposed sale of:

Ward 3
Parcel F0052-32A, 727 East 6th Street, to Petitioners Kevin Bradley Karasti and Angela Marie Karasti
Parcel F0052-31, 733 East 6th Street, to Petitioner Jennifer Ann Oechsner
Parcel F0052-29A, 739 East 6th Street, to Petitioner Nicole Marie Huber

RESOLVED by the City Council of the City of Davenport.

WHEREAS, the City of Davenport is the legal owner of the following described real estate:

PARCEL F0052-32A, 727 East 6th Street, Lot 11 in Block 125 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa.

PARCEL F0052-31, 733 East 6th Street, The West 50 feet of Lot 12 in Block 125 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa

PARCEL F0052-29A, 739 East 6th Street, The Easterly 30 feet of Lot 12 and the Westerly 40 feet of Lot 13 all in Block 125 of LeClaire's 12th Addition to the City of Davenport, Scott County, Iowa

WHEREAS, the City of Davenport wishes to convey the property to the Petitioners (Kevin Bradley and Angela Marie Karasti, Jennifer Ann Oechsner, Nicole Marie Huber); and

WHEREAS, the transfer of these properties is mutually beneficial to the City and the Petitioners; and

WHEREAS, transfer of these properties will provide affordable owner-occupied housing to working families in Davenport; and

WHEREAS, transfer of these properties will generate additional tax revenue and alleviate the City of maintenance costs on abandoned and neglected properties; and

WHEREAS, a public hearing on the matter is required by law;

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that a public hearing shall be held on the proposed transfer of this real estate on Wednesday, the 3rd day of February, 2016, at 5:30 PM in the Council Chambers of City Hall and notice of said hearing shall be published in the manner prescribed by law.

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

City of Davenport

Agenda Group: Community Development **Action / Date**
Department: Community Planning & Economic Development **CD2/3/2016**
Contact Info: Bruce Berger, 326-7769
Wards: 8

Subject:
Motion to set a public hearing for the purpose of considering the approval of an economic development agreement with Kraft Heinz Foods Company.[Ward 8]

Recommendation:
Approve the motion.

Relationship to Goals:
Added emphasis on economic development.

Background:
The Kraft Heinz Company has been a part of the Davenport community since 1946 when they purchased their building at 1337 W 2nd Street. Over the past 70 years they have made many upgrades and additions and have been a valuable employer and contributor to the local economy.

The Kraft Heinz Company is now planning the construction of a state-of-the-art food manufacturing facility on approximately 70 acres in the Eastern Iowa Industrial Center. The company estimates the total project investment at $203 million. This project allows for the retention of at least 475 full time positions. At least 261 positions will be paid an average wage of at least $17.84/hour and 214 positions will be paid an estimated average wage of $15.46/hr. All positions are supported with a benefit package.

To support this development, the proposed City assistance is a 75% rebate of property taxes paid over and above the base year valuation of the current property. For this project the base year valuation is approximately $8,266,000 which is the total assessed valuation of the current facility, associated buildings and parking lots.

The City will also contribute up to a maximum of $1,674,969 for the construction of a new road bordering the east side of the Company's new facility and improvements to Slopertown Road and Enterprise Way. The City has applied for and received approval from the Iowa Department of Transportation's RISE program which will contribute 80% of the costs up to $4,699,875.

As required by Iowa Code, a public hearing is required prior to the approval of an economic development agreement where the City will incur debt. In this case, the debt is the City's obligation for a rebate of property taxes of approximately $10,000,000 over a 15 year period plus an additional amount up to $1,674,969 for construction of the new road and improvements to Slopertown Road and Enterprise Way. The rebate and road construction funds would come through the use of tax increment financing applied to the assessed value of the improved property. The details of this financial assistance will be established and certified in an economic development agreement between the Developer and the City.

Public hearing to be held at the February 17, 2016 at Committee of the Whole.

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	1/28/2016 - 12:18 PM
Community Development Committee	Berger, Bruce	Approved	1/28/2016 - 12:18 PM
City Clerk	Admin, Default	Approved	1/28/2016 - 12:59 PM

City of Davenport

Agenda Group: Community Development | **Action / Date**
Department: Community Planning & Economic Development | **CD2/3/2016**
Contact Info: Bruce Berger, 326-7769
Wards: 8

Subject:
Motion to set a public hearing for February 17, 2016, at 5:30pm in the Council Chambers for the purpose of amending and expanding the North Urban Renewal Area Plan.

Recommendation:
Approve the motion.

Relationship to Goals:
Added emphasis on economic development.

Background:
The City of Davenport is seeking to amend the North Urban Renewal Area Plan. The amendment will include the addition of land in the Eastern Iowa Industrial Center where Kraft Heinz Foods Company will be building its new state of the art food manufacturing facility. The amended plan is attached.

The City of Davenport will also be amending the North Urban Renewal plan to include the following projects: Kraft Heinz Foods Facility Project: $10,000,000 TIF Rebate and Kraft Heinz Foods Road Project: $1,674,969. The amended plan is attached.

The public hearing is to be held at the February 17, 2016 Committee of the Whole meeting.

ATTACHMENTS:

Type	Description
Backup Material	URA Plan Amendment
Backup Material	Site Map

REVIEWERS:

Department	Reviewer	Action	Date
Community Planning & Economic Development	Berger, Bruce	Approved	1/28/2016 - 12:17 PM
Community Development Committee	Berger, Bruce	Approved	1/28/2016 - 12:17 PM
City Clerk	Admin, Default	Approved	1/28/2016 - 12:59 PM

City of Davenport, Iowa

Urban Renewal Plan Amendment
North Urban Renewal Area

January 25, 2016

The Urban Renewal Plan (the "Plan") for the North Urban Renewal Area (the "Area") is being amended for the purposes of 1) increasing the size of the Area by added certain real property thereto; and 2) identifying new urban renewal projects to be undertaken therein.

1) **Addition of Property**. The real property (the "Property"), legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the January 2016 Addition to the Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Area.

   It is anticipated that the City will adopt an ordinance providing for the division of property tax revenues, as set forth in Section 403.19 of the Code of Iowa, with respect to certain taxable Property contained in this January 2016 Addition. Following the adoption of such ordinance, if the City certifies obligations to the County Auditor payable from incremental property tax revenues to be derived from the January 2016 Addition by December 1, 2016, then the "base valuation" for the calculation of available incremental property tax revenues for the January 2016 Addition will be determined as of January 1, 2016. For property placed in an economic development urban renewal area after January 1, 1995, Section 403.17 of the Code of Iowa limits the number of years of incremental property tax collections to twenty years.

2) **Identification of Projects**. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following described project descriptions:

   a. **Name:** Kraft Heinz Foods Facility Project
   Cost: $10,000,000
   Rationale: The City shall issue a 75% rebate of property taxes paid over and above the base year valuation of the current property. For this project the base year valuation is approximately $8,266,000 which is the total assessed valuation of the current facility, associated buildings and parking lots.

   b. **Name:** Kraft Heinz Foods Road Project
   Cost: $1,674,969

Rationale: The City will contribute up to a maximum of $1,674,969 for the construction of a new road bordering the east side of Kraft Heinz Foods new facility and improvements to Slopertown Road and Enterprise Way. The City has applied for and received approval from the Iowa Department of Transportation's RISE program which will contribute 80% of the costs up to $4,699,875.

3) **Required Financial Information** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:
   Outstanding General Obligation Debt of the City: $185,750,000
   Remaining Constitutional Debt Capacity of the City: $122,719,369
   Proposed Debt to be incurred in the Urban Renewal Area: $11,674,969

Exhibit A: Legal description is in process due to annexation to City of Davenport and will be available by time of public notification.

Location of Kraft Heinz Foods Facility

City of Davenport

Agenda Group: Public Safety
Department: Public Works
Contact Info: Gary Statz; (563) 326-7754
Wards: 4

Action / Date
PS1/6/2016

Subject:
Third Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled “Resident Parking Only” by adding Gaines Street along the west side from Spalding Boulevard to Rusholme Street, between the hours of 7 AM and 5 PM on school days. [Ward 4]

Recommendation:
Adopt the ordinance.

Relationship to Goals:
Revitalized Neighborhoods & Corridors.

Background:
Student parking has caused traffic and site issues in this area. Traffic Engineering recommends resident parking only to help traffic flow and safety.

ATTACHMENTS:

Type	Description
Ordinance	PS_ORD_Gaines St resident parking_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	1/26/2016 - 3:17 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XI RESIDENT PARKING ONLY THERETO BY ADDING GAINES STREET ALONG THE WEST SIDE FROM SPALDING BOULEVARD TO RUSHOLME STREET, BETWEEN THE HOURS OF 7 AM AND 5 PM ON SCHOOL DAYS.

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

Gaines Street along the west side from Spalding Boulevard to Rusholme Street, between the hours of 7 AM and 5 PM on school days.

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

City of Davenport

Agenda Group: Public Safety	**Action / Date**
Department: Public Works	**PS1/20/2016**
Contact Info: Gary Statz; (563) 326-7754	
Wards: 3	

Subject:
Second Consideration: Ordinance amending Schedule XI of Chapter 10.96 entitled "Resident Parking Only" by deleting 4th Street along the north side from 55 feet west of Myrtle Street to 140 feet west of Myrtle Street. [Ward 3]

Recommendation:
Adopt the ordinance.

Relationship to Goals:
Revitalized Neighborhoods & Corridors.

Background:
Residents in the 1100 block of west 4th Street have asked the city to remove the resident parking only zone. Traffic Engineering recommends the removal of the signs since the need no longer exists.

ATTACHMENTS:

Type	Description
Ordinance	PS_ORD_4th St resident parking removal_pg 2

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Admin, Default	Approved	1/26/2016 - 3:17 PM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SCHEDULES OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XI RESIDENT PARKING ONLY THERETO BY DELETING 4TH STREET ALONG THE NORTH SIDE FROM 55 FEET WEST OF MYRTLE STREET TO 140 FEET WEST OF MYRTLE STREET.

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

4th Street along the north side from 55 feet west of Myrtle Street to 140 feet west of Myrtle Street.

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

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

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

First Consideration ______________________________

Second Consideration ______________________________

Approved ______________________________

____
Frank Klipsch
Mayor

Attest: ______________________________
Jackie Holecek, CMC
Deputy City Clerk

City of Davenport

Agenda Group: Public Safety	**Action / Date**
Department: Public Works	**PS2/3/2016**
Contact Info: Gary Statz; (563) 326-7754	
Wards: 1	

Subject:
First Consideration: Ordinance amending Schedule VII of Chapter 10.96 entitled “No Parking” by adding Zenith Avenue along the west side from Central Park Avenue south 850 feet. [Ward 1]

Recommendation:
Adopt the ordinance.

Relationship to Goals:
Revitalized Neighborhoods & Corridors.

Background:
Traffic Engineering recommends extending the current “No Parking Zone” on the west side of Zenith. This extension will add Zenith Avenue, along the west side, from Central Park Avenue south 850’.

This section of Zenith is 20’ wide making it difficult for a vehicle to travel this portion when vehicles are parked on both sides of the street.

ATTACHMENTS:

Type	Description
Ordinance	PS_ORD_NO PKG Zenith

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/28/2016 - 10:04 AM
Public Works Committee	Lechvar, Gina	Approved	1/28/2016 - 10:04 AM
City Clerk	Admin, Default	Approved	1/28/2016 - 10:25 AM

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SECTIONS OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE VII NO PARKING THERETO BY ADDING ZENITH AVENUE ALONG THE WEST SIDE FROM CENTRAL PARK AVENUE SOUTH 850 FEET.

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

Section 1. That Schedule VII No Parking of the Municipal Code of Davenport, Iowa, be and the same is hereby amended by adding the following:

Zenith Avenue along the west side from Central Park Avenue south 850 feet.

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: Public Safety	**Action / Date**
Department: Public Works	**PS2/3/2016**

Contact Info: Gary Statz; (563) 326-7754
Wards: 4

Subject:
First Consideration: Ordinance amending Schedule XIII of Chapter 10.96 entitled "7-Ton Truck Restrictions" by adding Pleasant Street from Fillmore Street to Marquette Street. [Ward 4]

Recommendation:
Adopt the ordinance.

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities.

Background:
To reduce large truck traffic, Traffic Engineering recommends a "7-Ton Truck Restrictions" to Pleasant Street from Fillmore Street to Marquette Street.

Large trucks have been using this residential street, which borders a school, as a cut through. Trucks making deliveries to the area will be exempt from this restriction.

ATTACHMENTS:

Type	Description
Ordinance	PS_ORD_PLEASANT 7 Ton

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Lechvar, Gina	Approved	1/28/2016 - 9:37 AM
Public Works Committee	Lechvar, Gina	Approved	1/28/2016 - 9:37 AM
City Clerk	Admin, Default	Approved	1/28/2016 - 10:25 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 PLEASANT STREET FROM FILLMORE STREET TO MARQUETTE STREET.

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:

Pleasant Street from Fillmore Street to Marquette Street.

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

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

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

First Consideration ____________________________________

Second Consideration ____________________________________

Approved ____________________________________

____
Frank Klipsch
Mayor

Attest: ____
Jackie Holecek, MMC
Deputy City Clerk

City of Davenport

Agenda Group: Public Safety	**Action / Date**
Department: City Council	**PS**
Contact Info: Alderman Matson & Alderman Dunn	
Wards: All	

Subject:
Resolution encouraging the Iowa legislature to introduce and adopt legislation relating to drug overdose prevention by legalizing the possession of opioid antagonists, such as Naloxone, prescribed and dispensed by a health care professional and furnished or distributed by a health care professional or a family member or person in a position to assist a person at immediate risk of experiencing an opioid-related overdose.

Recommendation:

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
Cover Memo	RESO Naloxone

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Spiegel, Corri	Approved	1/30/2016 - 7:12 PM
Finance Committee	Admin, Default	Approved	2/1/2016 - 9:09 AM
City Clerk	Admin, Default	Approved	2/1/2016 - 9:10 AM

Resolution No.______________

Resolution offered by Alderman __________________________________

RESOLVED by the City Council of the City of Davenport.

RESOLUTION ENCOURAGING THE IOWA LEGISLATURE TO INTRODUCE AND ADOPT LEGISLATION RELATING TO DRUG OVERDOSE PREVENTION BY LEGALIZING THE POSSESSION OF OPIOID ANTAGONISTS, SUCH AS NALOXONE, PRESCRIBED AND DISPENSED BY A HEALTH CARE PROFESSIONAL AND FURNISHED OR DISTRIBUTED BY A HEALTH CARE PROFESSIONAL OR A FAMILY MEMBER OR PERSON IN A POSITION TO ASSIST A PERSON AT IMMEDIATE RISK OF EXPERIENCING AN OPIOID-RELATED OVERDOSE.

WHEREAS, between 2000 and 2011 the number of opioid overdose deaths in Iowa increased from three to forty-five; and

WHEREAS, between 2009 and 2013 heroin overdose deaths in Iowa increased from five to twenty; and

WHEREAS, the national trend indicates that the use and abuse of opioids and heroin is increasing as physicians prescribe addictive opioid painkillers like Hydrocodone, Oxcodone and OxyContin, and some people prescribed these drugs transition to using herion, another opiate, which is often cheaper to obtain and more accessible; and

WHEREAS, Naloxone and other opioid antagonists are known to counteract overdoses and can prevent death in an overdose situation; and

WHEREAS, currently under Iowa law, access to Naloxone and other opioid antagonists is limited to medical personnel, while other states have adopted laws also allowing access to trained law enforcement and other persons trained in its use which has resulted in over 10,000 overdose reversals since 2001;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the Iowa Legislature is encouraged to consider and adopt amendments to the Iowa Code that would allow a person to possess on opioid antagonist prescribed by a by a health care professional and furnished or distributed by a health care professional or a family member, or a person in position to assist a person at immediate risk of experiencing an opioid-related overdose.

Approved:	Attest:
Frank Frisch, Mayor	Jackie E. Holecek, City Clerk

City of Davenport

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

Action / Date
2/3/2016

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

Kilkenny's Pub, 300 W Third St, St. Patrick's Parade Day, March 11, 12, 13, Third Street West of Harrison Street, Ward 3

River Bandits, 209 S. Gaines, River Bandits 5k, April 23, Bikepath and 2nd Street, Ward 3

Village in Bloom, East Village of Davenport, May 7, 2016, 11th Street between Mound and Jersey Ridge Road and Christine between 11th and 12th Streets, Ward 6

Heart Walk, May 21, Bikepath-Government Bridge to Centennial Bridge, Ward 3

Recommendation:

Relationship to Goals:

Background:

ATTACHMENTS:

Type	Description
Cover Memo	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/26/2016 - 2:47 PM

RESOLUTION NO. 2016-

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: Kilkenny's Pub
Event: St Patrick's Day After the Parade
Date: March 11, 12, 13
Time: March 11th – 3PM – 1 AM; March 12th – 6AM to 1AM; March 13th – Noon – 2AM
Closure Location: Sidewalk on Third Street between Harrison St to west line of Carriage Haus Pub
Ward: 3

Entity: River Bandits
Event: River Bandits 5K
Date: April 23, 2016
Time: 8 am - Noon
Closure Location: Begins on 2nd Street to Centennial Bridge over to Government Bridge and return to Modern Woodmen Park via the bike path
Ward: 3

Entity: Village Preservation Society
Event: Village in Bloom
Date: May 7
Time: 6 AM – 6 PM
Closure Location: 11th Street between Mound and Jersey Ridge and Christie between 11th and 12th Streets
Ward: 6

Entity: American Heart Association
Event: Heart Walk
Date: May 21
Time: 8 AM – 11 AM
Closure Location: Bikepath between Government Bridge and Centennial Bridge
Ward: 3

Approved this __27th__________ day of _January___, 2016.

Approved: Attest:

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

City of Davenport

Agenda Group: Finance | **Action / Date**
Department: Finance | **FIN2/3/2016**
Contact Info: Brandon Wright 326-7750
Wards: All

Subject:
Resolution authorizing and approving a Sewer Revenue Loan and Disbursement Agreement and providing for the issuance and securing the payment of $7,538,000 Sewer Revenue Bonds, Series 2016. [All Wards]

Recommendation:
Adopt the resolution.

Relationship to Goals:
Financially Responsible City Government.

Background:
The City of Davenport's Water Pollution Control Plant is undergoing a plant optimization project that includes the following improvements:

1. Adding new variable speed drives and new power for raw sewage pumping.
2. Adding two bar screens and a new building for traveling bar screens.
3. Raising the clarifier weirs to allow more flow for secondary treatment.
4. Changing the aeration system's tanks to treat additional secondary flow.
5. Improving the WAS/RAS pumping equipment.
6. Improving plant controls.

The total project cost is estimated to be $8.5 million with up to $7.75 million being obtained through the SRF program and the remainder coming from equipment replacement funds restricted to the Water Pollution Control Plant through the 28E. The three other cities that participate with Davenport in the 28E for the Water Pollution Control Plant will share in the debt service payments for the SRF funds.

The required public hearing was held February 3, 2016 prior to the adoption of this resolution.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution approving SRF Loan

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/27/2016 - 12:32 PM
Finance Committee	Watson-Arnould, Kathe	Approved	1/27/2016 - 12:33 PM
City Clerk	Admin, Default	Approved	1/27/2016 - 3:30 PM

MINUTES TO CONDUCT HEARING ON SEWER REVENUE LOAN AND DISBURSEMENT AGREEMENT AND ISSUANCE OF SEWER REVENUE BONDS

629872-79

Davenport, Iowa

February 3, 2016

The City Council of the City of Davenport, Iowa, met as the Committee-of-the-Whole, pursuant to law and the rules of the Council on February 3, 2016, at 5:30 o'clock p.m., at the Council Chambers in the City Hall. The meeting was called to order and upon the roll being called the following named Aldermen were present and absent:

Present: ____

____

Absent: ______________________________________.

This being the time and place specified for holding a public hearing on the proposal to institute proceedings to enter into a Sewer Revenue Loan and Disbursement Agreement (the "Agreement") with the Iowa Finance Authority State Revolving Loan Fund in a principal amount not to exceed $7,750,000, the Mayor called for any written or oral comments.

Written comments were filed by the following:

(Insert the word "none" or list names of objectors and attach copies of their comments, if any are filed.)

Oral comments were made by the following:

(Insert the word "none" or list names of objectors and type of comments, if any are made.)

After all comments had been made or filed, the Mayor declared the hearing closed.

****

Alderman ______________________ moved that all objections and comments be referred to the next regular Council meeting and that the matter of approving the Agreement and providing for the issuance of Sewer Revenue Bonds in evidence thereof be taken up at the regular Council meeting on February 10, 2016, at 5:30 o'clock p.m. at the Council Chambers, City Hall. The motion was seconded by Alderman ____________________, and after due consideration, the Mayor put the question on the motion and the roll being called, the following named Aldermen voted:

Ayes: ____

____

Nays: ___________________________.

Whereupon, the Mayor declared the motion duly adopted and the meeting adjourned to the said time and place.

____
Mayor

Attest:

____
Deputy Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy Clerk of the City of Davenport, do hereby certify that attached hereto is a true and correct copy of the proceedings of the Council of the City meeting as the Committee-of-the-Whole relating to the hearing on entering into a Sewer Revenue Loan and Disbursement Agreement.

WITNESS MY HAND this _______ day of ___________________, 2016.

____
Deputy Clerk

MINUTES OF MEETING TO APPROVE SEWER REVENUE LOAN AND DISBURSEMENT AGREEMENT AND PROVIDE FOR ISSUANCE OF SEWER REVENUE BONDS

629872-79

Davenport, Iowa

February 10, 2016

The City Council of the City of Davenport, Iowa, met pursuant to law and the rules of the Council, at 5:30 o'clock p.m., on February 10, 2016, at the Council Chambers in the City Hall. The meeting was called to order and upon the roll being called, the following named Aldermen were present and absent:

Present: ____

____

Absent: ____.

The Council investigated and found that pursuant to notice duly published, the Council had met as the Committee-of-the-Whole on February 3, 2016, to permit residents or property owners of the City to present oral or written objections to the proposed Sewer Revenue Loan and Disbursement Agreement between the City and the Iowa Finance Authority State Revolving Loan Fund. After receiving and considering all comments and objections, the hearing was closed and the meeting was adjourned until the regular meeting of the Council at the current time and place.

Alderman ___________________________ introduced and moved the adoption of the resolution hereinafter set out. The motion was seconded by Alderman ___________________________ and the Mayor put the question on the motion and, the roll being called, the following named Aldermen voted:

Ayes: ____

____

Nays: ______________________________________.

Whereupon, the resolution, as hereinafter set out, was signed by the Mayor as evidence of approval, was attested by the City Administrator/Clerk and was declared to be effective.

• • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

____
Mayor

Attest:

____
Deputy Clerk

RESOLUTION NO. _____

Resolution authorizing and approving a Sewer Revenue Loan and Disbursement Agreement and providing for the issuance and securing the payment of $7,538,000 Sewer Revenue Bonds, Series 2016

WHEREAS, the City of Davenport (the "City"), in the County of Scott, State of Iowa, did heretofore establish a Municipal Sanitary Sewer System (the "Utility") in and for the City which has continuously supplied sanitary sewer service in and to the City and its inhabitants since its establishment; and

WHEREAS, the management and control of the Utility are vested in the City Council (the "Council") and no board of trustees exists for this purpose; and

WHEREAS, pursuant to a resolution of the Council dated May 12, 2010 (the "Series 2010 Bond Resolution"), the City previously issued its $10,000,000 Taxable Sewer Revenue Bond, Series 2010 (Build America Bond – Direct Payment), dated June 2, 2010 (the "Series 2010 Bond"), a portion of the principal of which remains outstanding; and

WHEREAS, pursuant to a resolution of the Council dated November 24, 2015 (the "Series 2015 Bond Resolution" and together with the Series 2010 Bond Resolution, the "Outstanding Bond Resolutions"), the City previously issued its $5,781,106.70 Sewer Revenue Improvement and Refunding Bond, Series 2015, dated December 8, 2015 (the "Series 2015 Bond" and together with the Series 2010 Bond, the "Outstanding Bonds"), a portion of the principal of which remains outstanding; and

WHEREAS, pursuant to the Outstanding Bond Resolutions, the City reserved the right to issue additional obligations payable from the net revenues of the Utility and ranking on a parity with the Outstanding Bonds; and

WHEREAS, 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 heretofore proposed to enter into a Sewer Revenue Loan and Disbursement Agreement (the "Agreement") with the Iowa Finance Authority State Revolving Loan Fund in a principal amount not to exceed $7,538,000, for the purpose of paying the cost, to that extent, of constructing improvements and extensions to the Utility, and has published notice of such proposal and has held a hearing thereon;

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

Section 1. It is hereby determined that the City shall enter into the Agreement with the Iowa Finance Authority, an agency and public instrumentality of the State of Iowa, as lender (the "Lender"). The Agreement shall be in substantially the form as has been placed on file with the City and shall provide for a loan to the City in the amount of $7,538,000, for the purpose as set forth in the preamble hereof.

The Mayor and City Administrator/Clerk are authorized and directed to sign the Agreement on behalf of the City, and the Agreement is hereby approved.

Section 2. Sewer Revenue Bonds, Series 2016 (the "Bonds") are hereby authorized to be issued in evidence of the obligation of the City under the Agreement, in the total aggregate principal amount of $7,538,000, to be dated the date of delivery to or upon the direction of the Lender, and bearing interest from the date of each advancement made at the rate of 1.75% per annum pursuant to the Agreement, until payment thereof, as set forth in Exhibit A attached to the Agreement.

The Bonds may be in the denomination of $1,000 each or any integral multiple thereof and, at the request of the Lender, shall be initially issued as a single Bond in the denomination of $7,538,000 and numbered R-1.

The Finance Director of the City is hereby designated as the Registrar and Paying Agent for the Bonds and may be hereinafter referred to as the "Registrar" or the "Paying Agent".

Payment of the principal of and interest on the Bonds and premium, if any, shall be payable at the office of the Paying Agent to the registered owners thereof appearing on the registration books of the City. All such payments, except full redemption, shall be made to the registered owners appearing on the registration books at the close of business on the fifteenth day of the month next preceding the payment date. Final payment of principal shall only be made upon surrender of the Bond or Bonds to the Paying Agent.

In addition to the payment of principal of and interest on the Bonds, the City also agrees to pay the Initiation Fee and the Servicing Fee (defined in the Agreement) in accordance with the terms of the Agreement.

The Bonds shall be executed on behalf of the City with the official manual or facsimile signature of the Mayor and attested with the official manual or facsimile signature of the City Administrator/Clerk, and shall be fully registered bonds without interest coupons. The issuance of the Bonds and the amount of the Loan advanced thereunder shall be recorded in the office of the City Treasurer, and the certificate on the back of each Bond shall be executed with the official manual or facsimile signature of the City Treasurer. In case any officer whose signature or the facsimile of whose signature appears on the Bonds shall cease to be such officer before the delivery of such Bonds, such signature or such facsimile signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

The Bonds shall be fully registered as to principal and interest in the names of the owners on the registration books of the City kept by the Registrar. Each Bond shall be transferable without cost to the registered owner thereof 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.

The record and identity of the owners of the Bonds shall be kept confidential as provided by Section 22.7 of the Code of Iowa.

The Bonds are subject to optional redemption by the City at a price of par plus accrued interest (i) on any date with the prior written consent of the Lender, or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of the Bonds by the City may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity upon not less than thirty (30) days' notice of redemption by facsimile, e-mail, certified or registered mail to the Lender (or any other registered owner of the Bonds). The Bonds are also subject to mandatory redemption as set forth in Section 5 of the Agreement.

All of the Bonds and the interest thereon, and the Outstanding Bonds, together with any additional obligations as may be hereafter issued and outstanding from time to time ranking on a parity therewith under the conditions set forth herein (which additional obligations are hereinafter sometimes referred to as "Parity Obligations"), shall be payable solely from the Net Revenues of the Utility and the Sinking Fund hereinafter referred to, both of which are hereby pledged to the payment of the Bonds. The Bonds shall be a valid claim of the owners thereof only against said Net Revenues and Sinking Fund. None of the Bonds shall be a general obligation of the City, nor payable in any manner by taxation, and under no circumstances shall the City or the Utility be in any manner liable by reason of the failure of the Net Revenues of the Utility to be sufficient for the payment in whole or in part of the Bonds and the interest thereon.

Section 3. The Bonds shall be executed as herein provided as soon after the adoption of this resolution as may be possible and thereupon they shall be delivered to the Registrar for registration and delivery to the Lender, upon receipt of the loan proceeds, and all action heretofore taken in connection with the Agreement is hereby ratified and confirmed in all respects.

Section 4. The Bonds shall be in substantially the following form:

(Form of Bond)
UNITED STATES OF AMERICA
STATE OF IOWA
COUNTY OF SCOTT
CITY OF DAVENPORT

SEWER REVENUE BOND, SERIES 2016

No. R-1 $7,538,000

RATE	MATURITY	BOND DATE
1.75%	June 1, 2036	________________, 2016

The City of Davenport (the "City"), in the County of Scott, State of Iowa, for value received, promises to pay from the source and as hereinafter provided, to the

IOWA FINANCE AUTHORITY

or registered assigns, the principal sum of

SEVEN MILLION FIVE HUNDRED THIRTY-EIGHT THOUSAND DOLLARS.

Interest at the rate specified above shall be payable semiannually on June 1 and December 1 of each year, commencing June 1, 2016, and principal shall be due and payable in installments in the amounts shown on the Principal Payment Schedule hereon on June 1, 2017, and annually thereafter on June 1 in each year until the principal and interest are fully paid, except that the final installments of the entire balance of principal and interest, if not sooner paid, shall become due and payable on June 1, 2036. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

The Finance Director of the City shall act as Registrar and Paying Agent and may be hereinafter referred to as the "Registrar" or the "Paying Agent".

Payment of the principal of and interest on this Bond and premium, if any, shall be payable at the office of the Paying Agent to the registered owners thereof appearing on the registration books of the City. All such payments, except full redemption, shall be made to the registered owners appearing on the registration books at the close of business on the fifteenth day of the month next preceding the payment date. Final payment of principal shall only be made upon surrender of this Bond to the Paying Agent.

This Bond is one of a series of bonds (the "Bonds") issued by the City to evidence its obligation under a certain Loan and Disbursement Agreement, dated the date hereof (the "Agreement") entered into by the City for the purpose of providing funds to pay a portion of the cost of constructing improvements and extensions to the Municipal Sanitary Sewer System (the "Utility") of the City (the "Project").

The Bonds are issued pursuant to and in strict compliance with the provisions of Sections 384.24A and 384.83 of the Code of Iowa, 2015, and all other laws amendatory thereof and supplemental thereto, and in conformity with a resolution of the City Council authorizing and approving the Agreement and providing for the issuance and securing the payment of the Bonds (the “Resolution”), and reference is hereby made to the Resolution and the Agreement for a more complete statement as to the source of payment of the Bonds and the rights of the owners of the Bonds.

The Bonds are subject to optional redemption by the City at a price of par plus accrued interest (i) on any date with the prior written consent of the Iowa Finance Authority, or (ii) in the event that all or substantially all of the Project is damaged or destroyed. Any optional redemption of the Bonds by the City may be made from any funds regardless of source, in whole or from time to time in part, in inverse order of maturity upon not less than thirty (30) days' notice of redemption by facsimile, e-mail, certified or registered mail to the Iowa Finance Authority (or any other registered owner of the Bonds). The Bonds are also subject to mandatory redemption as set forth in Section 5 of the Agreement.

The Bonds are not general obligations of the City but, together with the City's outstanding Taxable Sewer Revenue Bond, Series 2010 (Build America Bond – Direct Payment), dated June 2, 2010; Sewer Revenue Improvement and Refunding Bond, Series 2015, dated December 8, 2015; and any additional obligations as may be hereafter issued and outstanding from time to time ranking on a parity therewith under the conditions set forth in the Resolution, are payable solely and only out of the future Net Revenues of the Utility of the City, a sufficient portion of which has been ordered set aside and pledged for that purpose. This Bond is not payable in any manner by taxation, and under no circumstances shall the City be in any manner liable by reason of the failure of the said Net Revenues to be sufficient for the payment of this Bond and the interest thereon.

This Bond is fully negotiable but shall be fully registered as to both principal and interest in the name of the owner on the books of the City in the office of the Registrar, after which no transfer shall be valid unless made on said books and then only upon presentation of this Bond to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form hereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

The City, the Registrar and the Paying Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof, premium, if any, and interest due hereon and for all other purposes, and the City, the Registrar and the Paying Agent shall not be affected by any notice to the contrary.

And It Is Hereby Certified, Recited and Declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of the Bonds have existed, have happened and have been performed in due time, form and manner, as required by law, and that the issuance of the Bonds does not exceed or violate any constitutional or statutory limitation or provision.

IN TESTIMONY WHEREOF, the City of Davenport, Iowa, has caused this Bond to be executed by its Mayor and attested by its City Administrator/Clerk, all as of the Bond Date.

CITY OF DAVENPORT, IOWA

By (Do Not Sign)________________________
Mayor

Attest:

(Do Not Sign)__________________________
City Administrator/Clerk

(On the back of each Bond the following certificate shall be executed with the duly authorized signature of the City Treasurer)

STATE OF IOWA
COUNTY OF SCOTT SS: CITY TREASURER'S CERTIFICATE
CITY OF DAVENPORT

The original issuance of the Bonds, of which this Bond is a part, was duly and properly recorded in my office as of the Bond Date.

(Do Not Sign)__________________________
City Treasurer

ABBREVIATIONS

The following abbreviations, when used in this Bond, shall be construed as though they were written out in full according to applicable laws or regulations:

TEN COM	-	as tenants in common	UTMA ______________________ (Custodian)
TEN ENT	-	as tenants by the entireties	As Custodian for ______________________ (Minor)
JT TEN	-	as joint tenants with right of survivorship and not as tenants in common	under Uniform Transfers to Minors Act ______________________ (State)

Additional abbreviations may also be used though not in the list above.

ASSIGNMENT

For valuable consideration, receipt of which is hereby acknowledged, the undersigned assigns this Bond to

____

(Please print or type name and address of Assignee)

____

PLEASE INSERT SOCIAL SECURITY OR OTHER IDENTIFYING NUMBER OF ASSIGNEE

and does hereby irrevocably appoint _______________________________, Attorney, to transfer this Bond on the books kept for registration thereof with full power of substitution.

Dated: _________________________________

Signature guaranteed:

____

____

____

____

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears on this Bond in every particular, without alteration or enlargement or any change whatever.

PRINCIPAL PAYMENT SCHEDULE

Due June 1	Amount	Due June 1	Amount
2017	$310,000	2027	$378,000
2018	$316,000	2028	$386,000
2019	$323,000	2029	$394,000
2020	$329,000	2030	$401,000
2021	$336,000	2031	$409,000
2022	$343,000	2032	$418,000
2023	$349,000	2033	$426,000
2024	$356,000	2034	$434,000
2025	$364,000	2035	$443,000
2026	$371,000	2036	$452,000

Section 5. The loan proceeds shall be held by the Lender and disbursed for costs of the Project, as referred to in the preamble hereof. The City shall keep a detailed and segregated accounting of the expenditure of the Loan Proceeds to ensure compliance with the Internal Revenue Code (as hereinafter defined).

Section 6. So long as any of the Bonds, the Outstanding Bonds or any Parity Obligations are outstanding, the City shall continue to maintain the Utility in good condition, and the Utility shall continue to be operated in an efficient manner and at a reasonable cost as a revenue producing undertaking. The City shall establish, impose, adjust and provide for the collection of rates to be charged to customers of the Utility, including the City, to produce gross revenues (hereinafter sometimes referred to as the "Gross Revenues") at least sufficient to pay the expenses of operation and maintenance of the Utility, which shall include salaries, wages, cost of maintenance and operation, materials, supplies, insurance and all other items normally included under recognized accounting practices (but does not include allowances for depreciation in the valuation of physical property) (which such expenses are hereinafter sometimes referred to as the "Operating Expenses") and to leave a balance of net revenues (herein referred to as the "Net Revenues") equal to at least 110% of the principal of and interest on all of the Bonds, the Outstanding Bonds and any other Parity Obligations due in such fiscal year, as the same become due.

Section 7. The provisions, covenants, undertakings and stipulations for the operation of the Utility and for the collection, application and use of the Gross Revenues and income from such operation, as set forth in the Outstanding Bond Resolutions shall inure and appertain to the Bonds to the same extent and with like force and effect as if herein set out in full, except only insofar as the same may be inconsistent with this resolution.

Nothing in this resolution shall be construed to impair the rights vested in the Outstanding Bonds. The amounts herein required to be paid into the various funds hereafter named shall be inclusive of said payments required in respect to the Outstanding Bonds. The provisions of the Outstanding Bond Resolutions and the provisions of this resolution are to be construed whenever possible so that the same will not be in conflict. In the event such construction is not possible, the provisions of the resolution first adopted shall prevail until such time as the obligations authorized by such resolution have been paid or otherwise satisfied as therein provided, at which time the provisions of this resolution shall again prevail.

Section 8. From and after the issuance of the Bonds, the Gross Revenues of the Utility shall continue to be set aside into the City's Sewer Revenue Fund ("Sewer Revenue Fund") created under the Outstanding Bond Resolutions. The Sewer Revenue Fund shall be used in maintaining and operating the Utility, and after payment of the Operating Expenses shall, to the extent hereinafter provided, be used to pay the principal of and interest on the Bonds, the Outstanding Bonds and any Parity Obligations, and to create and maintain the several separate funds hereinafter established.

Section 9. The provisions in and by the Outstanding Bond Resolutions, whereby there has been created and is to be maintained a Sewer Revenue Bond Sinking Fund (herein referred to as the "Sinking Fund"), and for the payment into said fund from the Net Revenues of the Utility such portion thereof as will be sufficient to pay the interest on and principal of the Outstanding Bonds, are all hereby ratified and confirmed, and all such provisions shall inure and constitute the security for the payment of the interest on and principal of the Bonds hereby authorized as may be outstanding from time to time; provided, however that on the first day of each month of each year, the minimum amount to be set aside, in addition to the amounts required to be set aside in the Outstanding Bond Resolutions, and paid into the Sinking Fund shall be not less than as follows:

> An amount which, when added to like amounts to be deposited therein during the succeeding months prior to a semiannual or annual installment payment date on any Bonds, will be sufficient to pay 100% of the installment of principal and interest coming due on such semiannual or annual payment date

Money in the Sinking Fund shall be used solely for the purpose of paying principal of and interest on the Bonds, the Outstanding Bonds and any Parity Obligations as the same shall become due and payable. Whenever Parity Obligations are issued under the conditions and restrictions hereinafter set forth, provisions shall be made for additional payments to be made into the Sinking Fund for the purpose of paying the interest on and principal of such Parity Obligations.

If at any time there be a failure to pay into the Sinking Fund the full amount above stipulated, then an amount equivalent to the deficiency shall be paid into the Sinking Fund from the Net Revenues of the Utility as soon as available, and the same shall be in addition to the amount otherwise required to be so set apart and paid into the Sinking Fund.

No further payments need be made into the Sinking Fund when and so long as the amount therein is sufficient to retire all of the Bonds, the Outstanding Bonds and any Parity Obligations then outstanding which are payable from the Sinking Fund and to pay all interest to become due thereon prior to such retirement, or if provision for such payment has been made.

All of such payments required to be made into the Sinking Fund shall be made in equal monthly installments on the first day of each month, except that when the first day of any month shall be a Sunday or legal holiday, then such payments shall be made on the next succeeding secular day.

Section 10. The provisions in and by the Outstanding Bond Resolutions, whereby there has been created and is to be maintained a special fund to be known and designated as the Surplus Fund into which there shall be set apart and paid all of the Net Revenues remaining after first making the required payments into the Sinking Fund are all hereby ratified and confirmed. All money credited to the Surplus Fund shall be transferred and credited to the Sinking Fund whenever necessary to prevent or remedy a default in the payment of the principal of or interest on the Bonds, the Outstanding Bonds and any Parity Obligations.

As long as the Sinking Fund has the full amounts required to be deposited therein by the Outstanding Bond Resolutions and this resolution, any balance in the Surplus Fund may be expended by the City in such manner as the Council, or such other duly constituted body as may then be charged with the operation of the Utility, may from time to time direct.

Section 11. All money held in any fund or account created or to be maintained under the terms of this resolution shall be deposited in lawful depositories of the City or invested in accordance with Chapters 12B and 12C of the Code of Iowa and continuously held and secured as provided by the laws of the State of Iowa relating to the depositing, securing, holding and investing of public funds. All interest received by the City as a result of investments under this section shall be considered to constitute Gross Revenues of the Utility and shall be deposited in or transferred to the Sewer Revenue Fund and used solely and only for the purposes specified herein for such funds.

Section 12. The City hereby covenants and agrees with the owner or owners of the Bonds, the Outstanding Bonds and Parity Obligations, or any of them, that from time to time may be outstanding, that it will faithfully and punctually perform all duties with reference to the Utility required and provided by the Constitution and laws of the State of Iowa, that it will segregate the Gross Revenues of the Utility and make application thereof in accordance with the provisions of this resolution and that it will not sell, lease or in any manner dispose of the Utility or any part thereof, including any and all extensions and additions that may be made thereto, until all of the Bonds, the Outstanding Bonds and Parity Obligations shall have been paid in full, both principal and interest, or unless and until provisions shall have been made for the payment of the Bonds, the Outstanding Bonds and Parity Obligations and interest thereon in full; provided, however, that the City may dispose of any property which in the judgment of the Council, or such duly constituted body as may then be charged with the operation of the Utility, is no longer useful or profitable in the operation of the Utility nor essential to the continued operation thereof and when the sale thereof will not operate to reduce the revenues to be derived from the operation of the Utility.

Section 13. Upon a breach or default of a term of the Bonds, the Outstanding Bonds or any Parity Obligations and this resolution, a proceeding may be brought in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required under the terms of this resolution and Division V of Chapter 384 of the Code of Iowa or an action may be brought to obtain the appointment of a receiver to take possession of and operate the Utility and to perform the duties required by this resolution and Division V of Chapter 384 of the Code of Iowa.

Section 14. The Bonds, the Outstanding Bonds or any Parity Obligations shall not be entitled to priority or preference one over the other in the application of the Net Revenues of the Utility regardless of the time or times of the issuance of such Bonds, the Outstanding Bonds or Parity Obligations, it being the intention of the City that there shall be no priority among the Bonds, the Outstanding Bonds or Parity Obligations, regardless of the fact that they may have been actually issued and delivered at different times. The City hereby reserves the right and privilege of issuing Parity Obligations.

Section 15. The City agrees that so long as the Bonds, the Outstanding Bonds or any Parity Obligations remain outstanding, it will maintain insurance for the benefit of the owners of the Bonds, the Outstanding Bonds and any Parity Obligations on the insurable portions of the Utility of a kind and in an amount which usually would be carried by private companies or municipalities engaged in a similar type of business. The proceeds of any insurance, except public liability insurance, shall be used to repair or replace the part or parts of the Utility damaged or destroyed. The City will keep proper books of record and account, separate from all other records and accounts, showing the complete and correct entries of all transactions relating to the Utility, and the owners of the Bonds, the Outstanding Bonds or any Parity Obligations shall have the right at all reasonable times to inspect the Utility and all records, accounts and data of the City relating thereto.

Section 16. The provisions of this resolution shall constitute a contract between the City and the owners of the Bonds and Parity Obligations as may from time to time be outstanding, and after the issuance of the Bonds, no change, variation or alteration of any kind of the provisions of this resolution shall be made which will adversely affect the owners of the Bonds or Parity Obligations until all of the Bonds and Parity Obligations and the interest thereon shall have been paid in full, except as hereinafter provided.

The owners of a majority in principal amount of the Bonds and Parity Obligations at any time outstanding (not including in any case any obligations which may then be held or owned by or for the account of the City, but including such obligations as may be issued for the purpose of refunding any of the Bonds or Parity Obligations if such obligations shall not then be owned by the City) shall have the right from time to time to consent to and approve the adoption by the City of a resolution or resolutions modifying or amending any of the terms or provisions contained in this resolution; provided, however, that this resolution may not be so modified or amended in such manner as to:

(a) Make any change in the maturity or redemption terms of the Bonds or Parity Obligations.

(b) Make any change in the rate of interest borne by any of the Bonds or Parity Obligations.

(c) Reduce the amount of the principal payable on any Bonds or Parity Obligations.

(d) Modify the terms of payment of principal of or interest on the Bonds or Parity Obligations, or any of them, or impose any conditions with respect to such payment.

(e) Affect the rights of the owners of less than all of the Bonds or Parity Obligations then outstanding.

(f) Reduce the percentage of the principal amount of the Bonds or Parity Obligations, the consent of the owners of which shall be required to effect a further modification.

Whenever the City shall propose to amend or modify this resolution under the provisions of this section, it shall cause notice of the proposed amendment to be (1) filed with the Lender and (2) mailed by certified mail to each registered owner of any Bond or Parity Obligation as shown by the records of the Registrar. Such notice shall set forth the nature of the proposed amendment and shall state that a copy of the proposed amendatory resolution is on file in the office of the City Administrator/Clerk.

Whenever at any time within one year from the date of the mailing of said notice, there shall be filed with the City Administrator/Clerk an instrument or instruments executed by the owners of at least a majority in aggregate principal amount of the Bonds and Parity Obligations outstanding at the time of the adoption of such amendatory resolution specifically consenting to the adoption thereof as herein provided, no owner of any Bonds or Parity Obligations shall have any right or interest to object to the adoption of such amendatory resolution or to object to any of the terms or provisions therein contained or to the operation thereof or to enjoin or restrain the City from taking any action pursuant to the provisions thereof.

Any consent given by the owners of a Bond or Parity Obligation pursuant to the provisions of this section shall be irrevocable for a period of six (6) months from the date of such consent and shall be conclusive and binding upon all future owners of the same Bond or Parity Obligation during such period. Such consent may be revoked at any time after six (6) months from the date of such consent by the owner who gave such consent or by a successor in title, but such revocation shall not be effective if the owners of a majority in aggregate principal amount of the Bonds and Parity Obligations outstanding as in this section defined shall have, prior to the attempted revocation, consented to and approved the amendatory resolution referred to in such revocation.

The fact and date of the execution of any instrument under the provisions of this section may be proved by the certificate of any officer in any jurisdiction, who by the laws thereof is authorized to take acknowledgments of deeds within such jurisdiction, that the persons signing such instrument acknowledged before such officer the execution thereof, or may be proved by an affidavit of a witness to such execution sworn to before such officer.

Section 17. It is the intention of the City that interest on the Bonds be and remain excluded from gross income for federal income tax purposes pursuant to the appropriate provisions of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations in effect with respect thereto (all of the foregoing herein referred to as the "Internal Revenue Code"). In furtherance thereof the City covenants to comply with the provisions of the Internal Revenue Code as they may from time to time be in effect or amended and further covenants to comply with applicable future laws, regulations, published rulings and court decisions as may be necessary to insure that the interest on the Bonds will remain excluded from gross income for federal income tax purposes. Any and all of the officers of the City are hereby authorized and directed to take any and all actions as may be necessary to comply with the covenants herein contained.

Section 18. If any section, paragraph, clause or provision of this resolution shall be held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this resolution.

Section 19. All resolutions and orders or parts thereof in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed.

Section 20. This resolution shall be in full force and effect immediately upon its adoption and approval, as provided by law.

Passed and approved February 10, 2016.

____
Mayor

Attest:

____
City Administrator/Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy Clerk of the City of Davenport, do hereby certify that as such Deputy Clerk I have in my possession or have access to the complete records of the City and of its Council and officers and that I have carefully compared the transcript hereto attached with the records and that the transcript hereto attached is a true, correct and complete copy of all the records in relation to the adoption of a resolution expressing intent to institute proceedings to enter into a Sewer Revenue Loan and Disbursement Agreement and to issue not to exceed $7,538,000 Sewer Revenue Bonds as referred to therein.

WITNESS MY HAND this __________ day of ________________, 2016.

____
Deputy Clerk

City of Davenport

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

Action / Date
FIN2/3/2016

Subject:
Resolution setting February 24, 2016 as the date for the sale of General Obligation Corporate Bonds, Series 2016A; Taxable General Obligation Refunding Bonds, Series 2016B and General Obligation Refunding Bonds, Series 2016C, and approving the Preliminary Official Statement. [All Wards]

Recommendation:
Adopt the resolution setting the sale date for bonds on Wednesday, February 24, 2016.

Relationship to Goals:
Financially Responsible City Government.

Background:
This resolution has three components:

1. Setting February 24, 2016 as the date of sale of General Obligation Corporate Bonds, Series 2016A. On May 13, 2015 a resolution was adopted making provision for the issuance of not-to-exceed $53,500,000 General Obligation Corporate Bonds, and on May 20, 2015 the required public hearing was held. Proceeds of these bonds are to finance the FY2016 Capital Improvement Program.

2. Setting February 24, 2016 as the date for the sale of Taxable General Obligation Refunding Bonds, Series 2016B; and General Obligation Refunding Bonds, Series 2016C. The required public hearing to refund not-to-exceed $15,500,000 was held February 3, 2016 prior to the adoption of this resolution. This action will refund the Taxable Series 2008D and 2009B and Tax Exempt Series 2009A bond issues for total savings of $915,213 and present value savings of $808,196.

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
Backup Material	2016 Official Statement

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/28/2016 - 11:03 AM
Finance Committee	Watson-Arnould, Kathe	Approved	1/28/2016 - 11:04 AM
City Clerk	Admin, Default	Approved	1/28/2016 - 11:21 AM

SET DATE FOR SALES OF G.O. CORPORATE AND REFUNDING BONDS, SERIES 2016

629872-78

Davenport, Iowa

February 10, 2016

The City Council of the City of Davenport, Iowa, met on February 10, 2016, at 5:30 o'clock p.m. at the Council Chambers, City Hall, Davenport, Iowa. The Mayor presided and the roll was called showing the following Aldermen present and absent:

Present: ____

____

Absent: ______________________________.

It was reported that it was necessary for the Council to set a date for the sale of the City's General Obligation Corporate Bonds, Series 2016A; Taxable General Obligation Refunding Bonds, Series 2016B and General Obligation Refunding Bonds, Series 2016C.

Whereupon, Alderman __________________ introduced the resolution hereinafter next set out and moved its adoption, seconded by Alderman __________________; and after due consideration thereof by the City Council, the Mayor put the question upon the adoption of said resolution, and the roll being called, the following named Aldermen voted:

Ayes: ____

Nays: ______________________________.

Whereupon, the resolution, as hereinafter set out, was signed by the Mayor as evidence of approval, was attested by the Deputy Clerk and was declared to be effective.

• • • •

At the conclusion of the meeting, and upon motion and vote, the City Council adjourned.

____
Mayor

Attest:

____
Deputy Clerk

RESOLUTION NO. _____

Resolution setting February 24, 2016, as date for sale of General Obligation Corporate Bonds, Series 2016A; Taxable General Obligation Refunding Bonds, Series 2016B and General Obligation Refunding Bonds, Series 2016C, 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 $53,500,000 General Obligation Corporate Bonds, Series 2016, 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 $15,500,000 General Obligation Refunding Bonds, Series 2016, for the purpose of refunding the outstanding balances of the City's General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2008D; General Obligation Corporate Bonds, Series 2009A and General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2009B; and

WHEREAS, the City now proposes to issue General Obligation Corporate Bonds, Series 2016A (the "Series 2016A Bonds") in the amount of $46,020,000; Taxable General Obligation Refunding Bonds, Series 2016B (the "Series 2016B Bonds") in the amount of $6,180,000 and General Obligation Refunding Bonds, Series 2016C (the "Series 2016C Bonds") in the amount of $7,820,000 (together, the "Series 2016 Bonds"); and

WHEREAS, it is deemed advisable and in the best interest of the City that the Series 2016 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 2016 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 2016 Bonds, and it is necessary to make provision for the approval of the Preliminary Official Statement and to authorize its use by Public Financial Management;

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

Section 1. The Series 2016 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 2016 Bonds shall be received until 10:00 o'clock a.m. on February 24, 2016, 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 24, 2016, 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 2016A 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
$46,020,000* General Obligation Corporate Bonds,
Series 2016A

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 o'clock a.m. on February 24, 2016, for the purchase of $46,020,000* General Obligation Corporate Bonds, Series 2016A (the "Series 2016A 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 24, 2016, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2016A Bonds will be sold to the best bidder for cash.

The Series 2016A Bonds will be issued as fully registered bonds in denominations of $5,000 or any integral multiple thereof, will be dated March 23, 2016, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2016, and will mature on June 1 in the following years and amounts:

Year	Principal Amount	Year	Principal Amount
2017	$1,530,000	2025	$3,100,000
2018	$2,755,000	2026	$3,200,000
2019	$2,845,000	2027	$3,315,000
2020	$2,940,000	2028	$3,435,000
2021	$3,035,000	2029	$3,570,000
2022	$2,815,000	2030	$3,710,000
2023	$2,910,000	2031	$3,860,000
2024	$3,000,000		

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2016A 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 2016A Bonds maturing in the years 2025 to 2031, inclusive, in whole or from time to time in part, in one or more units of $5,000, on June 1, 2024, 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 $45,559,800, 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 $460,020 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 2016A Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2016A 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 2016A 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 2016A Bonds contain additional bidding terms and information relative to the Series 2016A 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 2016A 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 Taxable Series 2016B 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
$6,180,000* Taxable General Obligation Refunding Bonds, Series 2016B

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 o'clock a.m. on February 24, 2016, for the purchase of $6,180,000* Taxable General Obligation Refunding Bonds, Series 2016B (the "Series 2016B 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 24, 2016, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2016B Bonds will be sold to the best bidder for cash.

The Series 2016B Bonds will be issued as fully registered bonds in denominations of $5,000 or any integral multiple thereof, will be dated March 23, 2016, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2016, and will mature on June 1 in the following years and amounts:

Year	Principal Amount	Year	Principal Amount
2017	$90,000	2023	$365,000
2018	$930,000	2024	$375,000
2019	$960,000	2025	$390,000
2020	$720,000	2026	$405,000
2021	$740,000	2027	$415,000
2022	$355,000	2028	$435,000

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2016B 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 2016B Bonds maturing in the years 2025 to 2028, inclusive, in whole or from time to time in part, in one or more units of $5,000, on June 1, 2024, 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 $6,121,290, 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 $61,800 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 2016B Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2016B 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 2016B 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 2016B Bonds contain additional bidding terms and information relative to the Series 2016B 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 2016B 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 2016C 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
$7,820,000 General Obligation Refunding Bonds, Series 2016C

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 o'clock a.m. on February 24, 2016, for the purchase of $7,820,000* General Obligation Refunding Bonds, Series 2016C (the "Series 2016C 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 24, 2016, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2016C Bonds will be sold to the best bidder for cash.

The Series 2016C Bonds will be issued as fully registered bonds in denominations of $5,000 or any integral multiple thereof, will be dated March 23, 2016, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2016, and will mature on June 1 in the following years and amounts:

Year	Principal Amount	Year	Principal Amount
2017	$95,000	2021	$1,095,000
2018	$1,040,000	2022	$1,120,000
2019	$1,055,000	2023	$1,150,000
2020	$1,075,000	2024	$1,190,000

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2016B Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder.

The Series 2016C Bonds are not subject to redemption prior to maturity.

Bidders must specify a price of not less than $7,757,440, 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 $78,200 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 2016C Bonds.

The City reserves the right to reject any or all bids and to waive irregularities in any bid.

The Series 2016C 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 2016C 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 2016C Bonds contain additional bidding terms and information relative to the Series 2016C 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 2016C 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 Public Financial Management of the Preliminary Official Statement related to the Series 2016 Bonds, in substantially the form as has been presented to and considered by the City Council, is hereby approved, and Public Financial Management is hereby authorized to prepare and use the final Official Statement for the Series 2016 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 2016 Bonds and the ordinances that will be adopted to authorize the issuance of the Series 2016 Bonds, and the appropriate City officials are hereby authorized to execute the final Official Statement for the Series 2016 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 2016 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 10, 2016.

____
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 2016.

WITNESS MY HAND this ______ day of ________________, 2016.

____
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 2016, 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 ________________, 2016.

____
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 AND REFUNDING ISSUES: FULL BOOK ENTRY

APPLICATION MADE TO STANDARD & POOR'S
APPLICATION MADE TO MOODY'S INVESTOR SERVICES

(Electronic and Sealed Bids accepted)

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming compliance with certain covenants, the interest on the Series 2016A Bonds and the Series 2016C Bonds (each as defined below) will be excluded from gross income for federal income tax purposes. Interest on the Series 2016A Bonds and the Series 2016C 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). Interest on the Series 2016B Bonds (defined below) is not excluded from the gross income of the owners thereof for federal income tax purposes. See "Tax Exemption and Related Considerations" herein.

CITY OF DAVENPORT, IOWA

$46,020,000* General Obligation Corporate Bonds, Series 2016A
$6,180,000* Taxable General Obligation Refunding Bonds, Series 2016B
$7,820,000* General Obligation Refunding Bonds, Series 2016C

Bonds Dated: Date of Delivery (March 23, 2016) **Principal Due:** June 1 as shown inside front cover

The $46,020,000* General Obligation Corporate Bonds, Series 2016A (the "Series 2016A Bonds"), $6,180,000* Taxable General Obligation Refunding Bonds Series 2016B (the "Series 2016B Bonds"), and the $7,820,000* General Obligation Refunding Bonds, Series 2016C (the "Series 2016C 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 2016A 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 department facilities, parks, riverfront, sidewalks, bike paths, recreation trails and other municipal buildings and facilities; acquisition of equipment for solid waste, mass transit, parks, library, vehicle maintenance and information technology and economic development projects. The Series 2016B Bonds are being issued to advance refund, on June 1, 2017, $1,465,000 of the City's outstanding General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2008D, originally dated December 30, 2008, maturing June 1, 2018 through 2021 (the "Series 2008D Bonds") and $4,340,000 of the City's outstanding General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2009B, originally dated April 22, 2009, maturing June 1, 2018 through 2028 (the "Series 2009B Bonds) (collectively the "Series 2016B Refunded Bonds"). The Series 2016C Bonds are being issued to advance refund, on June 1, 2017, $7,485,000 of the City's outstanding General Obligation Corporate Bonds, Series 2009A, originally dated April 22, 2009, maturing June 1, 2018 through 2024 (the "Series 2009A Bonds" or the "Series 2016C Refunded Bonds"). The proceeds of the Bonds will be applied to the expense of the refundings and to establish escrow accounts to be held by Bankers Trust Company, Des Moines, Iowa. The amounts in the escrow accounts 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 purchaser(s) of the Bonds agree to enter into loan agreements (the "Loan Agreements") with the City pursuant to authority contained in Section 384.24A of the Code of Iowa. The Bonds are issued in evidence of the City's obligations under the Loan Agreements. The Bonds 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 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 Finance Director, as designated paying agent/registrar (the "Registrar"), will pay principal of the Bonds, payable annually on each June 1 beginning June 1, 2017, and interest on the Bonds, payable initially on December 1, 2016, 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 2016A BONDS	SERIES 2016B BONDS	SERIES 2016C BONDS
MINIMUM BID:	$45,559,800	$6,121,290	$7,757,440
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: Taxable 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:	Finance Director
BIDS RECEIVED UNTIL:	10:00 A.M. Central Time on Wednesday, February 24, 2016 Office of the City Finance Director, City Hall, Davenport, Iowa
BIDS CONSIDERED:	5:30 P.M. Central Time on Wednesday, February 24, 2016 City Council Chambers, City Hall, Davenport, Iowa
DELIVERY:	Delivery is anticipated to occur on March 23, 2016

The date of this Preliminary Official Statement is February 10, 2016.

*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

$46,020,000* General Obligation Corporate Bonds, Series 2016A

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]
2017	$1,530,000	_.__%	_.__%	____	2025	$3,100,000	_.__%	_.__%	____
2018	2,755,000	_.__%	_.__%	____	2026	3,200,000	_.__%	_.__%	____
2019	2,845,000	_.__%	_.__%	____	2027	3,315,000	_.__%	_.__%	____
2020	2,940,000	_.__%	_.__%	____	2028	3,435,000	_.__%	_.__%	____
2021	3,035,000	_.__%	_.__%	____	2029	3,570,000	_.__%	_.__%	____
2022	2,815,000	_.__%	_.__%	____	2030	3,710,000	_.__%	_.__%	____
2023	2,910,000	_.__%	_.__%	____	2031	3,860,000	_.__%	_.__%	____
2024	3,000,000	_.__%	_.__%	____					____

*** PRINCIPAL ADJUSTMENT:** The City reserves the right to increase or decrease the aggregate principal amount of the Series 2016A 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 $48,000,000. 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 2016A Bonds due after June 1, 2024 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.

$6,180,000* Taxable General Obligation Refunding Bonds, Series 2016B

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]
2017	$90,000	_.__%	_.__%	____	2023	$365,000	_.__%	_.__%	____
2018	930,000	_.__%	_.__%	____	2024	375,000	_.__%	_.__%	____
2019	960,000	_.__%	_.__%	____	2025	390,000	_.__%	_.__%	____
2020	720,000	_.__%	_.__%	____	2026	405,000	_.__%	_.__%	____
2021	740,000	_.__%	_.__%	____	2027	415,000	_.__%	_.__%	____
2022	355,000	_.__%	_.__%	____	2028	435,000	_.__%	_.__%	____

*** PRINCIPAL ADJUSTMENT:** The City reserves the right to increase or decrease the aggregate principal amount of the Series 2016B 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 $7,000,000. 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 2016B Bonds due after June 1, 2024 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.

$7,820,000* General Obligation Refunding Bonds, Series 2016C

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]
2017	$95,000	_.__%	_.__%	____	2021	$1,095,000	_.__%	_.__%	____
2018	1,040,000	_.__%	_.__%	____	2022	1,120,000	_.__%	_.__%	____
2019	1,055,000	_.__%	_.__%	____	2023	1,150,000	_.__%	_.__%	____
2020	1,075,000	_.__%	_.__%	____	2024	1,190,000	_.__%	_.__%	____

*** PRINCIPAL ADJUSTMENT:** The City reserves the right to increase or decrease the aggregate principal amount of the Series 2016C 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 $8,500,000. 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: The Series 2016C 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, Public Financial Management, Inc. (the "Municipal Advisor") or the underwriters to give any information or to make any representations other than those contained in this Preliminary Official Statement or the Final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriters. This Preliminary Official Statement or the Final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the City and other sources, which are believed to be reliable, but it is not to be construed as a representation by the Municipal Advisor or underwriters. The information and expressions of opinions herein are subject to change without notice, and neither the delivery of this Preliminary Official Statement or the Final Official Statement nor any sale made thereafter shall, under any circumstances, create any implication that there has been no change in the affairs of the City or in any other information contained herein, since the date hereof.

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INTRODUCTION TO THE OFFICIAL STATEMENT

The Bonds

The following information is furnished solely to provide limited introductory information regarding the issuance of $46,020,000 General Obligation Corporate Bonds, Series 2016A (the "Series 2016A Bonds"), $6,180,000* Taxable General Obligation Refunding Bonds, Series 2016B (the "Series 2016B Bonds"), and the $7,820,000* General Obligation Refunding Bonds, Series 2016C (the "Series 2016C 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 2016A 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 department facilities, parks, riverfront, sidewalks, bike paths, recreation trails and other municipal buildings and facilities; acquisition of equipment for solid waste, mass transit, parks, library, vehicle maintenance and information technology and economic development projects.

The Series 2016B Bonds are being issued to advance refund, on June 1, 2017, $1,465,000 of the City's outstanding General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2008D, originally dated December 30, 2008, maturing June 1, 2018 through 2021 (the "Series 2008D Bonds") and $4,340,000 of the City's outstanding General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2009B, originally dated April 22, 2009, maturing June 1, 2018 through 2028 (the "Series 2009B Bonds) (collectively the "Series 2016B Refunded Bonds").

The Series 2016C Bonds are being issued to advance refund, on June 1, 2017, $7,485,000 of the City's outstanding General Obligation Corporate Bonds, Series 2009A, originally dated April 22, 2009, maturing June 1, 2018 through 2024 (the "Series 2009A Bonds" or the "Series 2016C Refunded Bonds").

The proceeds of the Bonds will be applied to the expense of the refundings and to establish escrow accounts to be held by Bankers Trust Company, Des Moines, Iowa. The amounts in the escrow accounts 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 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.

Optional Redemption: The Series 2016A Bonds and the 2016B Bonds due after June 1, 2024 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 2016C Bonds are not subject to early redemption.

Principal Payments: Principal is payable on June 1 in the years 2017 through 2031 for the Series 2016A Bonds. Principal is payable on June 1 in the years 2017 through 2028 for the Series 2016B Bonds. Principal is payable on June 1 in the years 2017 through 2024 for the Series 2016C Bonds.

Interest Payments: Interest on the Bonds is payable on June 1 and December 1 of each year commencing December 1, 2016.

* 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:* Public Financial Management, Inc., 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 15^{th} day of the month next preceding the interest payment date.
Conditions Affecting Issuance of the Bonds:	The Bonds are offered when, as and if issued, subject to the approving legal opinions of Dorsey & Whitney LLP.
Limitations on Offering or Reoffering Securities:	No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriters to give any information or to make any representations other than those contained in this Preliminary Official Statement or the Final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriters. This Preliminary Official Statement or the Final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.
Legal Matters:	Legal matters incident to the authorization and issuance of the Bonds are subject to the opinions of Dorsey & Whitney LLP, Bond Counsel, Des Moines, Iowa, as to validity and tax status. The opinions will be substantially in the form set forth in APPENDIX B attached hereto. The opinions will accompany the Bonds. Bond Counsel has not participated in the preparation of this Preliminary Official Statement except for information under the headings "TAX EXEMPTION AND RELATED CONSIDERATIONS" and "LEGAL MATTERS" section under "DESCRIPTION OF THE 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.

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 Public Financial Management, Inc., 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309 (phone: 515-243-2600), the City's Municipal Advisor, or from Mr. Brandon Wright, Finance Director, 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 24, 2016 (the "Ordinances").

The Series 2016A 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 department facilities, parks, riverfront, sidewalks, bike paths, recreation trails and other municipal buildings and facilities; acquisition of equipment for solid waste, mass transit, parks, library, vehicle maintenance and information technology and economic development projects.

The Series 2016B Bonds are being issued to advance refund, on June 1, 2017, $1,465,000 of the outstanding General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2008D, originally dated December 30, 2008, maturing June 1, 2018 through 2021 (the "Series 2008D Bonds") and $4,340,000 of the City's outstanding General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2009B, originally dated April 22, 2009, maturing June 1, 2018 through 2028 (the "Series 2009B Bonds) (collectively the "Series 2016B Refunded Bonds").

The Series 2016C Bonds are being issued to advance refund, on June 1, 2017, $7,485,000 of the outstanding General Obligation Corporate Bonds, Series 2009A, originally dated April 22, 2009, maturing June 1, 2018 through 2024 (the "Series 2009A Bonds" or the "Series 2016C Refunded Bonds").

The proceeds of the Series 2016B Bonds and Series 2016C Bonds will be applied to the expense of the refundings and to establish escrow accounts to be held by Bankers Trust Company, Des Moines, Iowa. The amount in the escrow accounts 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 2016B Refunded Bonds and Series 2016C Refunded Bonds starting December 1, 2016 to June 1, 2017; (ii) prepay the principal amount of the Series 2016B Refunded Bonds and the Series 2016C Refunded Bonds called for redemption on June 1, 2017.

The City will make the June 1, 2016 interest payments on the Series 2016B Refunded Bonds and the Series 2016C Refunded Bonds with funds on hand in the Debt Service Fund.

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Series 2016B Refunded Bonds:

Issue Date	Refunded Maturities	Refunded Amount	Call Date	Call Price
12/30/08	06/01/18 - 21	$ 1,465,000	06/01/17	100%

Issue Date	Refunded Maturities	Refunded Amount	Call Date	Call Price
04/22/09	06/01/18 - 28	$ 4,340,000	06/01/17	100%

Series 2016C Refunded Bonds:

Issue Date	Refunded Maturities	Refunded Amount	Call Date	Call Price
04/22/09	06/01/18 - 24	$ 7,485,000	06/01/17	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 2016A Bonds	Series 2016B Bonds	Series 2016C Bonds
Par Amount of Bonds	$46,020,000.00*	$6,180,000.00*	$7,820,000.00*
Uses:			
Deposit to Project Fund	$45,394,000.00	$0.00	$0.00
SLGS Purchase	0.00	6,077,583.89	$7,708,333.78
Underwriter's Discount	460,200.00	58,710.00	62,560.00
Estimated Cost of Issuance and Contingency	165,800.00	43,706.11	49,106.22
Total Uses of Funds	$46,020,000.00*	$6,180,000.00*	$7,820,000.00*

*Preliminary; subject to change.

Interest Computation

Interest on the Bonds will be payable semi-annually commencing December 1, 2016. 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 15^{th} 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 2016A Bonds and the Series 2016B Bonds due after June 1, 2024 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

The Series 2016C 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.

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Registration and Transfers

The Registrar will be the City's Finance Director. 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.

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 resolution 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 Series 2004C Continuing Disclosure Certificate required disclosure within one hundred eighty (180) days past fiscal year end, while the City's other Continuing Disclosure Certificates for outstanding debt require disclosure within either three hundred (300) or three hundred sixty-five (365) days. Because of the shortened deadline applicable under the Series 2004C issues, the City's Comprehensive Annual Financial Reports for fiscal years ended June 30, 2011 was posted twenty-one days after the date required by the Series 2004C Continuing Disclosure Certificate, (which were defeased on May 7, 2012), but ahead of the applicable deadlines for the City's other outstanding debt.

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. The disclosure tables for fiscal year ended June 30, 2011 were published (within the Series 2012 Official Statement) 52 days after the shortened 180 day timeframe required by the Series 2004C Continuing Disclosure Certificate.

In addition, the November 30, 2011 Standard and Poor's FSA insured rating changes were not posted as required for Series 2007A, (which was defeased March 5, 2014); 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 resolution for the Bonds. A broker or dealer is to consider a known breach of the Undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the Undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

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, 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 15 fixed routes within the City and one route providing service to the Rock Island central business district. The Quad-Cities Metropolitan Area is served by 132 motor carriers.

In addition to its prominence as a commercial center, the City serves its trade area as a medical center. The City’s two hospitals, Genesis Medical Centers East and West, provide a combined capacity of 502 beds offering excellent medical care facilities. An additional four general hospitals located throughout the Quad-Cities Metropolitan Area provide modern medical service to the surrounding area.

Form of Government

The form of city government is Mayor-Council, utilizing a professional City Administrator. A Mayor, two Aldermen-at-Large, and an Alderman for each ward (eight wards are presently established in the City) are elected by the electors. City elections are held on the Tuesday after the first Monday in November in odd numbered years. At each election, a Mayor and two Alderman-at-Large are elected by the electors of the whole city; and one Alderman from each ward of the City is elected by the electors of that ward. The persons so elected hold their respective offices for a term of two years.

Mayor and Council

	Initial Term Commenced	Current Term Expires
Frank L. 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, Interim City Administrator
Latrice Lacey, Director of Civil Rights
Bruce E. Berger, Director of Community and Economic Development
Brandon E. Wright, Finance Director
Robert J. Henry, 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
Michael F. Clarke, Director of Public Works
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 309,336 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 ten 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.

Municipal Employees

As of December 2015, the City had 1,095 employees, consisting of 746 full-time employees and 349 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
2015	746	349
2014	746	338
2013	752	397
2012	759	379
2011	781	308

Source: City of Davenport Department of Human Resources.

Table 3
Employees by Department – December 31, 2015

	Full-time	Part-time
City Council	0	10
Mayor	2	0
Administration	5	4
Information Technology	8	2
Human Resources	5	2
Finance	23	1
Legal	4	0
Library	39	36
Civil Rights	4	3
Fire [1]	142	0
Police	186	23
Community & Economic Development[2]	23	0
Public Works [1] [2]	287	50
Leisure Facilities and Services	18	218
	746	349

[1] Community Service Division employees moved from Fire to Public Works.
[2] Parking employees moved from Community & Economic Development to Public Works.

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 ("IPERS"): 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 years ended June 30, 2015, 2014 and 2013 as shown below equal the required contributions for each year.

	FY 2012-13	FY 2013-14	FY 2014-15
IPERS City Contribution	$2,567,903	$2,667,158	$2,678,664

The CAFR outlines the assumptions made in the above valuations. The IPERS CAFR 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 $18,110,994 within its CAFR as of June 30, 2015 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, 2014, 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. As of June 30, 2014, the City's collective proportion was .456666% which was a decrease of .007734% from its proportion measured as of June 30, 2013.

Municipal Fire and Police Retirement System of Iowa ("MFPRSI"): 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 contributed the required amount to MFPRSI for each year as follows:

	FY 2012-13	FY 2013-14	FY 2014-15
MFPRSI City Contribution	$5,329,969	$6,291,856	$6,445,225

The Reports outline the assumptions made in the above valuations. 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 websites, 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 websites.

Pursuant to GASB Statement No. 68, the City reported a liability of $38,533,563 with its CAFR as of June 30, 2105 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, 2014, 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. As of June 30, 2014, the City's collective proportion was 8.231278% which was an increase of .072467% from its proportion measured as of June 30, 2013.

Subsequent Event – Pension and Retirement Systems

Subsequent to the actuarial valuation date used by the systems, the Society of Actuaries issued updated mortality scales and mortality improvement scales; MP2014 and MP-15. It is expected these scales may increase the total pension liability by 4-8% unless the plans experience indicates otherwise. The City has not been provided the impact of these scales but believes the updated scales, if determined appropriate for the systems, will have a material impact on the City's net pension obligations.

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.

	FY 2012-13	FY 2013-14	FY 2014-15
457 Deferred Contribution	$1,901,498	$1,912,655	$1,953,660

For further information, refer to Note 7 on page 51 of the City's June 30, 2015 CAFR contained as APPENDIX A of this Preliminary Official Statement.

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. There are active and retired members in the plan. Retired participants must be age 55 or older at retirement. The healthcare benefit plans are self-insured and are administered by a third party. Retirees pay 100% of the group rate calculated on the expected costs based on the entire group of actives, COBRA participants, and retirees. This results in an implicit subsidy and other post-employment benefits ("OPEB") liability. The contribution requirements of plan members are established and may be amended by the City. The City currently finances the retiree benefit plan on a pay-as-you-go basis.

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 table 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	$1,376,470
Interest on net OPEB obligation	254,349
Adjustment to annual required contribution	--
Annual OPEB cost	$1,630,819
Contributions made	--
Increase in net OPEB obligation	1,657,124
Net OPEB obligation, beginning of year	5,652,202
Net OPEB obligation, end of year	$7,283,020

The City's annual OPEB cost, the percentage of annual OPEB cost contributed to the plan, and the net OPEB obligation for fiscal years 2013 thru 2015 are presented in the following table.

Fiscal Year Ended June 30	Annual OPEB Cost	Percentage of Annual OPEB Cost Contributed	Net OPEB Obligation
2013	$1,626,339	16.73%	$4,353,982
2014	1,416,948	8.38%	5,652,201
2015	1,630,819	0.00%	7,283,020

As of July 1, 2013, the most recent actuarial valuation date for the period July 1, 2014 through June 30, 2015, the actuarial accrued liability was $14,965,645 with no actuarial value of assets, resulting in an unfunded actuarial accrued liability, UAAL, of $14,965,645. The covered payroll (annual payroll of active employees covered by the plan) was approximately $46,170,941, and the ratio of the UAAL to the covered payroll was 32.41%. As of June 30, 2015, there were no trust fund assets.

For further information, refer to Note 12 on page 67 of the City's June 30, 2015 CAFR contained as APPENDIX A of this Preliminary 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, 2015

Union	Employees Represented	Contract Expiration Date
Davenport Association of Professional Firefighters, Local #17	130	June 30, 2018
Iowa State Policemen's Association, Local #2	147	June 30, 2016
American Federation of State, County and Municipal Employees, Local #887	122	June 30, 2018
Chauffeurs, Teamsters and Helpers Local Union #238	168	June 30, 2018
Division #312 of the Amalgamated Transit Union	31	June 30, 2016

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 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	4,900
Davenport Community Schools	Education	2,500
ALCOA	Aluminum, Sheet, Plate & Foil	2,250 [2]
Kraft Foods/Oscar Mayer	Meat Packing	1,500
City of Davenport	Government	1,095
Isle Capri – Rhythm City Casino	Casino, Hotel & Entertainment	1,050 [3]
MidAmerican Energy Company	Utility Service	1,025
Eastern Iowa Community College	Education	1,016
APAC Teleservices	Telemarketing	900
Wells Fargo – Davenport Region	Finance	716
AT&T Corporation	Telecommunications	610 [4]
Sears Manufacturing	Tractor Seats	600
United Parcel Service	Parcel Delivery Service	590
Von Maur	Headquarters/ Distribution for Retail Stores	560
Scott County	Government	500
St. Ambrose University	Education	467

(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.

Table 7
Major Employers, Quad-Cities Metropolitan Area[1]

3

Employer Name	Product	Approximate Number of Employees [2]
Rock Island Arsenal	Government, Armaments	8,500 [3]
Deere & Company	Industrial and Agricultural Equipment	7,255 [4]
Trinity Medical Center	Health Care	2,900
Tyson Fresh Meats	Food Processing	2,400
XPAC	Supply Chain Management and Logistics	1,195
Moline Schools	Education	1,157
Rock Island Schools	Education	827
Group O Companies	Third Party Logistics	800
Rock Island County	Government	760
Exelon Corporation	Electric Power Generation	700
Jumer's Casino & Hotel	Casino & Hotel	641
Bettendorf Community Schools	Education	603

(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.
(4) Total reflects John Deere's announcement that they will be laying off 45 workers in their East Moline, IL location. They will also be placing an additional 500 employees on an extended inventory adjustment shutdown.

Source: Iowa Quad Cities Chamber of Commerce.

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 2011 through 2015.

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
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%
2011	247,100	227,600	7.3%	7.2%	5.6%	8.9%

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 2011 through 2015.

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
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
2011	34,460	38,114	38,156	24,047	14,575	14,608

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 No.	New Commercial Value	New Industrial No.	New Industrial Value	Miscellaneous [(1)] No.	Miscellaneous [(1)] Value	New Residential No.	New Residential Value	Other [(2)] Value
2016[(3)]	14	$29,639,500	0	$0	214	$3,290,732	80	$20,461,610	$51,892,823
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
2012	15	9,336,379	1	1,000,000	354	2,873,207	167	26,016,019	63,509,457

(1) Includes schools, churches, and other institutions.
(2) Remodeling and other miscellaneous permits.
(3) As of December 31, 2015.

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
2015	2016-17	15,162
2014	2015-16	15,823
2013	2014-15	15,981
2012	2013-14	15,940
2011	2012-13	16,131

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 23, 2016)

Legal debt limit of 5% of 100% of actual value for fiscal year 2016 as of January 1, 2014[1]	$ 318,401,799
Debt chargeable against limit:	
Bonded debt (includes the Bonds)	232,460,000*
TIF Rebate Agreements	3,851,529
Total debt subject to debt limit (74.22%)	$ 236,311,529
Legal debt limit margin (25.78%)	$ 82,090,270

[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

The 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 23, 2016.

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	$ 17,545,000	51.22%	$ 8,986,549
Davenport Community School District	0	87.71%	0
North Scott Community School District	0	15.16%	0
Bettendorf Community School District	0	22.47%	0
Eastern Iowa Community College (Area IX)	54,635,000	30.22%	16,510,697
Total Overlapping Debt			$ 25,497,246

[1] Based on 1/1/2014 Taxable Valuations.

Source: Iowa Department of Management.

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 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
2016[6]	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
2012	99,685	3,967,573,821	208,330,000	9,744,828	43,828,300	18,839,265	563,900	135,353,707	3.41%	1,358

[1] Source: 2010 U.S. Census.
[2] Information 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.
[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 debt per capita, percent of actual value and total taxable value as of January 1, 2014 payable in fiscal year 2015-16 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 ($6,368,035,987) [5]	Net Bonded Debt to Taxable Value ($4,154,378,793) [6]
G.O. Bonded Debt	$ 232,460,000	$ 13,497,737	$ 59,681,980	$ 32,387,440	$ 401,100	$ 126,491,743	$ 1,269	1.99%	3.04%
Overlapping Debt	25,497,246	--	--	--	--	25,497,246	256	0.40%	0.61%
Total	$ 257,957,246	$ 13,497,737	$ 59,681,980	$ 32,387,440	$ 401,100	$ 151,988,989	$ 1,525	2.39%	3.65%

(1) Includes the Bonds.
(2) As of June 30, 2015.
(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) Self-supported Municipal Improvement District Levy and Levee Commission rents.
(5) Based on 1/1/2014 Actual Valuation as provided by the Scott County Auditor. Includes TIF Increment, Agricultural Land, Agricultural Buildings and all Utilities.
(6) Based on 1/1/2014 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, 2015 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, 2015	Principal Outstanding Pro Forma March 23, 2016
12/28/06	Taxable Ref Ser B	$1,330,000	5.00%	06/01/17	$290,000	$290,000
12/30/08	Taxable Ser D	3,530,000	5.20% - 5.50%	06/01/17	620,000	620,000 1)
04/22/09	Corporate Ser A	16,530,000	3.50%	06/01/17	1,815,000	1,815,000 2)
04/22/09	Taxable Ser B	7,035,000	4.50%	06/01/17	950,000	950,000 3)
11/02/09	Taxable Ser C	10,125,000	3.75% - 5.80%	06/01/29	8,240,000	8,240,000
01/05/10	Corporate Ser A	20,650,000	3.50% - 5.00%	06/01/24	11,750,000	11,750,000
03/22/10	Refunding Ser B	10,845,000	2.50% - 3.375%	06/01/21	4,705,000	4,705,000
03/22/10	Refunding Ser C	3,870,000	4.00% - 4.30%	06/01/21	2,330,000	2,330,000
12/27/10	Corporate Ser D	33,745,000	3.75% - 4.00%	06/01/25	20,295,000	20,295,000
01/18/11	Refunding Ser A	6,005,000	3.75% - 4.00%	06/01/17	2,155,000	2,155,000
03/14/12	Corporate Ser A	31,250,000	2.50% - 4.00%	06/01/31	22,450,000	22,450,000
05/07/12	Taxable Ser B	4,460,000	1.20% - 3.10%	06/01/23	3,175,000	3,175,000
05/07/12	Refunding Ser C	11,720,000	4.00%	06/01/19	7,530,000	7,530,000
05/07/12	Refunding Ser D	18,745,000	3.00%	06/01/25	16,705,000	16,705,000
03/05/13	Corporate Ser A	21,870,000	2.00% - 3.25%	06/01/32	18,670,000	18,670,000
03/05/14	Corp & Ref Ser A	23,125,000	3.00% - 3.50%	06/01/29	22,095,000	22,095,000
03/05/14	Refunding Ser B	10,950,000	5.00% - 3.00%	06/01/23	10,950,000	10,950,000
03/10/15	Corporate Ser	17,715,000	4.00% - 3.125%	06/01/30	17,715,000	17,715,000
03/23/16	Corporate Ser A	46,020,000*	To Be Determined	06/01/31	0	46,020,000*
03/23/16	Refunding Ser B	6,180,000*	To Be Determined	06/01/28	0	6,180,000*
03/23/16	Refunding Ser C	7,820,000*	To Be Determined	06/01/24	0	7,820,000*
Total General Obligation Bonds					$172,440,000	$232,460,000*
Total Abatement Supported 4)					(56,780,520)	(92,470,520)
Net General Obligation Bonded Debt					$115,659,480	$139,989,480*

1) The 2018 - 2021 maturities will be advance refunded by the Series 2016B Bonds.
2) The 2018-2024 maturities will be advance refunded by the Series 2016C Bonds.
3) The 2018-2028 maturities will be advance refunded by the Series 2016B Bonds.
4) The levy for abatement supported general obligation debt has been, and is expected to continue to be, abated with revenue of the sewer clean water, parking, airport and solid waste utilities, public housing rental receipts, curbside recycling fees, hotel/motel tax receipts, municipal improvement district levy, levee rents, and tax increment revenues. See Table 18 for the principal and interest abated by the various revenue sources.

* Preliminary; subject to change.

Debt Service Payments

Table 17 represents a schedule of the estimated annual principal and interest payments for the City's general obligation debt upon the issuance of the Bonds.

Table 17
General Obligation Long-Term Bonded Debt
Schedule of Annual Maturities

	Current Outstanding		Series 2016A*		Series 2016B*		Series 2016C*		Total Outstanding*			
Fiscal Year Ended June 30	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	BABs Credit [1]	Total
2016 [2]	$21,475,000	$3,535,110	$0	$0	$0	$0	$0	$0	$21,475,000	$3,535,110	($153,522)	$24,856,588
2017	19,760,000	5,755,911	1,530,000	1,946,844	90,000	217,573	95,000	187,193	21,475,000	8,107,521	(288,776)	29,293,745
2018	17,005,000	5,060,454	2,755,000	1,587,808	930,000	181,475	1,040,000	156,198	21,730,000	6,985,934	(267,436)	28,448,498
2019	15,810,000	4,453,319	2,845,000	1,498,270	960,000	161,480	1,055,000	140,182	20,670,000	6,253,251	(244,070)	26,679,181
2020	14,605,000	3,823,539	2,940,000	1,405,808	720,000	138,440	1,075,000	122,458	19,340,000	5,490,244	(218,868)	24,611,376
2021	13,490,000	3,242,326	3,035,000	1,310,258	740,000	119,720	1,095,000	103,001	18,360,000	4,775,304	(193,208)	22,942,096
2022	11,490,000	2,688,389	2,815,000	1,211,620	355,000	99,000	1,120,000	80,991	15,780,000	4,080,000	(165,317)	19,694,683
2023	11,910,000	2,222,109	2,910,000	1,120,133	365,000	87,818	1,150,000	56,799	16,335,000	3,486,858	(134,955)	19,686,903
2024	11,080,000	1,749,369	3,000,000	1,025,558	375,000	75,773	1,190,000	30,464	15,645,000	2,881,163	(102,027)	18,424,136
2025	9,870,000	1,309,809	3,100,000	928,058	390,000	62,835			13,360,000	2,300,701	(66,517)	15,594,184
2026	6,380,000	944,739	3,200,000	827,308	405,000	48,990			9,985,000	1,821,036	(54,979)	11,751,057
2027	5,085,000	701,614	3,315,000	715,308	415,000	33,803			8,815,000	1,450,724	(42,600)	10,223,124
2028	5,305,000	519,003	3,435,000	590,995	435,000	17,618			9,175,000	1,127,615	(29,265)	10,273,350
2029	4,945,000	327,616	3,570,000	457,030					8,515,000	784,646	(15,041)	9,284,605
2030	2,410,000	142,681	3,710,000	314,230					6,120,000	456,911		6,576,911
2031	1,185,000	63,388	3,860,000	162,120					5,045,000	225,508		5,270,508
2032	635,000	20,638							635,000	20,638		655,638
	$172,440,000	$36,560,014	$46,020,000	$15,101,348	$6,180,000	$1,244,525	$7,820,000	$877,286	$232,460,000	$53,783,164	($1,976,582)	$284,266,583

(1) The City anticipates receiving a 32.62% Build America Bonds interest subsidy credit on the Series 2009C and 2010A Bonds.
(2) Excludes the December 1, 2015 interest payment of $3,691,349.

* Preliminary; subject to change.

Tax Levy Abatement

Although the data listed in Table 17 and Table 18 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 23, 2016.

Table 18
General Obligation Long-Term Bonded Debt
Schedule of Annual Maturities[1]
(Includes the Bonds)

Fiscal Year Ending June 30	Levy Supported	Sewer	Housing	TIF	Clean Water	Parking	DDDSMID [2]	Airport	Solid Waste	Heritage Fund	River Center/ Adler	Total Principal & Interest All Issues
2016	$17,129,659	$3,993,627	$30,375	$2,167,576	$191,725	$748,076	$62,200	$53,762	$625,788	$7,322	$0	$25,010,110
2017	18,863,065	5,509,504		3,083,865	234,225	993,931	75,870	60,511	638,253	9,494	113,803	29,582,521
2018	17,611,803	5,068,396		3,912,711	234,575	992,516	75,599	59,261	638,425	9,344	113,305	28,715,935
2019	16,014,458	4,950,353		3,938,556	234,250	1,002,656	75,618	48,286	538,850	9,194	111,030	26,923,251
2020	14,716,115	4,832,768		3,549,531	227,600	1,000,980	75,577	43,600	261,375	8,944	113,755	24,830,245
2021	13,382,207	4,783,693		3,437,114	230,950	1,001,954	75,386	42,200	56,788	13,694	111,318	23,135,304
2022	12,058,562	4,725,561		2,679,103	228,900			40,800		13,194	113,880	19,860,000
2023	12,045,915	4,713,892		2,672,028	226,650			39,400		12,694	111,280	19,821,859
2024	11,349,793	4,590,896		2,192,300	229,200			38,000		12,294	113,680	18,526,163
2025	8,749,659	4,370,394		2,149,738	226,400			41,600		11,994	110,918	15,660,703
2026	5,688,201	3,772,469		2,052,118	168,400					11,694	113,155	11,806,037
2027	5,689,189	2,365,281		2,047,480	42,400					11,369	110,005	10,265,724
2028	5,706,521	2,375,250		2,051,983	41,200					16,031	111,630	10,302,615
2029	5,713,736	1,861,330		1,596,130						15,525	112,925	9,299,646
2030	3,594,776	1,273,680		1,594,530							113,925	6,576,911
2031	2,618,618	943,010		1,594,260							114,620	5,270,508
2032	655,638											655,638
Total	$171,587,915	$60,130,104	$30,375	$40,719,023	$2,516,475	$5,740,113	$440,250	$467,420	$2,759,479	$162,787	$1,689,229	$286,243,170

(1) Totals may vary due to rounding.
(2) Downtown Davenport Development Self-Supported Municipal Improvement District.
(3) Totals exclude the anticipated 32.62% Build America Bonds interest subsidy credit for the Series 2009C and 2010A Bonds.
(4) Excludes the December 1, 2015 interest payment.

TIF Rebate Agreements

Presented in Table 19 are the City's tax increment rebate agreements as of January 11, 2016.

Table 19
TIF Rebate Agreements

TIF Agreement	Assessment	Remaining Term	Total Obligation Outstanding as of 01/11/2016	Total Obligation Subject to Debt Limit	Annual Payment as of 01/11/2016
National Weather Service	$727,700	3 years	$90,750	$90,750	$18,221
Ryan Companies	19,868,300	5 years	2,189,937	2,189,937	118,504
M.A. Ford (Miracle Tools)	2,267,900	14 years	450,764	54,595	54,595
PCT	2,871,695	3 years	180,000	68,000	39,206
MMS Thermal	1,493,500	1 year	36,000	36,000	20,602
Evolution Power Tools	2,380,300	2 years	52,478	27,478	27,478
eServe	6,120,900	2 years	177,679	93,539	93,539
Tri City Electric	7,062,900	9 years	1,049,000	129,000	72,955
Von Maur	7,999,900	11 years	1,230,000	130,000	130,000
Von Maur e-commerce	7,999,900	13 years	1,195,000	103,000	3,219
Von Maur HQ & Distribution	8,683,400	14 years	1,461,000	135,000	135,000
Fidlar	4,002,070	13 years	1,092,000	96,000	55,526
Heart of America	12,378,000	15 years	6,076,230	406,230	406,230
Hardi North America	4,689,250	15 years	297,000	17,000	17,000
Internal Debt (1)			275,000	275,000	275,000
Total			$ 15,852,838	$3,851,529	$1,467,075

(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 03/23/2016
6/10	$10,000,000	Improvements	Sewer Net Revenues	6/41	$9,153,000
12/15	5,781,107 (1)	Improvements	Sewer Net Revenues	6/34	4,999,107 (2)
3/16	7,538,000	Improvements	Sewer Net Revenues	6/36	0 (3)
12/11	310,791	Rail Extension	Land	12/23	310,791

(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 represents the outstanding balance as of March 23, 2016. $5,000 will be disbursed when final documentation of the project is received.

(3) The City is drawing the loan down as needed. The City has not made any construct draws on this loan as of the date of this official statement. The City may make some small construction draws by March 23, 2016. The amounts are unknown at this time.

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 does not anticipate issuing additional general obligation debt within the next 90 days of the date of this Preliminary Official Statement.

FINANCIAL INFORMATION

Financial Reports

The responsibility for the financial function within the City rests with the Finance Director. The Finance Director 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, 2014. 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 2015. Coverage from private insurers is maintained for losses in excess of the individual stop loss amounts. All claims handling procedures are performed by the risk management division of the finance department. Additionally, workers' compensation claims are sent to a Third Party Administrator for review as part of the initial set up of the claim. A private attorney specializing in workers' compensation law is retained to defend workers' compensation claims filed with the state Workers' Compensation Commissioner by claimants. Incurred but not reported claims have been accrued as a liability based upon an independent actuarial study. No settlements exceeded insurance coverage for the past three fiscal years. There were no significant reductions in insurance coverage during the past year. Based on experience, $3,362,339 of the claims payable as of June 30, 2015 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 $10,992,254 for 2015. 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 $1,204,195 as of June 30, 2015 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 2012 through 2016. 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 years 2012 through 2016.

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Table 21
Statement of Revenues, Expenditures and Changes in Fund Balance - General Fund[(1)]
(Years Ended June 30)

	Budget 2016	2015	2014	2013	2012
Revenue					
Taxes	$59,208,106	$59,705,488	$60,207,114	$59,199,414	$54,023,578
Licenses and Permits	1,479,100	1,935,347	1,679,731	1,525,686	1,271,534
Intergovernmental	2,999,605	2,739,724	1,159,513	1,211,347	1,171,447
Charges for Services	4,099,481	3,887,210	3,951,785	4,060,735	4,339,590
Use of Monies & Property	253,700	544,388	308,668	278,969	254,819
Fines and Forfeits	1,603,500	2,050,224	1,931,967	1,740,494	1,936,641
Other	300,500	333,149	396,986	382,004	573,007
Total Revenue	69,943,992	71,195,530	69,635,764	68,398,649	63,570,616
Expenditures					
Current:					
Public Safety	43,101,901	41,327,950	40,772,552	38,908,780	38,684,296
Public Works	4,576,101	4,701,546	4,758,575	4,680,836	4,430,935
Culture and Recreation	12,300,410	11,070,358	11,213,507	10,897,946	11,088,094
Community & Economic Development	948,773	894,828	1,310,626	1,154,206	1,360,345
General Government	8,273,453	9,477,655	8,639,508	8,443,007	8,447,663
Total Expenditures	69,200,638	67,472,337	66,694,768	64,084,775	64,011,333
Excess of Revenue Over (Under) Expenditures	743,354	3,723,193	2,940,996	4,313,874	(440,717)
Other Financing Sources (Uses)					
Sale of Capital Assets	-	15,451	-	-	3,867
Operating Transfers (Net)	(550,500)	(2,682,730)	(1,237,586)	(588,898)	483,999
Total Other Financing Sources (Uses)	(550,500)	(2,667,279)	(1,237,586)	(588,898)	487,866
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses (2)	192,854	1,055,914	1,703,410	3,724,976	47,149
Beginning Fund Balance	16,376,429	15,320,515	13,617,105	9,892,129	9,844,980
Ending Fund Balance	$16,569,283	$16,376,429	$15,320,515	$13,617,105	$9,892,129

[(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, June 30, 2015 and 2016 Budget.

Table 22

Statement of Revenues, Expenditures and Changes in Fund Balance - Special Revenue Funds [1]

(Years Ended June 30)

	Budget 2016	2015	2014	2013	2012
Revenue					
Taxes [2]	$16,613,271	$17,639,582	$17,188,550	$16,559,167	$16,373,203
Special Assessments	-	8,370	7,473	28,462	-
Licenses and permits	50,000	82,561	70,021	93,664	46,270
Intergovernmental	18,056,737	16,650,203	18,277,976	16,103,400	20,440,390
Charges for Services	85,000	76,758	99,834	149,949	139,877
Use of Monies and Property	215,740	472,112	525,572	400,925	384,915
Fines & Forfeits	-	134,348	156,732	-	-
Revolving Loan Repayments	900,497	752,279	979,050	860,284	637,610
Other	153,703	1,530,192	1,451,985	996,163	1,132,682
Total Revenue	36,074,948	37,346,405	38,757,193	35,192,014	39,154,947
Expenditures					
Current:					
Debt Service:					
Principal retirement	56,225	55,125	54,275	53,400	52,750
Interest	11,951	13,191	14,277	15,345	16,399
Public Safety	743,606	821,702	444,298	1,252,147	870,245
Public Works	14,460,939	13,328,499	12,799,216	10,607,877	11,074,420
Culture and Recreation	266,414	197,235	68,206	77,667	216,999
Community & Economic Development	9,068,130	8,547,287	11,503,642	8,358,618	12,236,131
General Government	298,342	211,730	174,911	158,088	138,993
Total Expenditures	24,905,607	23,174,769	25,058,825	20,523,142	24,605,937
Excess of Revenue Over (Under) Expenditures	11,169,341	14,171,636	13,698,368	14,668,872	14,549,010
Other Financing Sources (Uses)					
Sale of Fixed Assets	-	-	17,355	1,114,720	105,000
Operating Transfers (Net)	(11,078,124)	(13,599,298)	(11,571,785)	(13,318,948)	(16,626,501)
Total Other Financing Sources (Uses)	(11,078,124)	(13,599,298)	(11,554,430)	(12,204,228)	(16,521,501)
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses (2)	91,217	572,338	2,143,938	2,464,644	(1,972,491)
Beginning Fund Balance	7,169,618	6,597,280	4,453,342	1,988,698	3,961,189
Ending Fund Balance	$7,260,835	$7,169,618	$6,597,280	$4,453,342	$1,988,698

[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, June 30, 2015 and 2016 Budget.

Table 23
Statement of Revenues, Expenditures and Changes in Fund Balance - Debt Service Fund [1]
(Years Ending June 30)

	Budget 2016	2015	2014	2013	2012
Revenue					
Taxes	$14,417,254	$13,154,839	$13,026,283	$12,503,997	$10,487,902
Special Assessments	-	30,622	40,580	65,295	58,964
Intergovernmental	357,480	324,355	-	-	-
Use of Monies and Property	128,000	176,698	302,026	322,568	293,936
Loan repayments	-	-	-	-	-
Other	979,000	996,239	1,008,964	1,761,844	1,200,682
Total Revenue	15,881,734	14,682,753	14,377,853	14,653,704	12,041,484
Expenditures					
Current:					
Debt Service:					
Principal retirement	16,729,140	26,567,135	34,705,510	34,087,775	17,181,600
Interest and Fiscal Charges	5,397,437	5,991,294	6,087,036	6,972,064	6,184,556
Bond issue expense	-	-	72,385	11,145	-
Culture & Recreation	-	-	-	-	-
Community & Economic Development	1,865,007	928,795	1,039,395	1,117,049	1,638,138
General Government	-	3,000	6,300	-	406,285
Total Expenditures	23,991,584	33,490,224	41,910,626	42,188,033	25,410,579
Excess of Revenue Over (Under) Expenditures	(8,109,850)	(18,807,471)	(27,532,773)	(27,534,329)	(13,369,095)
Other Financing Sources (Uses)					
Debt Proceeds	-	-	-	-	3,321,543
Operating Transfers (Net)	8,630,420	10,179,863	9,329,673	8,901,982	10,048,352
Sale of capital assets	-	-	-	901,873	-
Refunding proceeds	-	-	10,335,000	2,310,000	33,637,890
Premium on debt issued	-	-	2,405,596	-	-
Total Other Financing Sources (Uses)	8,630,420	10,179,863	22,070,269	12,113,855	47,007,785
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses (2)	520,570	(8,627,608)	(5,462,504)	(15,420,474)	33,638,690
Beginning Fund Balance	7,986,919	16,614,527	22,077,031	37,497,505	3,858,815
Ending Fund Balance	$8,507,489	$7,986,919	$16,614,527	$22,077,031	$37,497,505

[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, June 30, 2015 and 2016 Budget.

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
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
2011	23,354,794	39,137,701	17,073,051	11,485,665	13,823,997	8,178,030	113,053,238

[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
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
2011	78,730,720	157,683	1,238,659	20,660,712	930,106	4,146,542	1,967,004	3,425,531	111,256,957

[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

It can be anticipated that, from time to time, legislative proposals may be considered by the Iowa General Assembly that would, if enacted, alter or amend one or more of the tax matters described herein. 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.

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) reduces the maximum annual taxable value growth percent, due to revaluation of existing residential and agricultural property, from the current 4% to 3%, (ii) assigns 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) creates 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) ("Multi-residential Property") that begins in the 2015 assessment year, and assigns a declining rollback percentage of 3.75% to such properties for each subsequent year until 2021 assessment year (the rollback percentage for Multi-residential Properties will be equal to the residential rollback percentage in 2022 assessment year and thereafter) and (iv) exempts a specified portion of the assessed value of telecommunication properties.

The Act includes 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 to 3% from 4%, the gradual transition for Multi-residential Property from the commercial rollback percentage (100% of Actual Value) to the residential rollback percentage (currently 55.7335% 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.

In Moody's Investor Service US Public Finance Weekly Credit Outlook, dated May 30, 2013, Moody's Investor Service ("Moody's") projected that local governments in the State of Iowa are likely to experience modest reductions in property tax revenues starting in fiscal year 2014-15 as a result of the Act, with sizeable reductions possible starting in fiscal year 2017-18. According to Moody's, local governments that may experience disproportionately higher revenue losses include regions that have a substantial commercial base, a large share of Multi-residential Property (such as college towns), or significant amounts of telecommunications property.

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 from the date of issue, except for certain bonds issued for disaster purposes and bonds issued to refund or refinance bonds issued for such disaster purposes which may mature and be retired in a period not exceeding thirty years from date of issue. 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." Iowa Code section 76.1 provides that the annual levy shall be sufficient to pay the interest and approximately such portion of the principal of the bonds as will retire them in a period not exceeding twenty years from the date of issue, except for certain bonds issued for disaster purposes and bonds issued to refund or refinance bonds issued for such disaster purposes which may mature and be retired in a period not exceeding thirty years from date of issue

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 2014 are for taxes payable in the fiscal year 2015-2016. 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, 2014, the taxable value roll back rate was 55.7335% of actual value for residential property; 44.7021% of actual value for agricultural property; and 90% of actual value for railroad, commercial, industrial and utility property.

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(3)	2017	$6,481,109,870	$4,039,640,155	$172,747,045
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.
(3) The City's 1/1/2015 valuations are now available from the State of Iowa and will become effective July 1, 2016.

Source: Scott County Auditor.

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Table 27 lists the classes of property which comprise the City's assessment year 2014 property values by category.

Table 27
2014 Property Values by Category

Category	Actual Value	Taxable Value	% of Gross Taxable Value
Residential	$4,182,508,518	$2,331,065,842	61.12%
Commercial	1,494,888,080	1,345,399,271	35.27%
Industrial	133,489,558	120,140,602	3.15%
Utilities	14,844,339	14,844,339	0.39%
Other (railroads)	2,899,678	2,609,711	0.07%
Gross Valuation	$ 5,828,630,173	$ 3,814,059,765	100.00%
Less: Military Exemption	(8,932,196)	(8,932,196)	
Net Valuation	$ 5,819,697,977	$ 3,805,127,569	
TIF increment (used to compute debt service levies and constitutional debt limit)	$ 173,562,253	$ 150,802,466	
Taxed Separately:			
Agricultural Land	$ 32,060,104 (1)	$ 14,330,520 (1)	
Agricultural Building	826,900	369,647	
Gas & Electric Utilities	341,888,753	198,448,758	

(1) Reduced by $1,852 of military exemption.

Source: Scott County Auditor.

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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
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%
2011	3.00	15.53	[6]	62,430,924	62,382,970	99.92%	41,120	62,424,090	99.99%

(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 2012 through 2016.

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
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
2010	2012	6.37759	17.05061	1.01724	0.32062	15.53000	40.29606

(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 2012 through 2016.

Table 30
Tax Rate Comparison
By Operating Funds

Fund	2016	2015	2014	2013	2012
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	4.93000	4.93000	4.93000	3.97000
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	13.77000
Debt Service	2.15000	2.05000	2.05000	2.05000	1.76000
Total All Funds	16.78000	16.78000	16.78000	16.78000	15.53000

Source: City of Davenport Finance Department.

Principal Taxpayers

A list of ten larger taxpayers within the City and their 1/1/2014 taxable valuations (taxes payable July 1, 2015 through June 30, 2016) 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	$ 150,202,626	3.62%
Macerich North Park Mall LLC	Shopping Center	52,533,450	1.26%
Iowa-American Water Co.	Utility	49,542,230	1.19%
John Deere Construction	Commercial	23,278,680	0.56%
Falls Plaza LLC	Commercial	18,723,240	0.45%
ARCP JDDPTIA01 LLC	Commercial	17,881,470	0.43%
THF Davenport North Development	Commercial	15,976,710	0.38%
Genesis Health System	Health Care	13,575,403	0.33%
Senior Star Investments I LLC [2]	Retirement Home	13,218,485	0.32%
Wal-Mart Real Estate Business	Commercial	12,866,670	0.31%
Total		$ 367,798,964	8.85%

[1] Based on the City's 1/1/2014 Debt Service Levy Valuation of $4,154,378,793.

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 $16,400,413 of local option sales tax in fiscal year ended June 30, 2015.

MUNICIPAL ADVISOR

The City has retained Public Financial Management, Inc., 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 Public Financial Management, Inc., 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 opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, forms of which is attached hereto as APPENDIX B. Signed copies of the legal opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the Purchaser at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel.

The legal opinion 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" section under "DESCRIPTION OF THE BONDS" insofar as such statements contained under such captions purport to summarize certain provisions of the Internal Revenue Code of 1986, the Bonds and any opinions rendered by Bond Counsel. Bond Counsel has prepared the documents contained in APPENDIX B and APPENDIX C.

TAX EXEMPTION AND RELATED CONSIDERATIONS

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the Series 2016A Bonds and the Series 2016C 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 Series 2016A Bonds and the Series 2016C Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Series 2016A Bonds and the Series 2016C Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Series 2016A Bonds and the Series 2016C Bonds. In the resolution authorizing the issuance of the Series 2016A Bonds and the Series 2016C Bonds, the City will covenant to comply with all such requirements.

There may be certain other federal tax consequences to the ownership of the Series 2016A Bonds and the Series 2016C Bonds by certain taxpayers, including without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security and Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will express no opinion with respect to other federal tax consequences to owners of the Series 2016A Bonds and the Series 2016C Bonds. Prospective purchasers of the Series 2016A Bonds and the Series 2016C Bonds should consult with their tax advisors as to such matters.

Interest on the Series 2016B Bonds is includible in gross income for both federal and State of Iowa income tax purposes.

Ownership of the Series 2016B Bonds may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Series 2016B Bonds. Prospective purchasers of the Series 2016B Bonds should consult their tax advisors regarding the applicability of any such state and local taxes.

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.

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 opinions 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 Finance Director has been duly authorized by the City.

CITY OF DAVENPORT, IOWA

By: /s/ Brandon E. Wright
Finance Director

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APPENDIX A

Comprehensive Annual Financial Report
June 30, 2015

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<u>APPENDIX B</u>

Forms of Legal Opinions

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APPENDIX C

Form of Continuing Disclosure Certificate

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<u>APPENDIX D</u>

TERMS OF OFFERING

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<u>**TERMS OF OFFERING**</u>

City of Davenport, Scott County, Iowa

$46,020,000* General Obligation Corporate Bonds, Series 2016A
$6,180,000* Taxable General Obligation Refunding Bonds, Series 2016B
$7,820,000* General Obligation Refunding Bonds, Series 2016C

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 $46,020,000* General Obligation Corporate Bonds, Series 2016A (the "Series 2016A Bonds"), $6,180,000* Taxable General Obligation Refunding Bonds Series 2016B (the "Series 2016B Bonds"), and the $7,820,000* General Obligation Refunding Bonds, Series 2016C (the "Series 2016C Bonds") (collectively the "Bonds") will be received by the City of Davenport, Iowa (the "City") on February 24, 2016 until 10:00 A.M. Central Time, at the office of the Finance Director, City Hall, Davenport Iowa. Consideration of the award of the Bonds will be by the City Council at a meeting on February 24, 2016. 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 23, 2016, 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:

<u>**$46,020,000* General Obligation Corporate Bonds, Series 2016A**</u>

Year	Amount*	Year	Amount*
2017	$1,530,000	2025	$3,100,000
2018	2,755,000	2026	3,200,000
2019	2,845,000	2027	3,315,000
2020	2,940,000	2028	3,435,000
2021	3,035,000	2029	3,570,000
2022	2,815,000	2030	3,710,000
2023	2,910,000	2031	3,860,000
2024	3,000,000		

ADJUSTMENT TO BOND MATURITY AMOUNTS

The City reserves the right to increase or decrease the aggregate principal amount of the Series 2016A 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 $48,000,000. 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 2016A Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2016A 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.

$6,180,000* Taxable General Obligation Refunding Bonds, Series 2016B

Year	Amount*	Year	Amount*
2017	$90,000	2023	$365,000
2018	930,000	2024	375,000
2019	960,000	2025	390,000
2020	720,000	2026	405,000
2021	740,000	2027	415,000
2022	355,000	2028	435,000

ADJUSTMENT TO BOND MATURITY AMOUNTS

The City reserves the right to increase or decrease the aggregate principal amount of the Series 2016B 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 $7,000,000. 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 2016B Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2016B 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.

$7,820,000* General Obligation Refunding Bonds, Series 2016C

Year	Amount*	Year	Amount*
2017	$95,000	2021	$1,095,000
2018	1,040,000	2022	1,120,000
2019	1,055,000	2023	1,150,000
2020	1,075,000	2024	1,190,000

ADJUSTMENT TO BOND MATURITY AMOUNTS

The City reserves the right to increase or decrease the aggregate principal amount of the Series 2016C 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 $8,500,000. 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 2016C Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2016C 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 2016A Bonds and Series 2016B Bonds due after June 1, 2024 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 2016A Bonds and Series 2016B Bonds to be redeemed at the address shown on the registration books.

The Series 2016C Bonds are not subject to early redemption.

INTEREST PAYABLE

Interest on the Bonds will be payable semi-annually commencing December 1, 2016. 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 are valid and binding general obligations of the City for which the City will pledge its unlimited taxing power. The Series 2016A 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 department facilities, parks, riverfront, sidewalks, bike paths, recreation trails and other municipal buildings and facilities; acquisition of equipment for solid waste, mass transit, parks, library, vehicle maintenance and information technology and economic development projects.

The Series 2016B Bonds are being issued to advance refund on June 1, 2017, $1,465,000 of the City's outstanding General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2008D, originally dated December 30, 2008, maturing June 1, 2018 through 2021 (the "Series 2008D Bonds") and $4,340,000 of the City's outstanding General Obligation Urban Renewal Economic Development Bonds, Taxable Series 2009B, originally dated April 22, 2009, maturing June 1, 2018 through 2028 (the "Series 2009B Bonds) (collectively the "Series 2016B Refunded Bonds").

The Series 2016C Bonds are being issued to advance refund on June 1, 2017, $7,485,000 of the City's outstanding General Obligation Corporate Bonds, Series 2009A, originally dated April 22, 2009, maturing June 1, 2018 through 2024 (the "Series 2009A Bonds" or the "Series 2016C Refunded Bonds").

The proceeds of the Series 2016B and Series 2016C Bonds will be applied to the expense of the refundings and to establish escrow accounts to be held by Bankers Trust Company, Des Moines, Iowa. The amounts in the escrow accounts 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 2016B Refunded Bonds and Series 2016C Refunded Bonds starting December 1, 2016 to June 1, 2017; (ii) prepay the principal amount of the Series 2016B Refunded Bonds and the Series 2016C Refunded Bonds called for redemption on June 1, 2017.

The City will make the June 1, 2016 interest payments on the Series 2016B Refunded Bonds and the Series 2016C Refunded Bonds with funds on hand in the Debt Service Fund.

GOOD FAITH DEPOSITS

A good faith deposit in the amount of $460,020 for the Series 2016A Bonds (the "Series 2016A Deposit"), $61,800 for the Series 2016B Bonds (the "Series 2016B Deposit") and $78,200 for the Series 2016C Bonds (the "Series 2016C 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 2016A Deposit, Series 2016B Deposit and the Series 2016C 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 $45,559,800 for the Series 2016A Bonds, $6,121,290 for the Series 2016B Bonds and $7,757,440 for the Series 2016C 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 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 24, 2016, as specified in the 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 Finance Director, 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 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 resolution 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 Series 2004C Continuing Disclosure Certificate required disclosure within one hundred eighty (180) days past fiscal year end, while the City's other Continuing Disclosure Certificates for outstanding debt require disclosure within either three hundred (300) or three hundred sixty-five (365) days. Because of the shortened deadline applicable under the Series 2004C issues, the City's Comprehensive Annual Financial Reports for fiscal years ended June 30, 2011 was posted twenty-one days after the date required by the Series 2004C Continuing Disclosure Certificate, (which were defeased on May 7, 2012), but ahead of the applicable deadlines for the City's other outstanding debt.

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. The disclosure tables for fiscal year ended June 30, 2011 were published (within the Series 2012 Official Statement) 52 days after the shortened 180 day timeframe required by the Series 2004C Continuing Disclosure Certificate.

In addition, the November 30, 2011 Standard and Poor's FSA insured rating changes were not posted as required for Series 2007A, (which was defeased March 5, 2014); 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 resolution for the Bonds. A broker or dealer is to consider a known breach of the Undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the Undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

CUSIP NUMBERS

It is anticipated that the Committee on Uniform Security Identification Procedures ("CUSIP") numbers will be printed on the Bonds and the Purchaser(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
Finance Director

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OFFICIAL BID FORM

Members of the City Council
City of Davenport, Iowa

Sale Date: February 24, 2016
10:00 o'clock A.M. Central Time

RE: $46,020,000* General Obligation Corporate Bonds, Series 2016A (the "Series 2016A Bonds")

For the principal amount of the Series 2016A Bonds of the City of Davenport, Iowa, legally issued and as described in the TERMS OF OFFERING, we will pay the City $____________________ (not less than $45,559,800) plus accrued interest, if any, on the total principal of $46,020,000* to date of delivery, provided the Series 2016A Bonds bear the following interest rates:

Year	Interest Rate	Amount*	Year	Interest Rate	Amount*
2017	________%	$1,530,000	2025	________%	$3,100,000
2018	________%	2,755,000	2026	________%	3,200,000
2019	________%	2,845,000	2027	________%	3,315,000
2020	________%	2,940,000	2028	________%	3,435,000
2021	________%	3,035,000	2029	________%	3,570,000
2022	________%	2,815,000	2030	________%	3,710,000
2023	________%	2,910,000	2031	________%	3,860,000
2024	________%	3,000,000			

* The City reserves the right to increase or decrease the aggregate principal amount of the Series 2016A 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 $48,000,000. 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 2016A Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2016A 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 2016A Bonds mature on June 1, in each of the years as indicated above and interest is payable on December 1, 2016, and thereafter on June 1 and December 1 of each year.

We hereby designate that the following Series 2016A 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 TERMS OF OFFERING published in the Preliminary Official Statement dated February 10, 2016. In the event of failure to deliver these Series 2016A Bonds in accordance with the 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 24th day of February 2016.

____
Frank L. Klipsch, Mayor

____
Brandon E. Wright, Finance Director

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OFFICIAL BID FORM

Members of the City Council
City of Davenport, Iowa

Sale Date: February 24, 2016
10:00 o'clock A.M. Central Time

RE: $6,180,000* Taxable General Obligation Refunding Bonds, Series 2016B (the "Series 2016B Bonds")

For the principal amount of the Series 2016B Bonds of the City of Davenport, Iowa, legally issued and as described in the TERMS OF OFFERING, we will pay the City $____________________ (not less than $6,121,290) plus accrued interest, if any, on the total principal of $6,180,000* to date of delivery, provided the Series 2016B Bonds bear the following interest rates:

Year	Interest Rate	Amount*	Year	Interest Rate	Amount*
2017	________%	$90,000	2023	________%	$365,000
2018	________%	930,000	2024	________%	375,000
2019	________%	960,000	2025	________%	390,000
2020	________%	720,000	2026	________%	405,000
2021	________%	740,000	2027	________%	415,000
2022	________%	355,000	2028	________%	435,000

* The City reserves the right to increase or decrease the aggregate principal amount of the Series 2016B 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 $7,000,000. 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 2016B Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2016B 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 2016B Bonds mature on June 1, in each of the years as indicated above and interest is payable on December 1, 2016, and thereafter on June 1 and December 1 of each year.

We hereby designate that the following Series 2016B 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 TERMS OF OFFERING published in the Preliminary Official Statement dated February 10, 2016. In the event of failure to deliver these Series 2016B Bonds in accordance with the 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 24th day of February 2016.

____
Frank L. Klipsch, Mayor

____
Brandon E. Wright, Finance Director

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OFFICIAL BID FORM

Members of the City Council
City of Davenport, Iowa

Sale Date: February 24, 2016
10:00 o'clock A.M. Central Time

RE: $7,820,000* General Obligation Refunding Bonds, Series 2016C (the "Series 2016C Bonds")

For the principal amount of the Series 2016C Bonds of the City of Davenport, Iowa, legally issued and as described in the TERMS OF OFFERING, we will pay the City $____________________ (not less than $7,757,440) plus accrued interest, if any, on the total principal of $7,820,000* to date of delivery, provided the Series 2016C Bonds bear the following interest rates:

Year	Interest Rate	Amount*	Year	Interest Rate	Amount*
2017	________%	$95,000	2021	________%	$1,095,000
2018	________%	1,040,000	2022	________%	1,120,000
2019	________%	1,055,000	2023	________%	1,150,000
2020	________%	1,075,000	2024	________%	1,190,000

* The City reserves the right to increase or decrease the aggregate principal amount of the Series 2016C 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 $8,500,000. 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 2016C Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Series 2016C 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 2016C Bonds mature on June 1, in each of the years as indicated above and interest is payable on December 1, 2016, and thereafter on June 1 and December 1 of each year.

We hereby designate that the following Series 2016C 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 TERMS OF OFFERING published in the Preliminary Official Statement dated February 10, 2016. In the event of failure to deliver these Series 2016C Bonds in accordance with the 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 24th day of February 2016.

____
Frank L. Klipsch, Mayor

____
Brandon E. Wright, Finance Director

City of Davenport

Agenda Group: Finance **Action / Date**
Department: Finance **FIN2/3/2016**
Contact Info: Brandon Wright 326-7750
Wards: All

Subject:
Resolution expressing intent to enter into a $165,600 General Obligation Loan Agreement for acquisition of buses. [All Wards]

Recommendation:
Adopt the resolution.

Relationship to Goals:
Financially Responsible City Government.

Background:
The City of Davenport is utilizing the 0% interest, five-year Amoco Loan program for its local match portion in the purchase of two 35-foot buses. The total contract amount for the two buses is $843,834. Federal Transit Administration (FTA) funds will pay for 80% of the purchase and 20% must be provided in local match. The City will receive its portion of the local match through the Amoco Loan program and make annual payments for five years. The City will borrow $165,600 through the Amoco Loan program and make annual payments of $33,120 for five years through the Local Option Sales Tax Fund to fulfill its local match obligation.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolutionof intent GO Loan Agmt for buses

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/28/2016 - 11:17 AM
Finance Committee	Watson-Arnould, Kathe	Approved	1/28/2016 - 11:17 AM
City Clerk	Admin, Default	Approved	1/28/2016 - 11:20 AM

HEARING ON GENERAL OBLIGATION LOAN AGREEMENT (BUS ACQUISITION)

629872-78

Davenport, Iowa

February 10, 2016

The City Council of the City of Davenport, Iowa, met pursuant to law and the rules of the City Council, at 5:30 o'clock p.m. on February 10, 2016, at the Council Chambers, City Hall, in the City. The meeting was called to order and upon the roll being called, the following named Aldermen were present and absent:

Present: ____

Absent: _______________________

The City Council investigated and found that pursuant to notice duly published, the City Council had met as the Committee-of-the-Whole on February 3, 2016, to permit residents or property owners of the City to present oral or written objections to the proposal to enter into a general obligation loan agreement with the State of Iowa for the acquisition of buses for the Davenport Public Transit System. After receiving and considering all comments and objections, the hearing was closed and the meeting was adjourned until the regular meeting of the City Council at the current time and place.

Alderman ___________ introduced and moved the adoption of the resolution hereinafter set out expressing intent to enter into the loan agreement. The motion was seconded by Alderman ______________ and the Mayor put the question on the motion and, the roll being called, the following named Aldermen voted:

Ayes: ____

Nays: _________________________

Whereupon, the Mayor declared the motion duly carried and said resolution adopted, as hereinafter set out.

RESOLUTION NO. _____

Expressing Intent to Enter into $165,600 General Obligation Loan Agreement for Acquisition of Buses

WHEREAS, 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 published notice and held a hearing on a proposal to enter into a general obligation loan agreement (the "Loan Agreement") with the State of Iowa in an amount not to exceed $165,600, for the purpose of acquiring two buses for the Davenport Public Transit System;

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

Section 1. All objections received or made at the hearing are hereby overruled, and the Council hereby expresses its intent to enter into the Loan Agreement in the future in a principal amount not to exceed $165,600.

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

Passed and approved February 10, 2016.

____
Mayor

Attest:

____
Deputy City Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that as such Deputy City Clerk I have in my possession or have access to the complete corporate records of the City and of its Council and officers and that I have carefully compared the transcript hereto attached with those corporate records and that the transcript hereto attached is a true, correct and complete copy of all the corporate records in relation to the adoption of a resolution expressing intent to enter into a Loan Agreement, as referred to therein and that the transcript hereto attached contains a true, correct and complete copy of such resolution.

WITNESS MY HAND this __________ day of _____________, 2016.

____
Deputy City Clerk

City of Davenport

Agenda Group: Finance **Action / Date**
Department: City Council **FIN**
Contact Info: Alderman Matson & Alderman Dunn
Wards: All

Subject:
Resolution encouraging the Iowa General Assembly to adopt legislation to eliminate the current disparity in per pupil funding.

Recommendation:

Relationship to Goals:

Background:

ATTACHMENTS:

	Type	Description
	Cover Memo	RESO School Funding

REVIEWERS:

Department	Reviewer	Action	Date
Administration	Spiegel, Corri	Approved	1/30/2016 - 7:12 PM
Finance Committee	Admin, Default	Approved	2/1/2016 - 9:09 AM
City Clerk	Admin, Default	Approved	2/1/2016 - 9:10 AM

Resolution No.______________

Resolution offered by Alderman ________________________________

RESOLVED by the City Council of the City of Davenport.

Resolution encouraging the Iowa General Assembly to adopt legislation to eliminate the current disparity in per pupil funding.

WHEREAS the Iowa Legislature and Governor annually set the state cost per pupil which determines the amount of revenue available to school districts to invest in the education of Iowa's students;

WHEREAS 172 of Iowa's school districts have been historically granted spending authority in addition to the state cost per pupil, as much as $175 per student, yet 165 Iowa schools districts are prohibited from accessing that spending authority and effectively capped at the state cost per pupil;

WHEREAS historical spending patterns of school districts over four decades ago are the basis for this unequal revenue per student and do not reflect student or district needs today;

WHEREAS local schools boards are best able to balance the needs of local taxpayers, their communities and students; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the Iowa General Assembly is encouraged to adopt amendments to the Iowa Code that eliminate the current disparity in per pupil funding between Iowa's children.

Approved: Attest:

______________________________ ______________________________

Frank Klipsch, Mayor Jackie E. Holecek, City Clerk

City of Davenport

Agenda Group: Finance	**Action / Date**
Department: Finance	**FIN2/3/2016**

Contact Info: Brandon Wright 326-7750
Wards: 3

Subject:
Motion setting a public hearing regarding the lease of space within the Adler Theatre to Rawbar LLC. [Ward 3]

Recommendation:
Set the public hearing for Wednesday, February 17, 2016 at 5:30 p.m.

Relationship to Goals:
Financially Responsible City Government.

Background:
Under Iowa law, any lease of municipal property exceeding three years requires a public hearing. The City has received interest from RAWBAR in leasing space at the Adler Theatre for the purpose of operating a small bar and prepared foods business. As part of this 10-year lease agreement, the tenant will make $70,651 in improvements to the space that becomes the property of the City. In return, the City will provide a monthly reduction of their $917 per month rent payment of $588.

ATTACHMENTS:

Type	Description
Backup Material	Rawbar Lease

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	1/28/2016 - 3:46 PM
Finance Committee	Wright, Brandon	Approved	1/28/2016 - 3:47 PM
City Clerk	Thompson, Tiffany	Approved	1/28/2016 - 3:58 PM

Commercial Gross Lease

1. **Names**. This lease (this "**Lease**"), dated ______________________, 2016, is made by City of Davenport ("**Landlord**"), and RAWBAR, LLC, an Iowa limited liability company.

2. **Premises Being Leased.** Landlord is the owner of certain real estate legally described as RiverCenter/Adler Theatre in Davenport [Scott], Iowa (the "**Real Estate**"). The Real Estate is improved with in property lines of Adler Theatre [insert description of building, or buildings] (the "**Improvements**") (the Real Estate and the Improvements are collectively referred to as the "**Property**"). Landlord hereby leases and demises to Tenant the following described portion of the Property: Address _______________, Suite ______, consisting of 800 square feet (the "**Premises**").

3. **Term of Lease.** This Lease begins on opening day (estimated to be February 17th , 2016 and ends on 10 years later (the "**Initial Term**" and such Initial Term as extend from time to time, if at all, pursuant to Section 5 of this Lease, the "**Term**").

4. **Rent.** Tenant will pay rent in advance on or before the first day of month, the 1st, after opening day. Tenant's first rent payment will be the 1st day of the month after opening day, in the amount of $ 329. Tenant will pay rent monthly consistent with the rent table below (the "Rent") thereafter. Tenant and Landlord acknowledge that the monthly base rent amount is partially abated by Tenant improvements to the property of $70,651, resulting in a $588 monthly credit for ten (10) years. Tenant shall provide sufficient documentation to Landlord prior to occupying the Premises demonstrating actual improvement costs of at least $70,651. If Tenant fails to show actual improvement costs of $70,651, Tenant and Landlord agree to reset the base amounts to the numbers in the rent table below and to provide an abatement equal to the actual improvement costs amortized over a 10-year period at 0% interest. Subject to prior review and approval by Landlord, Tenant may be entitled to a higher abatement amount should the actual costs of Tenant improvements exceed $70,651.

	Base Rent	**Abatement**	**Actual Rent Due From Tenant**
Years 1-2	$917	$588	$329
Years 3-4	$945	$588	$357
Years 5-6	$973	$588	$385
Years 7-8	$1,002	$588	$414
Years 9-10	$1,032	$588	$444

5. **Improvements by Tenant.** Tenants may make alterations and improvements to the Premises after obtaining the Landlord's written consent, which will not be unreasonably withheld; provided, however, Landlord hereby consents to the alterations and improvements to the Premises set forth on **Exhibit A**. At any time before this Lease ends, Tenant may remove any of Tenant's alterations and improvements, as long as Tenant repairs any damage caused by attaching the items to or removing them from the Premises. Tenant will not remove any wiring, walls, flooring, HVAC or plumbing once installed.

6. **Utilities.** Utilities will be paid by the Landlord (tenant will be tapping into the existing services) to include electric and water.

7. **Profit Sharing.** Tenant will pay the Landlord 25% of tenant bar sales during Adler Theater bar open hours. Profits will be paid monthly at the same time as rent.

8. **Tenant's Use of Premises.** Tenant will use the Premises for the following business purposes: operating and managing all or any part of a bar, restaurant, and related-products establishment. Tenants may also use the Premises for purposes reasonably related to the main use.

9. **Maintenance and Repairs.** (a) Landlord will maintain in good repair and working order and make all necessary or advisable repairs to: (i) the roof, foundation, structural components, exterior walls, interior common walls, and Improvements of the Premises (including plate glass and other windows, window frames, and doors), and (ii) the plumbing, electrical, heating, ventilation, and air-conditioning systems. The Landlord shall keep all driveways, sidewalks, and parking

areas on the Premises free and clear of ice and snow. (b) Tenant will clean and maintain Tenant's portion of the building so that it will be kept in an attractive condition.

10. **Insurance and Indemnification.**

Tenant shall secure and maintain such primary insurance policies as will protect himself or his vendors from claims for bodily injuries, death or property damage which may arise from operations under this contract whether such operations be by himself or by any vendor or anyone employed by them directly or indirectly.

The following insurance policies are required unless other limits are specified. The Landlord shall be identified as a certificate holder and specifically named as an additional insured under General Liability.

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

(2) General Liability

General Aggregate	$1,000,000
Each Occurrence	$1,000,000
(3) Excess Liability Umbrella Form	$1,000,000
(4) Dram Shop Liability	Statutory Requirements

CONTRACTUAL LIABILITY

The insurance required above under "TENANT INSURANCE", shall:

(1) be Primary insurance and non-contributory.

(2) include contractual liability insurance coverage for the Tenant's obligations under the INDEMNIFICATION paragraph below.

CERTIFICATES OF INSURANCE

Certificates of Insurance, acceptable to the Landlord indicating insurance required by the Contract is in force, shall be filed with the Landlord's prior to approval of the Contract by the Landlord. The Lessee shall insure that coverages afforded under the policies will not be cancelled until at least thirty (30) days prior written notice has been given to the Landlord. The Tenant will accept responsibility for damages and the Landlord's defense in the event no insurance is in place and the Landlord has not been notified.

INDEMNIFICATION

To the fullest extent permitted by the law, the Tenant shall defend, indemnify, and hold harmless the Landlord, its officials and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to, all attorneys' fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense:

(1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom; and

(2) is caused in whole or in part by any negligent act or omission of the Tenant, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.

In any and all claims against the Landlord, its officials or any of its agents or employees by any employee of the Tenant, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph shall not be limited in anyway by any limitation on the amount or type of damages, compensation or benefits payable by or for the Tenant or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

11. **Taxes.** Landlord and Tenant acknowledge that as of the date of this agreement that the Landlord is not required to pay property taxes for the Premise. In the case that the Landlord becomes obligated at any time during this Lease by law to pay property taxes for the Premise caused by Tenant's use in the Real Estate, the Rent terms of this agreement shall be maintained for a period of four (4) months following Landlord's notification to Tenant. Landlord and Tenant shall reopen and renegotiate Section 4 Rent and Section 7 Profit Sharing upon this notification. If both parties are unable to find mutually acceptable Rent and Profit Sharing terms, this Lease agreement in its entirety shall be considered null and void at the end of the four (4) month period.

12. **Subletting and Assignments.** Except to any of Tenant's lenders as security for any loan or an affiliate of Tenant, Tenant will not assign this Lease or sublet any part of the Premises without the written consent of Landlord. Assignment will be limited to same or similar business purpose.

13. **Damage to Premise.** (a) If the Premises are damaged through fire or other cause not the fault of Tenant, Tenant will owe no rent for any period during which Tenant is substantially deprived of the use of the Premises. (b) If Tenant is substantially deprived of the use of the Premises for more than 90 days because of such damage, Tenant may terminate this Lease by delivering written notice of termination to Landlord.

14. **Notice of Default.** Before starting a legal action to recover possession of the Premises based on Tenant's default, Landlord will notify Tenant in writing of the default. Landlord will take legal action only if Tenant does not correct the default within ten days after written notice is received by Tenant.

15. **Quiet Enjoyment.** As long as Tenant is not in default under the terms of this Lease, Tenant will have the right to occupy the Premises peacefully and without interference.

16. **Eminent Domain.** This Lease will become void if any part of the leased Premises or the building in which the leased Premises are located are taken by eminent domain. Tenant has the right to receive and keep any amount of money that the agency taking the Premises by eminent domain pays for the value of Tenant's lease, its loss of business, its alterations or improvements, and for moving and relocation expenses.

17. **Holding Over.** If Tenant remains in possession after this Lease ends, the continuing tenancy will be from month to month.

18. **Entire Agreement; Successors and Assignees.** This is the entire agreement between the parties. It replaces and supersedes any and all oral agreements between the parties, as well as any prior writings. This Lease binds and benefits the heirs, successors, and assignees of the parties.

19. **Notices.** All notices must be in writing. A notice may be delivered to a party at the address that follows a party's signature or to a new address that a party designates in writing. A notice may be delivered: in person, by certified mail, or by overnight courier.

20. **Governing Law.** This Lease will be governed by and construed in accordance with the laws of the state of Iowa without giving effect to the principles of conflicts-of-law thereof.

21. **Counterparts.** This Lease may be executed and delivered in one or more counterparts, each of which when executed and delivered shall be an original, and all of which when executed shall constitute one and the same instrument. The exchange of copies of this Lease and of signature pages by facsimile or by electronic image scan transmission in .pdf shall constitute effective execution and delivery of this Lease as to the parties and may be used in lieu of the original Lease for all purposes. Signatures of the parties transmitted by facsimile or electronic image scan transmission in .pdf shall be deemed to be their original signatures for all purposes.

22. **Modification; Waiver; Severability.** This Lease may be modified only by a writing signed by the party against whom such modification is sought to be enforced. If one party waives any term or provision of this Lease at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to

exercise or delays exercising any of its rights or remedies under this Lease, that party retains the right to enforce that term or provision at a later time. If any court determines that any provision of this Lease is invalid or unenforceable, any invalidity or unenforceability will affect only that provision and will not make any other provision of this Lease invalid or unenforceable, and shall be modified, amended, or limited only to the extent necessary to render it valid and enforceable.

[Remainder of Page Intentionally Left Blank]

The undersigned have caused this Lease to be executed by their duly authorized representatives to be effective as of the date first set forth above.

LANDLORD	
By:	
Name:	
Title:	
Date:	
Address:	
Facsimile:	
TENANT	
RAWBAR, LLC, an Iowa limited liability company	
By:	Sid Rognoni
Name:	
Title:	Owner
Date:	
Address:	
Facsimile:	

Exhibit A

Alterations and Improvements to Premises

City of Davenport

Agenda Group: Finance **Action / Date**
Department: Finance **FIN2/3/2016**
Contact Info: Brandon Wright 326-7750
Wards: 3rd Ward

Subject:
Motion approving a change order and final payment amount of $133,977.71 to Galante Architecture Studio, Inc. for design/architectural professional services related to the Central Fire Station Renovation Project (CIP# 02348). [Ward 3]

Recommendation:
Approve the motion

Relationship to Goals:
Enhancing quality of life

Background:
Galante Architecture Studio, Inc. has provided design and architecture services for the Central Fire Station Renovation Project (CIP# 02348). This motion would authorize and approve a final payment with a change order amount of $133,977.71 for additional services provided during the duration of the project.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Wright, Brandon	Approved	1/29/2016 - 10:25 AM
Finance Committee	Watson-Arnould, Kathe	Approved	1/29/2016 - 10:27 AM
City Clerk	Admin, Default	Approved	1/29/2016 - 10:39 AM

City of Davenport

Agenda Group: Finance	**Action / Date**
Department: Public Works - Sewer Division	**FIN2/3/2016**
Contact Info: Jon Meeks - 326-7922	
Wards: All	

Subject:
Motion awarding the purchase of two 19,000 GVW trucks with accessories to Junge Center Point of Center Point, IA in the amount of $101,707.30. [All Wards]

Recommendation:
Approve the motion.

Relationship to Goals:
Financially Responsible City Government.

Background:
A request for bids was issued on December 15, 2015 and was sent to 68 vendors. The Purchasing Division received and opened two bids. Junge of Center Point was the lowest responsive and responsible bidder and is recommended for the purchase.

The trucks, one flatbed and one dump, will be used by the Sewer Division operations.

Funding for this purchase is from account number 51102060-530302 with an available balance of $243,748. The source of funding is from sewer fees.

ATTACHMENTS:

Type	Description
Backup Material	Bid Tabulation

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/26/2016 - 2:41 PM
Finance Committee	Watson-Arnould, Kathe	Approved	1/26/2016 - 2:41 PM
City Clerk	Admin, Default	Approved	1/26/2016 - 2:44 PM

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: TWO 19,000 GVW TRUCKS

BID NUMBER: 16-51

OPENING DATE JANUARY 7, 2015

RECOMMENDATION: AWARD THE PURCHASE TO JUNGE CENTER POINT, OF CENTER POINT, IA

VENDOR NAME	LOCATION	AMOUNT
JUNGE CENTER POINT	**CENTER POINT, IA**	**$101,707.30**
COURTESY FORD	DAVENPORT, IA	$131,613.80

Prepared By Cindy Whitaker
Purchasing

Approved By Nicole Gleason 1-25-16
Department Director

Approved By Mallory Merritt
Budget/CIP

Approved By
Finance Director

City of Davenport

Agenda Group: Finance | **Action / Date**
Department: Finance | **FIN2/3/2016**
Contact Info: Brandon Wright 326-7750
Wards: All

Subject:
Motion approving payment in the amount of $85,229.59 to the Scott County Auditor for 2015 election expense. [All Wards]

Recommendation:
Approve the payment

Relationship to Goals:
Financially Responsible City Government.

Background:
This payment is for expenses related to holding the 2015 Primary and General City Elections. It includes the cost of polling place rentals, poll worker salaries, printing ballots and providing all necessary equipment. Source of funding is General Fund.

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Watson-Arnould, Kathe	Approved	1/22/2016 - 4:07 PM
Finance Committee	Watson-Arnould, Kathe	Approved	1/22/2016 - 4:07 PM
City Clerk	Admin, Default	Approved	1/22/2016 - 4:14 PM