CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, January 28, 2015; 5:30 PM

Council Chambers, City Hall

REVISED JANUARY 27, 2015

I. Moment of Silence

II. Pledge of Allegiance

Ald. Ambrose

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

Minutes of the January 14, 2015 City Council Meeting

VI. City Administrator Update

VII. Report on Committee of the Whole and Standing Committees

Report of Committee of the Whole for January 21, 2015

VIII. Appointments, Proclamations, Etc.

A. Appointments

1. Affirmative Action Advisory Commission

Mike Reyes (reappointment)
Christine Hester (reappointment)

IX. Presentations

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. Resolution approving City Administrator signature on the purchase agreement for sale of approximately 2.3 acres of City owned land near the northwest corner of 53rd Street and Eastern Avenue in the amount of $490,921 more or less.

XII. Approval of All Items on the Consent Agenda

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

Reports on Standing Committees

Community Development Committee

1. First Consideration: Ordinance for Case No. REZ14-13, petition of Kwik Shop, Inc., to rezone the property located at 1918 Bridge Avenue from "R-4", Moderate Density

Residential District to "C-1", Neighborhood Shopping District, to accommodate expansion of the existing Kwik Shop facility. (5th Ward)

2. Second Consideration:Ordinance for Case No. ROW14-05 being the petition of the City of Davenport for the right-of-way vacation (abandonment) 9,942 square feet, more or less, of a cul-de-sac at the terminus of Sheridan Street located north of 55th Street to be incorporated into the development of the adjacent property. (City of Davenport, petitioner) *[8th Ward]*

3. Resolution approving Case No. FDP15-01 being the petition of Real Estate Equities Homes – Crow Creek Road, LLC for an R-5M PUD final development plan on 7.56 acres, more or less, of real property located north of Crow Creek Road and east of Utica Ridge Road at the rear of 4601 Utica Ridge Road for the facilitate a 61- unit, four-story, owner occupied senior housing cooperative in addition to attached single family home lots. (Real Estate Equities Homes – Crow Creek Road, LLC, petitioner) [6th Ward].

4. Resolution authorizing the Mayor to execute documents necessary to convey 510 West 6th Street (Lambrite-Iles-Petersen House) to Richard A. and Linda J. Stone [3rd Ward].

5. Resolution setting a public hearing to convey the following property: Parcel G0056-09 & G0056-11, which has the address of 501-513 W. 5th Street, to Petitioner Newbury Living (Ward 3)

6. Motion to set a public hearing for February 4, 2015 at 5:30pm in Council Chambers for the purpose of amending the Downtown Urban Renewal Plan.

7. Motion to set a public hearing for the purpose of considering the approval of an economic development agreement with the developers of Riverwatch Place, Riverwatch, LLC.

Public Safety Committee

1. Second Consideration: Ordinance amending subsection 5.10.105(C) of the Davenport Municipal Code to exempt neighborhood markets from the distance separation requirements

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

3. Motion approving beer and liquor license applications.

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

Ward 3

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

CRU 221 (Cru221, LLC)-- 221 Brady Street - License Type: C Liquor + B Wine/Native

Ward 4

The Rusty Nail (T & D Investments Inc) - 2606 West Locust St - Outdoor Area/New Owner - License Type: C Liquor

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

Ward 1

Hy-Vee No 1 (Hy-Vee Inc) - 3019 Rockingham Rd - License Type: E Liquor, C Beer, B Wine

Kwik Shop No 579 (Kwik Shop Inc) - 2805 Telegraph Rd - License Type: E Liquor, C Beer, B Wine

New Opendore Tap (New Opendore Ltd) - 2148 West 3rd St - Outdoor Area/Ownership Update - License Type: C Liquor

Ward 3

Embers of Phoenix (Jai Mata Lakshmi Inc) - 111 West 2nd St - License Type: C Liquor

Joe's Club (Joseph Seng) - 1402 West 7th St - License Type: C Liquor, B Wine/Native

Renwick Mansion (Renwick Mansion LLC) - 901 Tremont Ave - Outdoor Area - License Type: C Liquor

The River's Edge (City of Davenport) - 700 West River Dr - License Type: B Beer

Ward 4

Oceanside Lounge (V & M Inc) - 2025 Hickory Grove Rd - License Type: C Liquor

S C Mini Mart (S C Minimart LLC) - 1511 West Locust St - License Type: C Beer

Ward 5

QC Mart (Bethany Enterprises Inc) - 3545 Eastern Ave - License Type: C Beer

Ward 6

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

Davenport Bowlers Inc. - Bowlmor Lanes, 2902 East Kimberly Rd, License Type: Class C Liquor

Granite City Food & Brewery (Granite City Restaurant Operations Inc) - 5270 Utica Ridge Rd - License Type: C Liquor

Ward 7

Mart Stop No 1 (Diwan LLC) - 3527 Spring St - License Type: E Liquor, C Beer, B Wine

Ward 8

GD Xpress (Ram II LLC) - 4607 North Pine St - License Type: E Liquor, C Beer, B Wine

Public Works Committee

1. Second Consideration: Ordinance amending Chapter 16.28.060(A) entitled "Improvements - Sewers" of the Municipal Code of Davenport, Iowa, by amending Section 16.28.060(A) thereto establishing the authority to allow the City to collect compensation for televising services performed in the process of sanitary sewer acceptance. *[All Wards]*
2. Resolution approving the plans, specifications, form of contract, and estimate of cost for Freight House North Facade Beautification, CIP Project #10139. *[Ward 3]*
3. Resolution of acceptance for the CitiBus Transit Administration Addition, CIP Project #02244. *[Ward 8]*
4. Resolution approving and adopting preliminary plans, specifications, plat and schedule covering the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits, CIP Project #01145. *[Ward 6]*
5. Resolution approving the contract for the Harrison Street Resurfacing and Sanitary Sewer Repair Project from River Drive to 12th Street, CIP Project #10424, and the Marquette Street Sanitary Sewer Repair Project from River Drive to 2nd Street, to Stanley Consultants, Inc. CIP Project #10537. *[Wards 3&4]*
6. Resolution approving the contract for the Rockingham Road Circulation Improvements Phase One, Truck Bypass Feasibility Study with Stanley Consultants, Inc. in the amount Not-To-Exceed $66,818, CIP Project #35001. *[Wards 1& 2]*
7. Motion accepting the agreement with the Iowa Department of Transportation to provide up to $5,000 worth of regulatory and warning sign materials to the City of Davenport at no cost as part of the Department's All Town Sign Replacement Program. *[All Wards]*
8. Motion determining property values for the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits, CIP Project #01145. *[Ward 6]*

Finance Committee

1. Resolution setting February 11, 2015 as the date for the sale of General Obligation Corporate Bonds, Series 2015; and approving the Preliminary Official Statement. (All Wards)
2. Resolution approving three strategic goals and sixteen strategies within the 2015 Strategic Plan.
3. Motion awarding the contract for the Airport Ditch Clean-up Project to Little H Construction of Davenport, in the amount of $48,515. (Ward 8)
4. Motion approving a three-year contract with two one-year extensions possible, for printing and mailing services for the Finance Department/Revenue Division to Postal Pros, Inc. of Albuquerque, NM. (All Wards)
5. Motion awarding the purchase of one 19,000 GVW dump truck to Courtesy Ford of Davenport, IA in the amount of $62,012 with options and including a trade-in. (All Wards)
6. Motion awarding a contract for the door replacement and related construction at the Ground Transportation Center to Daxon Construction Company of Rock Island, IL in the amount of $158,000. (Ward 3)

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

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

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

XV. Reports of City Officials

1. Civil Service Certification List

XVI. 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 21.17 (3)
2. Executive Session to discuss strategy with counsel in matters involving litigation pursuant to Iowa Code Section 21.5(1)(c)

XVII. Adjourn

City of Davenport

Committee: Council
Department: City Clerk
Contact Info: Jackie Holecek x6163
Wards: All

Action / Date

Subject:
Ald. Ambrose

Relationship to Goals:

Background:

City of Davenport

Committee: Council | **Action / Date**
Department: City Clerk
Contact Info: Jackie Holecek x6163
Wards: All

Subject:
Minutes of the January 14, 2015 City Council Meeting

Relationship to Goals:

Background:

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	CC Minutes January 14, 2015

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, January 14, 2015---The Council observed a moment of silence. Pledge of Allegiance. The Council met in regular session at 5:30 PM with Mayor Gluba presiding and all aldermen present except Ald. Justin.

The minutes of the December 10, 2014 City Council meeting were approved as printed.

The report of the Committee of the Whole and the Standing Committees was as follows: COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, January 7, 2015---The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Gluba presiding and all alderman present. The following Public Hearings were held: Public Works Committee: on the plans, specifications, form of contract, and estimate of cost for Junior Theater's Nighswander Theater Electrical Upgrades, CIP Project #10514; amending ordinance 16.28.060(A) entitled "Improvements-Sewers" of the Municipal Code of Davenport, Iowa to establish the authority to allow the City to collect compensation for televising services performed in the process of sanitary sewer acceptance. The following Presentations were given: Swearing In of Officer Brenton Joyce; Firefighter Swearing In. The following Proclamation was issued: National Law Enforcement Appreciation Day, January 9th, 01. The Committee of the Whole recessed to the Standing Committees at x:xx p.m.: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development Committee: Ald. Boom called the meeting to order with all members present. On motion by Ald. Gordon, second by Ald. Meeker all items moved to the Consent Agenda. The Committee adjourned at x:xx p.m. Public Safety Committee: Ald. Matson called the meeting to order and all members were present. On motion by Ald Tompkins, second by Ald. Barnhill the agenda was approved and all items moved to the Consent Agenda. The Committee adjourned at x:xx p.m. Public Works Committee: Ald. Ambrose called the meeting to order and all members were present. On motion by Ald. Edmond, second by Ald. Meeker the agenda was approved and item moved to the Discussion Agenda and all other items moved to the Consent Agenda. *Committee Action Only*: The following motions were passed: accepting streets constructed for Harmsen's 2nd Widening Lane of West Kimberly Road; accepting paving of Jersey Farms 10th addition; accepting sanitary sewers for Jersey Farms 10th addition; accepting storm sewers for Jersey Farms 10th addition; accepting sanitary sewers constructed for Eastern Avenue Farms III; accepting storm sewers constructed for Eastern Avenue Farms III; accepting sanitary sewers constructed for Prairie Heights Commercial 1st addition; accepting storm sewers for Harmsen's 2nd Widening Lane of West Kimberly Road; accepting storm sewers constructed for Davenport Municipal Airport Runway; accepting storm sewers constructed in conjunction with the St. Ambrose Storm Sewer between Locust Street and Lombard Street. The Committee adjourned at x:xx p.m. Finance Committee: Ald. Justin called the meeting to order and all members were present. On motion by Ald. Edmond, second by Ald. Boom the agenda was approved and all items moved to the Consent Agenda. *Committee Action Only*: The following motion was passed: amending the management agreement between the City of Davenport and First Transit, Inc. by extending the term one year ending September 30, 2016 and increasing the annual fee by $69,500. The Committee adjourned at x:xx p.m. Ald. Barnhill moved, second by Ald. Boom to approve the Discussion and Consent Agendas as recommended by the Standing Committees (all Aldermen voting aye). Council adjourned at 6:52 p.m.

The following Appointments were approved: *Affirmative Action Advisory Commission*: Marilyn Quijas, Xavier Q. Keen, 02.

The following Proclamations were issued: Mentoring Month in Davenport, 03.

The following Presentations were held: Hurt Norton Update on Rock Island Arsenal Support by Bill Takakoshi.

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

The following ordinances were adopted on second consideration, upon suspension of the rules and passage onto third consideration: for Case No. ROW14-04 being the petition to vacate (abandon) 2,368 square feet, more or less, of a utility easement located within Lot 1 of Cheddar's First Addition, also known as 1225 East Kimberly Road. (KwikTrip,Inc, petitioner), 04; amending Schedule XII of Chapter 10.96 entitled "Angle Parking" by adding Pershing Avenue along the west side from 4th Street north 150 feet, 05.

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

Community Development Committee: The following ordinance was adopted on second consideration upon suspension of the rules and passage onto third consideration: for Case ROW14-06 for the right-of-way vacation (abandonment) of 7000 square feet, more or less, of public right-of-way located south of Rockingham Road and west of Stark Street (K.C. Properties, LLC, petitioner), 47.

The following ordinance moved to second consideration: for Case No. ROW14-05 being the petition of the City of Davenport for the right-of-way vacation (abandonment) 9,942 square feet, more or less, of a cul-de-sac at the terminus of Sheridan Street located north of 55th Street to be incorporated into the development of the adjacent property. (City of Davenport, petitioner).

The following resolutions were adopted: setting a public hearing to convey 510 West 6th Street to Richard A. Stone, 06; providing preliminary approval for economic development assistance to Alter Trading Corporation for a new building and purchase of machinery and equipment, 07; approving Case No. FDP14-08: Petition of Elmore Storage, LLC for a final development plan to allow the construction of a self-storage facility on approximately 13.00 acres, located north and east of Cross Creek Apartments on Elmore Avenue, 08; approving Case No. F14-14, being the Final Plat for Jersey Farms Commercial Park, Second Addition, located south of Veterans Memorial Parkway and west of Interstate 74, 09; supporting the Gold Coast Housing project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Gold Coast Housing, LLC, petitioner), 10; supporting the Andresen Lofts project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Joe Erenberger, petitioner), 11; supporting the Continental Lofts project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Dan Dolan, petitioner), 12; supporting the First Federal Bank Building project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban

Revitalization Tax Exemption program for 2015 (Restoration St. Louis, Inc., petitioner), 13; supporting the Halligan Coffee & Tea Building project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Y & J Properties LLC, petitioner), 14; supporting the Harborview project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Y & J Properties LLC, petitioner), 15; supporting the Kahl Building/Capitol Theatre project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Restoration St. Louis, Inc., petitioner), 16; supporting The Lofts at Pershing Hill project (Crescent Electric Company Building) in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Pershing Hill Lofts, LLC, petitioner), 17; supporting The Lofts at Pershing Hill project (Sieg Iron Company Building) in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Pershing Hill Lofts, LLC, petitioner), 18; supporting the Buchanan School project in applying for the Iowa Historic Preservation Tax Credit Program and approving the project for Urban Revitalization Tax Exemption program for 2015 (Naval Station, LLC, petitioner), 19.

Public Safety Committee: The following ordinance moved to second consideration: amending subsection 5.10.105(C) of the Davenport Municipal Code to exempt neighborhood markets from the distance separation requirements.

The following motion was passed: approving all submitted beer and liquor license applications, 20.

Public Works Committee: The following ordinance was adopted: amending Chapter 15.16 The National Electrical Code, Title 15 of the Davenport Municipal Code, 21.

The follolwing ordinance moved to second consideration: amending Chapter 16.28.060(A) entitled “Improvements - Sewers” of the Municipal Code of Davenport, Iowa, by amending Section 16.28.060(A) thereto establishing the authority to allow the City to collect compensation for televising services performed in the process of sanitary sewer acceptance.

The following resolutions were adopted: approving plans, specifications, form of contract and estimated cost for the FY15 Bituminous Fog Seal Program, CIP Program #10517, 22; approving Contract for the 2015 I & I Projects Investigation to McClure Engineering Company, of North Liberty, Iowa in the amount Not-To-Exceed $253,445.00; CIP Projects - #10216 - McManus Creek Area Inflow Investigation; #10542 – Future Growth Areas Sanitary Sewer Capabilities Investigative Metering; #01091– Sanitary Sewer Relief 7th & Division; #00680 – Vine Alley Storm Sewer Relocation, 23; acceptance for the 2013 Permanent Flow Meters Project, CIP Project #02166, 24; approving the plans, specifications, form of contract, and estimate of cost of Junior Theatre's Nighswander Theatre Electrical Upgrades, CIP Project #10514, 25; establishing the fee for closed circuit televising of newly constructed sanitary and storm sewers prior to acceptance by the City, 26; assessing the cost of weed cutting, repairing sewer lateral, brush and debris removal, repairing water service, snow removal, and boarding up buildings at various lots and tracts of real estate, 27, 28, 29, 30, 31, 32.

Finance Committee: The following ordinance was adopted: amending Chapter 2.12 of the Municipal Code of Davenport, Iowa entitled "Department of Finance", by amending barious sections thereto addressing purchasing procedures, 33.

The following resolutions were adopted: adopting the Internal Revenue Service mileage rate when reimbursing employees for use of a personal vehicle, 34; supporting River Action's proposed pedestrian bridge over River Drive and fundraising efforts associated with the project, 35; requesting the Mayor use his executive power to appoint a task force to study and make recommendations regarding the ongoing partnership between the City and Figge, 36.

The following motions were passed: approving payment of a 50/50 match grant to the Putnam Museum for the museum's roof project in the amount of $140,982.50 over two fiscal years, 37; awarding the contract for the rehabilitation work at 1208 Farnam Street to JK Construction of Davenport in the amount of $158,917, 38; approving a contract for street micro-surfacing to Missouri Petroleum Products LLC of St. Louis, MO in an amount not-to-exceed $500,000, 39; approving the contract for resurfacing of the bike path east of Emeis Park and the Compost Facility parking lot to General Asphalt Construction Company of

Davenport in an amount not-to-exceed $300,000, 40; approving a one-year contract, with four one-year extensions, for underground utility location service to USIC Locating Services of Indianapolis, IN, in the amount of $198,000 per year, 41; awarding a contract for the Main Library chiller replacement to Crawford Company of Rock Island, IL in the amount of $235,500, 42; approving the purchase and installation of two new boilers at the Public Works Center to Hometown Plumbing & Heating Co., Inc. of Davenport in the amount of $91,309, 43; awarding the Construction Management (CMa) contract for the Central Fire Station project to Bush Construction Company, Inc. of Davenport, in an amount not-to-exceed $750,000 , 44; awarding the contract to prepare a comprehensive operational analysis to Transportation Management & Design, Inc. of Carlsbad, CA in the amount not to exceed $170,000, 45; awarding the purchase and implementation of an upgraded timekeeping system to Kronos of Chelmsford, MA in the initial purchase amount of $59,393 and annual service fees of approximately $42,000, 46.

The following is a summary of revenue received for the months of November and December 2014:

Property taxes	7,132,876
Other City taxes	4,349,777
Special assessments	-0-
Licenses & permits	191,423
Intergovernmental	4,550,223
Charges for services	5,438,515
Use of monies & property	318,194
Fines & forfeits	352,982
Bonds/Loan Proceeds	2,706,771
Miscellaneous	490,989

On motion Council adjourned at 6:50 P.M.

Jackie E Holecek

Jackie E. Holecek, MMC
Deputy City Clerk

City of Davenport

Committee: Council **Action / Date**
Department: City Clerk
Contact Info: Jackie Holecek x6163
Wards: All

Subject:
Report of Committee of the Whole for January 21, 2015

Relationship to Goals:

Background:

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	COW Report

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, January 21, 2015---The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:30 PM with Mayor Pro tem Barnhill presiding and all alderman present. The following Public Hearings were held: Community Development Committee: for Case No. REZ14-13, petition of Kwik Shop, Inc., to rezone the property located at 1918 Bridge Avenue from "R-4", Moderate Density Residential District to "C-1", Neighborhood Shopping District, to accommodate expansion of the existing Kwik Shop facility; on the resolution authorizing the Mayor to execute documents necessary to convey 510 West 6th Street (Lambrite-Iles-Petersen House) to Richard A. and Linda J. Stone; Public Works Committee: on the plans, specifications, forms of contract, and estimate of cost for Freight House North Facade Beautification, CIP Project #10139. The Committee of the Whole recessed to the Standing Committees at 5:38 p.m.: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development Committee: Ald. Boom called the meeting to order with all members present. On motion by Ald. Gordon, second by Ald. Meeker all items moved to the Consent Agenda. The Committee adjourned at 5:47 p.m. Public Safety Committee: Ald. Matson called the meeting to order and all members were present. On motion by Ald. Boom, second by Ald. Gordon the following license application was added to the agenda: CRU 221, 221 Brady Street, C Liquor/B Native Wine. On motion by Ald Tompkins, second by Ald. Barnhill the agenda was approved and all items moved to the Consent Agenda. *Committee Action Only:* The following motion was passed: approving submitted noise variance request for Mississippi Valley Fairgrounds. The Committee adjourned at 5:50 p.m. Public Works Committee: Ald. Ambrose called the meeting to order and all members were present. On motion by Ald. Edmond, second by Ald. Meeker the agenda was approved and all items moved to the Consent Agenda. *Committee Action Only*: The following motions were passed: approving Change Order #1 to CH2MHILL Engineers, Inc. in the amount of $55,670.05 for the Compost Facility Biofilter Construction, CIP Project #10563; approving Change Order #16 to Brandt Construction in the amount of $32,877.30 for the Compost Facility Biofilter Construction, CIP Project #10563; approving Change Order #17 to Brandt Construction in the amount of $82,139.69 for the Compost Facility Biofilter Construction, CIP Project #10563; approving Change Order #1 to the existing contract with McCarthy Improvement Company of Davenport, IA in the amount of $16,601.62 for the Davenport Citibus Storage Facility, CIP Project #02244; approving change order #1 to Tappendorf Plumbing in the amount of $100,000 for the Sanitary Sewer Lateral Repair Program, CIP Project #10599; approving Change Order #1 to the existing contract with McCarthy

Improvement Company of Davenport, IA in the amount of $16,601.62 for the Davenport Citibus Storage Facility, (Ward 7) CIP Project #02244. The Committee adjourned at 5:56 p.m. Finance Committee: Ald. Justin called the meeting to order and all members were present. On motion by Ald. Edmond, second by Ald. Boom the agenda was approved and item 3 moved to the Discussion Agenda and all other items moved to the Consent Agenda. The Committee adjourned at 6:12 p.m. Ald. Boom moved, second by Ald. Meeker to approve the Discussion and Consent Agendas as recommended by the Standing Committees (all Aldermen voting aye). Council adjourned at 6:22 p.m.

City of Davenport

Committee: Council **Action / Date**

Department: Mayor's Office

Contact Info: Kim Hatfield x7701

Wards: All

Subject:

Affirmative Action Advisory Commission

Mike Reyes (reappointment)

Christine Hester (reappointment)

Relationship to Goals:

Background:

City of Davenport

Committee: Finance
Department: CPED
Contact Info: Bruce Berger
Wards: 8

Action / Date
1/21/2015

Subject:
Resolution approving City Administrator signature on the purchase agreement for sale of approximately 2.3 acres of City owned land near the northwest corner of 53rd Street and Eastern Avenue in the amount of $490,921 more or less.

Relationship to Goals:
Added emphasis on economic development.

Background:
In the City's Prairie Heights Development, the 53rd Street frontage has been envisioned to be commercially developed. Though not yet platted, the City has received an offer for 2.3 acres of land on East 53rd and adjacent to The Group property.

Staff has been negoatiating and keeping Council apprised of the discussion. Due to purchaser timing requirements and with Council guidance, the City Administrator signed the attached purchase agreement, which sets into motion an 120-day due diligence period. Other actions such as final approval of the sale in accordance with Iowa law and other platting, zoning, site plan requirements must still be completed.

This action grants approval to the City Administrator in signing the purchase agreement.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	RESOLUTION
🗋	Backup Material	KRE - CITY PURCHASE AGREEMENT

Resolution No.____________

Resolution offered by Alderman Justin.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving City Administrator signature on the attached purchase agreement.

WHEREAS, the City received an offer to purchase land near 53rd and Eastern, which is currently described as a 2.3 acre portion of Parcel# X1223-03; and

WHEREAS, the City desires to sell land in this area, Prairie Heights, for commercial development; and

WHEREAS, the timing of the purchaser's offer required a signature by the City to move the process forward.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the City Administrator's signature on the aforementioned purchase agreement is hereby approved.

Approved:	Attest:
______________________________	______________________________
William E. Gluba, Mayor	Jackie E. Holecek, MMC, City Clerk

PURCHASE AGREEMENT

Agreement made this ____ day of January, 2015, by and between The City of Davenport herein referred to as ("Seller"), and KRE, LLC., or its assigns, herein referred to as ("Purchaser").

WITNESSETH:

Whereas, Seller is the owner of the land described as Parcel #X1223-03, City of Davenport, Scott County, Iowa; and,

Whereas, Purchaser desires to purchase from Seller a portion of said Property, consisting of approx. 2.30 acres of land, and Seller is willing to sell the Property being more particularly described in yellow on the attached Exhibit "A", incorporated herein by this reference, together with all improvements, rights, and appurtenances there to and all easements and servitudes in favor thereof and all of Sellers' rights, title and interest therein and in and to all public and/or private rights of way adjacent or adjoining thereto (collectively, the "Property") and Seller is willing to sell the Property on the terms and conditions herein set forth;

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by each party, Seller and Purchaser agree as follows:

1. **Purchase Price**. Purchaser hereby offers to purchase the Property for an amount equal to $4.90 per square foot multiplied by the number of square feet of land comprising Tract "A" as determined by an ALTA Survey, excluding from the calculation any square footage within any public right of way, and expressly subject to the following terms and conditions.

2. **Earnest Money.** The earnest money of Five Thousand and No/100 Dollars ($5,000), in the form of a check, submitted herewith and held in trust by Grampp Realty, Inc., is part of the cash at closing. In the event any contingency is not met by the date contained in such contingency, the Seller recognizes the earnest money will be returned to the Purchaser. Seller and Purchaser agree to indemnify, defend and hold harmless Grampp Realty, Inc. from and against any and all liabilities and claims arising out of the escrow account or Grampp Realty, Inc.'s duties as escrow agent.

3. **Zoning.** The parties hereto acknowledge that Purchaser is intending to purchase the Property for the purpose of establishing thereon-commercial construction and use. Seller herein discloses to Purchaser, that to the best of Seller's knowledge, the Property, including the Property, is zoned M-3 Planned Industrial District, and the parties agree to cooperate for any re-zoning or variances necessary to construct this development.

4. **Right of Entry**. Purchaser shall have the right to obtain confirmation from its architects or engineers that the subsoil conditions and topography map will permit Purchaser's intended use of the Property without incurring additional costs as a result of the type of soil or topography. Purchaser and/or Purchaser's agent shall be allowed to conduct whatever tests on the Property Purchaser deems necessary to determine that the soil is suitable for its intended usage.

Purchaser shall bear the expense of any such testing. Purchaser agrees to pay for any damage caused by entry on the property.

5. **Survey**. Seller shall provide and pay for a field or perimeter survey of the Property, which shall be prepared by a registered land surveyor licensed in the State of Iowa, on or before thirty (30) days from full execution of this Agreement, which shall, also, include a recordable legal description.

6. **Platting and Subdivision Improvements**. A Plat of the Property and such other parts of the Property as Purchaser deems appropriate shall be prepared by Seller at Seller's expense. Seller agrees to execute the dedication of said Plat and any other necessary and customary papers required to complete platting and subdivision of the Property in the City of Davenport, Iowa. Purchaser herein is purchasing the Property in an "improved" condition, with site grading complete for a "pad ready" site. Seller shall be responsible constructing a "north/south" City street, acceleration and deceleration lanes on 53rd Street (if needed), and sidewalks. Additionally, Seller shall

provide all utilities (in the Street ROW) to the property line including, but not limited to water, sewer, gas, electricity, and telecommunications.

7. **Title Report**. Seller shall furnish to Purchaser satisfactory evidence of title in conformity with this agreement, land title law of the State of Iowa, and in accord with the title standards of the Iowa and Scott County Bar Associations. Title shall be made free and clear of all liens and encumbrances not herein specifically waived or agreed to be assumed by Purchaser. The conveyance of title shall be by way of Warranty Deed in recordable form. Seller's abstract of title shall be submitted to Purchaser's attorney for examination as soon after all contingencies have been met as is reasonably possible. Any objections to title raised by Purchaser's Attorney shall be made in writing as soon thereafter as is reasonably possible, so that the same shall be cured on or before date of closing.

8. **Real Estate Taxes**. All real estate taxes shall be prorated between Purchaser and Seller to the date of closing in accordance with standards adopted by the Scott County Bar Association.

9. **Special Assessments**. Special assessments to be levied for improvements completed, or where NOTICE or RESOLUTION for improvements is in effect previous to the date hereof but not yet levied shall by paid by Seller.

10. **Approvals and Contingencies**. This Agreement is expressly conditioned on the following:

A. Seller shall deliver to Purchaser within five (5) days of full execution of this Agreement, all leases, restrictive covenants, easements, contracts, maintenance agreements, surveys, environmental reports and any other binding agreement pertaining to this Property in force at the time of this Agreement for Purchaser's review and approval in Purchaser's sole discretion.
B. Purchaser's due diligence and investigation to Purchaser's satisfaction in its sole discretion of the projected costs, feasibility and timetable to develop the Property to conform to Purchaser's requirements.
C. Purchaser has obtained all governmental approvals to use the Property for its intended purpose, including, but not limited to, zoning.
D. Confirmation from Purchaser's, architects or engineers that the subsoil, topography and environmental conditions are suitable for intended usage; and
E. Purchaser's due diligence and investigation to Purchaser's satisfaction in its sole discretion of the projected costs, feasibility and timetable to develop the Property to conform to Purchaser's requirements.

If the above mentioned contingencies are not satisfied within one hundred twenty (120) days from full execution of this Agreement, this Agreement shall, at Purchaser's option, terminate and be of no further force or effect, and Seller shall return to Purchaser the Earnest Money.

11. **Representations**

A. **Flood Plain.** Seller warrants and represents to Purchaser that the Property is not located in a flood plain.

B. **General.** Seller warrants and represents to Purchaser that Seller has no notice or knowledge of:

i. Any government agency or court order requiring repair, alteration or correction of any existing condition.

ii. Any fuel or gasoline leaks, any wells, any underground or above ground storage tanks, any environmental violations or the presence of any dangerous, toxic, or hazardous conditions or materials affecting the Property. Seller grants to Purchaser the right to make an environmental assessment of the Property and further agrees that Purchaser shall have the right during the term of this Agreement to make another environmental inspection to ensure that no contamination of any nature has occurred to the Property during the period of this Agreement. Seller agrees to execute and deliver to

Purchaser at closing the Groundwater Hazard Statement as required by law. Seller agrees to deliver to Purchaser any environmental assessment previously prepared on the Property.

C. **Construction Liens.** Seller warrants and represents to Purchaser that all work and labor performed and all materials furnished to any improvements to activities to the Property have been, or will be at the time of closing, paid in full, and there will be no liens in connection with any such work, labor, and materials performed in or furnished to the Property.

D. **Hazard Statement.** To the best knowledge and belief of Seller, the Property has not at any time been used as a waste dump, nor has it been used to store hazardous waste or materials that cause a present or future hazard to the groundwater of their parts of the environment, and that the Property is completely free of any and all latent and non-apparent hazards and characteristics, which would impair the use of the Property for Purchaser as contemplated herein, or would cause Purchaser any liability to any person or persons, natural or corporate, or any governmental body. Purchaser shall be allowed to conduct any test, at Purchaser's sole expense, for the purpose of discovering the existence of hazardous waste or materials, which may cause Purchaser any liability to any person or governmental body.

12. **Closing**. The closing shall take place on or before thirty (30) days after Purchaser has waived all contingencies, in writing, to Seller. The closing shall occur at such a place as the parties may mutually agree.

13. **Notices:**

All notices required hereunder shall be delivered personally or sent postage prepaid by certified U.S. mail, return receipt requested, to the parties at the addresses set forth below:

PURCHASER:
KRE, LLC.
% Kevin J. Koellner
1805 State Street, Suite 100
Bettendorf IA 52722

SELLER:
The City of Davenport
% Craig Malin
226 West 4th Street
Davenport IA 52801

Notice shall be deemed complete when personally delivered or three (3) days after depositing the same in the U.S. Mail as provided herein whichever occurs first.

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

15. **Possession**. Date of possession shall be the same as date of closing.

16. **Successors and Assigns**. This Agreement shall be binding upon the parties, their respective legal representatives, successors and assigns.

17. **Entire Agreement**. This Agreement is the entire Agreement of the parties with respect to the subject matter hereof and supersedes any and all prior negotiations, correspondence, understandings and agreements among the parties.

18. **Governing Law**. This Agreement shall be governed by the laws of the State of Iowa.

19. **Commissions**. Seller hereby agrees to pay a brokerage fee at closing to Grampp Realty, Inc. in the amount of five percent (5.0%) of the final sale price for procuring this Sale.

20. **Agency**. Seller and Purchaser acknowledge that Jeffrey S. Miller, SIOR, of Grampp Realty, Inc. is representing the Purchaser with respect to the sale of this Property. The parties hereto agree to execute such consents to Agency and agency disclosure documents as may be reasonably requested by Grampp Realty, Inc. However, this paragraph does not imply any liability on the part of Purchaser to compensate, reimburse, or indemnify Grampp Realty, Inc.

21. **Option To Extend**. Purchaser shall have the option to extend the due diligence period for one (1) individual and separate period of 60 days. Such extension option shall be exercised in writing by notice given to Seller on or before the expiration of the initial due diligence period. Said exercise of the extension option shall be accompanied by a $2,500.00 earnest money payment that shall be applied to the purchase price at the time of closing but shall otherwise be non-refundable to Purchaser unless Seller fails to perform its obligations under this Agreement.

22. DavenportNOW. The project will be able to participate in DavenportNOW; however, the percentage of reimbursement under the standard program shall be limited by the percentage that new FTEs on-site bear to total on-site FTEs for the initial tenant's business. This condition shall survive closing.

ACCEPTANCE BY SELLER

Until accepted by Seller this document constitutes an offer by Purchaser on the terms stated above. This agreement must be accepted by Seller in writing on or before January 15, 2015.

This agreement has been read and executed on the dates beside our signatures.

Executed by Purchaser:
KRE, LLC., or its assigns

By:_________________________________
Kevin J. Koellner

Its: Managing Member

Dated: ______________________________

Executed by Seller
The City of Davenport, Iowa

By:_________________________________
Craig Malin (subject to Council approval)

Its: City Administrator

Dated: 1/15/15

Broker:
Premier Partners, LLC

By:
Salesperson - Jeffrey S. Miller, SIOR

BUYER'S AGENCY DISCLOSURE NOTICE & CONSENT TO DUAL AGENCY

DUTIES TO ALL PARTIES
A real estate agent, including the Appointed Agent, has the following duties to all parties to a transaction, regardless of which party the agent represents:

- To provide real estate brokerage services to all parties to the transaction honestly and in good faith.

- To diligently exercise reasonable skill and care in providing brokerage services to all parties.

- To disclose to each party all material adverse facts that the agent knows, except for the following:
  - Material adverse facts know by the party.
  - Material adverse facts the party could discover through a reasonably diligent inspection, and which a reasonable, prudent person under like or similar circumstances would discover.
  - Material adverse facts the disclosure of which is prohibited by law.
  - Material adverse facts that are known to a person who conducts an inspection on behalf of a party.

A "material adverse fact" means an adverse fact that a party indicates is of such significance, or that is generally recognized by a real estate agent as being of such significance to a reasonable party, that it affects or would affect a party's decision to enter into a contract or agreement concerning a transaction, or affects or would affect a party's decision about the terms of a contract or agreement.

- To account for all property coming into the possession of the agent that belongs to any party within a reasonable time of receiving the property.

DUTIES TO A CLIENT
In addition to the real estate agent's duties to all parties as provided above, a real estate agent, including the Appointed Agent, has the following duties to the agent's client(s):

- To place the client's interests ahead of the interests of any other party, unless the agent is acting as a disclosed dual agent, as discussed below.

- To disclose to the client all information known by the agent that is material to the transaction and that is not known by the client or could not be discovered by the client through reasonably diligent inspection.
- To fulfill any obligation that is within the scope of the agency agreement, except those obligations that are inconsistent with other duties that the agent has under the law.

- To disclose to the client any financial interests the agent or the brokerage has in any business entity to which the agent or brokerage refers a client for any service or product related to a transaction.

DUTIES OF A DUAL AGENT

An appointed Agent may legally represent both the seller/landlord and the buyer/tenant in a transaction, but only with the prior knowledge and the written consent of both parties. This is called "Dual Agency". The Appointed Agent will be acting as a Dual Agent when he or she represents both the seller/landlord and the prospective buyer/tenant. This means that when the Appointed Agent is the listing agent and the selling/leasing agent, the Appointed Agent will be representing both parties simultaneously. When acting as a Dual Agent, the agent has the same Duties To All parties and Duties to A Client, as set forth above, **EXCEPT**, a Dual Agent may not and does not have a duty to place one client(s) interest ahead of the interests of the other client. By signing this agreement the client agrees that the Appointed Agent may act as a disclosed Dual Agent when the agent represents both the seller/landlord and the buyer/tenant.

ACKNOWLEDGEMENT AND CONSENT TO DUAL AGENCY

I (We) acknowledge that I (We) have read this document, and Grampp Realty, Inc. and the Appointed Agent have made full disclosure of the client(s) the Appointed Agent represents, the duties of a real estate agent to the parties, and the type of representation the agent will provide. I (We) have read and understand this statement, have asked questions I (We) deem appropriate regarding this disclosure and agreement, and I (We) acknowledge signing and receiving a copy of this document before receiving any specific assistance from the Appointed Agent or making or accepting an offer or lease proposal, which ever is sooner. I (We) been informed about the possibility of a Dual Agency and consent and agree that the Appointed Agent may act as a disclosed Dual Agent when he or she represents both the seller/landlord and the buyer/tenant. If you do not understand all the terms of this document, seek legal advice before signing.

Buyer Signature – KRE, LLC.	Seller Signature – City of Davenport Iowa
______________________________	______________________________
______________________________	City Administrator (subject to Council approval)
Date______________________________	Date 1/15/15

Appointed Agent's Signature

Jeffrey S. Miller, SIOR

City of Davenport

Committee: Community Development | **Action / Date**
Department: Community Planning and Economic Development | **1/21/2015**
Contact Info: Matt Flynn, 326-7743
Wards: 5th

Subject:
First Consideration: Ordinance for Case No. REZ14-13, petition of Kwik Shop, Inc., to rezone the property located at 1918 Bridge Avenue from "R-4", Moderate Density Residential District to "C-1", Neighborhood Shopping District, to accommodate expansion of the existing Kwik Shop facility. (5th Ward)

Relationship to Goals:
Added Emphasis on Economic Development

Background:
UPDATE: To address concerns about littering expressed at the January 21, 2015 Committee of the Whole meeting, Staff proposes adding non-standard condition no. 5 to read as follows: "Owner agrees to place and maintain trash receptacles at the southwest and northeast corners of the property."

Locust Street is characterized by a mix of commercial and residential uses of varying intensity throughout the entire corridor. There is no definitive formula that determines the width of commercial uses along Locust Street. Rezoning requests should be evaluated on a case by case basis, with balancing the need of accommodating new and existing commercial development with providing buffering and stability for adjacent residential properties.

Two recent examples, Autozone and Wendy's on West Locust, have successfully gained zoning approval to allow for expansions. In these cases, the ability to screen the uses played into the City Council's eventual approval of these projects.

The ability to adequately screen the expanded fuel island is also possible in this case. Staff's recommendation contains conditions designed to address these issues.

Following Plan and Zoning Commission's recommendation, an issue arose concerning the non-standard condition no. 4. It has been determined that the tree in question may conflict with proposed traffic movement. Therefore, staff recommends the following revised condition be substituted:

"The owner shall attempt to preserve the existing street tree located in front of 1918 Bridge Avenue if possible. In the event it is removed, the owner shall replace the tree with two new street trees, minimum 4 inch caliper, approved by the City Arborist. If either of the new trees dies within two years of planting, they shall be replaced with the same."
This language will be replaced on the ordinance for this case.

Notices have been mailed to 21 adjacent property owners within 200 feet. As of this writing, no protests have been received (0.00%).

ATTACHMENTS:

Type	Description
Cover Memo	Ordinance
Backup Material	P&Z Letter
Backup Material	P&Z Staff Report plus attachments

ORDINANCE NO.

AN ORDINANCE for Case No. REZ14-13: Petition of Kwik Shop, Inc. for the rezoning of property known as 1918 Bridge Avenue from “R-4” Moderate Density Dwelling District to “C-1” Neighborhood Shopping District to accommodate and expansion of the existing Kwik Shop facility. (5th Ward)

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

The South 57½ feet of the South 4/5ths of Lot 9 of Davis’ Subdivision of a part of the Bird Estate in the Southwest Quarter of Section 24, Township 78 North, Range 3 East of the 5th Principal Meridian in Scott County, Iowa.

The City Plan and Zoning Commission recommended approval subject to the following findings and special conditions:

Findings:
1. The request is consistent with the Comprehensive Plan designation of RC, Residential Corridor
2. Adequate screening to protect the adjacent residential neighborhood is possible.
3. No neighborhood opposition exists.

Non-standard Conditions:
1. That the north boundary contain a six foot high solid wood fence within a 10 landscape setback containing a Class D Bufferyard (2 canopy trees, 4 understory trees and 6 shrubs per 100 linear feet).
2. That the canopy over the fuel islands contain LED “dark sky” light fixtures that are completely recessed within the canopy structure.
3. That the canopy contain no signage or illuminated graphics on the north or west sides.
4. The owner shall attempt to preserve the existing street tree located in front of 1918 Bridge Avenue if possible. In the event it is removed, the owner shall replace the tree with two new street trees, minimum 4 inch caliper, approved by the City Arborist. If either of the new trees dies within two years of planting, they shall be replaced with the same.
5. The owner shall place and maintain trash receptacles at the southwest and northeast corners of the property.

Note that standard condition 1 is an ordinance requirement and not repeated here.

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

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

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

First Consideration ___________________________________

Second Consideration __________________________________

Approved __________________________________

____
William E. Gluba
Mayor

Attest: ____
Jackie Holecek,MMC
Deputy City Clerk

Published in the Quad City Times on _____________________

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

January 8, 2015

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

At its regular meeting of January 6, 2015, the City Plan and Zoning Commission considered Case No. REZ14-13 being the Rezoning of 1918 Bridge Avenue from "R-4", Moderate Density Dwelling District to "C-1", Neighborhood Shopping District for Kwik Shop, Inc.

The Commission voted unanimously (7-0) to forward Case No. REZ14-13 to the City Council with a recommendation for approval, including the following finding and conditions:

Findings:
1. The request is consistent with the Comprehensive Plan designation of RC, Residential Corridor
2. Adequate screening to protect the adjacent residential neighborhood is possible.
3. No neighborhood opposition exists.

Standard Condition:
1. That site improvements comply with the provisions contained in Title 13 (Public Systems) and Title 17 (Zoning).

Non-standard Conditions:
1. That the north boundary contain a six foot high solid wood fence within a 10 landscape setback containing a Class D Bufferyard (2 canopy trees, 4 understory trees and 6 shrubs per 100 linear feet).
2. That the canopy over the fuel islands contain LED "dark sky" light fixtures that are completely recessed within the canopy structure.
3. That the canopy contains no signage or illuminated graphics on the north or west sides.
4. That the existing street tree located in front of 18918 Bridge Avenue be preserved.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission

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

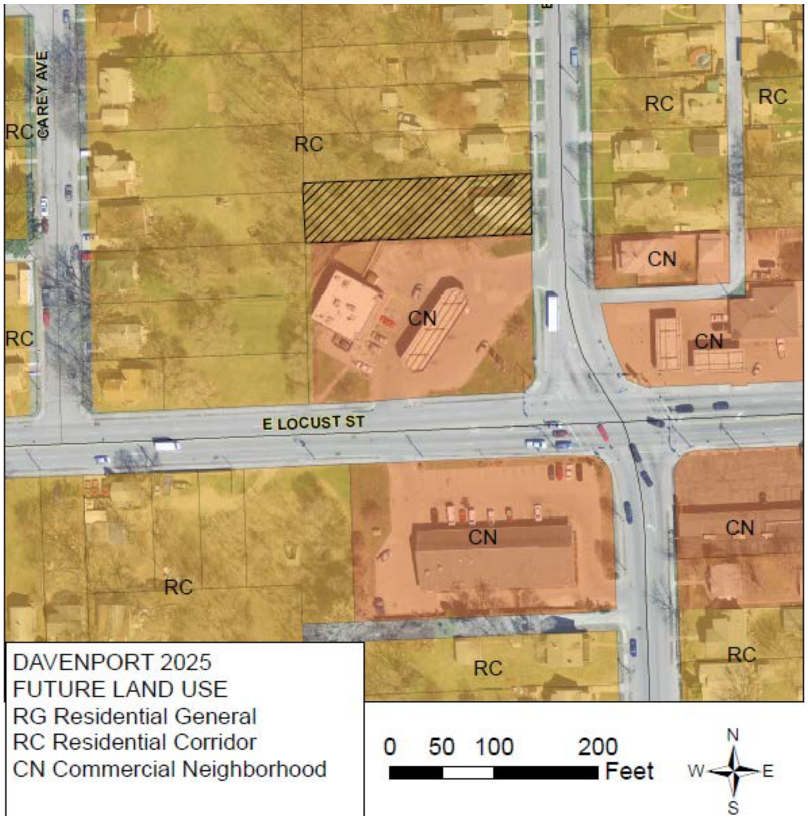
PLAN AND ZONING COMMISSION

Meeting Date:	January 6, 2015
Request:	Request to rezone property from "R-4" Moderate Density Dwelling District to "C-1" Neighborhood Shopping District.
Location:	1918 Bridge Street
Case No.:	Case No. REZ14-13
Applicant:	Kwik Shop
Staff Contact:	Matthew G. Flynn, AICP Senior Planning Manager mflynn@ci.davenport.ia.us 563-326-7743

Recommendation:
Staff recommends the Plan and Zoning Commission forward Case No REZ14-13 to the City Council with a recommendation for approval, with the conditions contained within this staff report.

Background:
Kwik Shop proposes an expansion of its pump island which will require the purchase of the subject property.

Comprehensive Plan: The subject property is on the boundary edge of RC, Residential Corridor, adjacent to CN, Commercial Neighborhood.

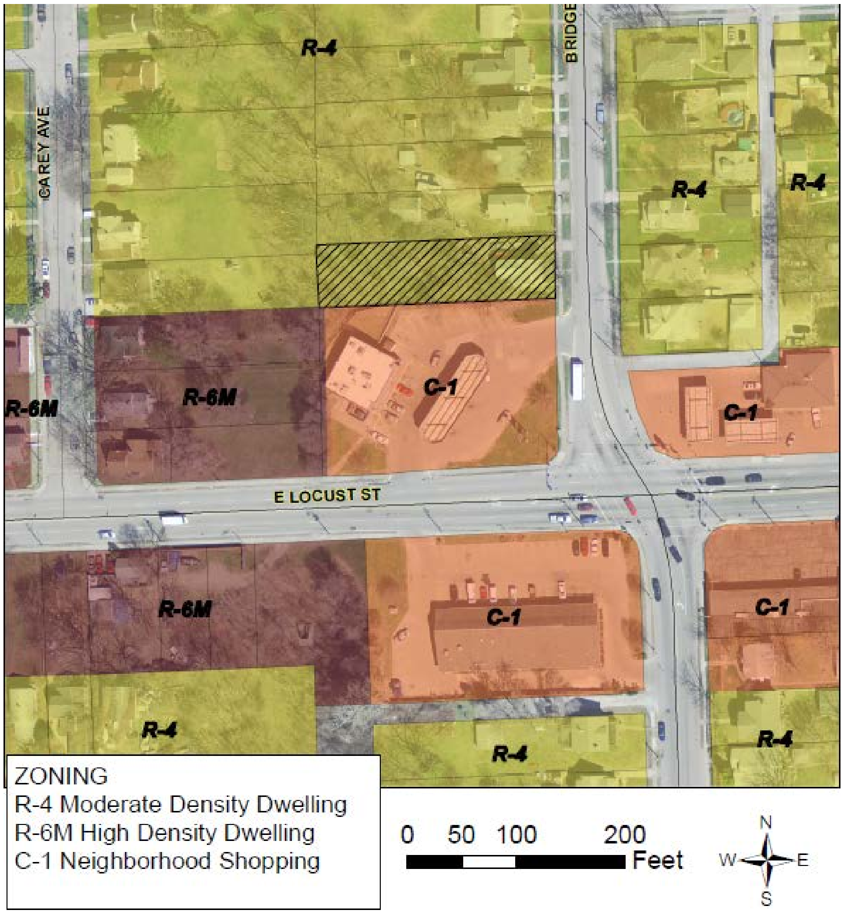


The descriptions for these two designations are as follows:

Residential Corridor (RC)
Description: This category is a mixed-use designation, intended for areas that are a) a blend of residential and commercial, and b) oriented toward a major corridor. While residential properties within an RC area should be oriented toward the adjacent corridor, they should not have direct access to the corridor. While commercial developments may be present, they must maintain residential structures & character (e.g. adaptive compatible commercial use of existing houses, commercial first floor and residential above, etc.). For all Residential land use classifications, Davenport 2025 encourages the creation of neighborhood planning documents to guide development appropriate for each neighborhood.

Commercial Neighborhood District (CN)
Description: This category is a mixed-use commercial designation that partners with RC (Residential Corridor). CN identifies areas of neighborhood-scale commercial development generally along Residential Corridors or adjacent to residential areas the CN district serves.

<u>Zoning</u>: Zoning reflects the commercial corridor characteristics of the location. C-1 and R-6M along Locust Street, R-4 to the interior.



Technical Review:

Sanitary Sewer. Service exists, no new connections are anticipated.

Stormwater Management. This property slopes dramatically east to west and drains into a 42 inch culvert. Care will be needed to address both stormwater capacity and water quality issues. A condition responding to these concerns may be necessary as part of staff's recommendation.

Forestry. The Forestry and Streets Divisions indicated the desire to preserve the noted street tree if the request is approved and a new driveway location built.

Traffic: No significant concerns, but any change to driveway locations will need to be reviewed as part of site plan review.

Other Utilities. No service issues have been noted.

Public Input:
A public meeting was held on December 11, 6:00 pm at the Genesis Heart Institute to discuss the proposal.

Notices were sent to 21 surrounding property owners within 200 feet. As of this writing, no protests have been received.

At the public hearing held before the Plan and Zoning Commission on December 16, 2014, no one spoke.

Discussion:
Locust Street is characterized by a mix of commercial and residential uses of varying intensity throughout the entire corridor. There is no definitive formula that determines the width of commercial uses along Locust Street. Rezoning requests should be evaluated on a case by case basis, with balancing the need of accommodating new and existing commercial development with providing buffering and stability for adjacent residential properties.

Two recent examples, Autozone and Wendy's on West Locust, have successfully gained zoning approval to allow for expansions. In these cases, the ability to screen the uses played into the City Council's eventual approval of these projects.

The ability to adequately screen the expanded fuel island is also possible in this case. Staff's recommendation contains conditions designed to address these issues.

Staff Recommendation:
Staff recommends the Plan and Zoning Commission forward Case No REZ14-13 to the City Council with a recommendation for approval, with the conditions contained within this staff report.

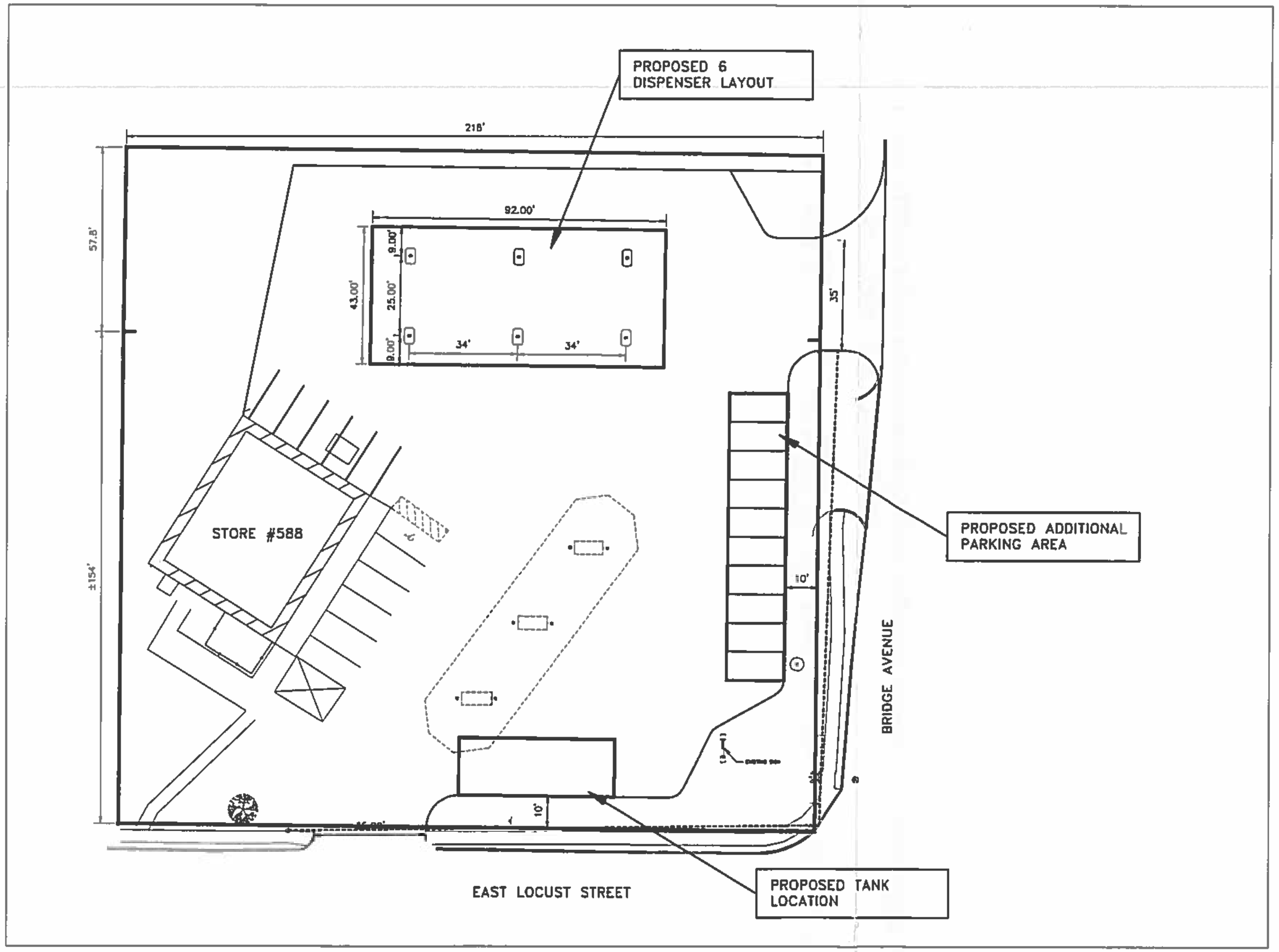
Findings:
1. The request is consistent with the Comprehensive Plan designation of RC, Residential Corridor
2. Adequate screening to protect the adjacent residential neighborhood is possible.
3. No neighborhood opposition exists.

Standard Condition:
1. That site improvements comply with the provisions contained in Title 13 (Public Systems) and Title 17 (Zoning).

Non-standard Conditions:
1. That the north boundary contain a six foot high solid wood fence within a 10 landscape setback containing a Class D Bufferyard (2 canopy trees, 4 understory trees and 6 shrubs per 100 linear feet).
2. That the canopy over the fuel islands contain LED "dark sky" light fixtures that are completely recessed within the canopy structure.
3. That the canopy contain no signage or illuminated graphics on the north or west sides.
4. That the existing street tree located in front of 18918 Bridge Avenue be preserved.

Prepared by:

Matthew G. Flynn, AICP
Senior Planning Manager



6 DISPENSERS

KWIK SHOP, INC.
734 E. 4TH AVENUE, HUTCHINSON, KANSAS 67501

REVISIONS		
NO.	ITEM	DATE

PLOTTING SCALE: 1" = 40'
DRAWN BY: JLB
CHECKED BY:
DATE: NOVEMBER 12, 2014

McClure Engineering Associates, Inc.
4700 Kennedy Drive, East Moline, Illinois 61244
(309) 792-9300 Fax (309) 792-9874
Design Firm License: Illinois 184-000818
Copyright 2014 By McClure Engineering Associates, Inc.

11-12
STORE #588
FILE NAME: T:\KADAI

KWIK SHOP, INC. - P.O. Box 1927 - Hutchinson KS 67501-1927

Date	Location	Reference	Gross Amount	Discount	Net Amount
11/10/2014	0588	111014	420.00	0.00	420.00
	0588	*Loc Total	420.00	0.00	420.00
		* Total Check *	420.00	0.00	420.00

Vendor Number 459330

HIGHLY SATISFIED CUSTOMERS MADE THIS CHECK POSSIBLE

To Remove Document Fold and Tear Along This Perforation

THIS CHECK HAS MICROPRINTING AND A HEAT-ACTIVATED SECURITY LOGO ON BACK. IF NOT PRESENT DO NOT CASH.

KwikShop

KWIK SHOP, INC.
P.O. Box 1927
Hutchinson KS 67501-1927

US Bank
Miamisburg, OH

56-503/422

DATE 11/12/2014

CHECK NUMBER 360626

PAY THIS AMOUNT $420.00

Pay ********420 Dollars and 00 Cents

TO THE ORDER OF CITY OF DAVENPORT

CITY HALL
226 W 4TH ST
DAVENPORT IA 52801

THIS ACCOUNT CLEARS POSITIVE PAY

THIS CHECK IS PRINTED WITH A BLUE SECURITY BACKGROUND ON WHITE PAPER. IF NOT PRESENT DO NOT CASH.

⑈360626⑈ ⑆042205038⑆ 130111673898⑈

SEE REVERSE SIDE FOR OPENING INSTRUCTIONS

KWIK SHOP, INC
734 East Fourth St
Hutchinson KS 67501

CITY OF DAVENPORT
CITY HALL
226 W 4TH ST
DAVENPORT IA 52801

38810941

REZONING PROCEDURE

1. Prior to submission of rezoning request, the petitioner shall meet with Planning & Land Use staff to discuss the rezoning request, potential options and the rezoning process, including neighborhood meeting.

2. City Submit Petition including proposed zone, legal description and owner's/petitioner's signature(s); file reference form and filing fee – see schedule below. If petitioner does not hold title to the property, also submit accepted offer or contract to purchase. Submission of a proposed site plan for development is highly recommended as an aid in reviewing the proposed rezoning. Pick up notification signs ($10.00 per sign). (2)

3. After submitting the petition and before the public hearing the petitioner will hold a neighborhood meeting as per the attached meeting guidelines.

4. Petitioner posts notification signs on property as per instructions. Petition is processed at staff level; notification plat is drafted, site is inspected, and background report is written.

5. Item is previewed by the Commission and materials sent for review by the Technical Review Committee.

6. Public Hearing is held before the Davenport City Plan and Zoning Commission.

7. Staff report is presented to the City Plan and Zoning Commission, discussion and recommendation follows.

8. Commission report is forwarded to the City Council.

9. Public Hearing before the Committee of the Whole (COW) is held.

10. Three Readings are required for an Ordinance Amendment. One reading at each Council Meeting.

11. Publication of Ordinance. (Generally publication occurs prior to the next City Council meeting.)

Please refer to Development Calendar for the above meeting dates.

Rezoning Fee Schedule:

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

* plus $5.00 per sign; 1 to 3 signs required depending upon the size of the subject property

Honorable Mayor and City Council

City Hall

Davenport, Iowa 52801-1308

Honorable Mayor and City Council:

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

from____

to____

for the following legally described real property:

The South 57 ½ feet of the South 4/5ths of Lot 9 of Davis' Subdivision of a part of the Bird Estate in the Southeast Quarter of Section 24, Township 78 North, Range 3 east of the 5th P.M. in Scott County, Iowa

Respectfully submitted,

Clay Bush

Kwik Shop, Inc. Director of Real Estate

Date: 11-17-2014

REZONING REQUEST NO.__________________
OFFICE OF PLANNING AND LAND USE
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT
CITY OF DAVENPORT

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

Legal Description: The South 57 ½ feet of the South 4/5ths of Lot 9 of Davis' Subdivision of a part of the Bird Estate in the Southeast Quarter of Section 24, Township 78 North, Range 3 east of the 5th P.M. in Scott County, Iowa

ADDRESS OF PROPERTY: 1918 Bridge Ave.

EXISTING ZONING: R-4
REQUESTED ZONING: C-1
TOTAL AREA: 12,600 square feet

PETITIONER:
Name: Kwik Shop, Inc.
Address: 734 East 4th Avenue, Hutchinson, KS 67501
Phone: 620-694-6346 FAX: 620-694-1820
Mobile Phone: 620-960-4692 Email: clay.brasher@kwikshop.com
Interest in land:__________ title holder __________ other **

** if petitioner is other than title holder, documentation will be required to show control of property – accepted offer to purchase, offer, option, etc.

TITLE HOLDER:
Name: Thomas M. & Stephanie M. Murrell
Address: 3701 Kathleen Way, Davenport, IA 52807
Phone: 563-445-0232 FAX:__________
Mobile Phone:__________ Email: __________

CONTACT PERSON:
Name: Clay Brasher
Address: 734 East 4th Avenue, Hutchinson, KS 67501
Phone: 620-694-6346 FAX: 620-694-1820
Mobile Phone: 620-960-4692 Email: clay.brasher@kwikshop.com

EXPLANATION OF REZONING (for Public Hearing Notice): Parking and fuel dispensing reconfiguration

Does the property contain a drainage way or floodplain area: ____Yes ____No

Signature of Petitioner: Clay Brasher Kwik Shop, Inc Date: 11-17-2014

Rezoning Fee Schedule:

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

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

It is required that signs advertising a pending rezoning be prominently posted on the property to be rezoned. At minimum one (1) sign shall be required facing each public street the property has frontage on. At staff's discretion the posting of additional signs may be required if the geography of the site warrants it. Rezoning signs are available from the City of Davenport Community Planning office staff. There is a fee of $10.00 per sign. It is the petitioner's responsibility to prominently post rezoning signs no later than three (3) weeks prior to the petitioner's public hearing before the City Plan and Zoning Commission. The purpose of these signs is to make the public aware that a rezoning petition is being considered. **Failure to post signs as required may result in a tabling of the petition.**

City of Davenport
Neighborhood Meeting Guidelines

Purpose: The purpose of requiring applicants for rezoning to conduct public meetings is to offer an opportunity for both applicant and neighboring residents/property owners to share ideas, offer suggestions, and air concerns in advance of the formal public hearing process.

Procedure: The neighborhood meeting should ideally be held prior to submittal of an application for rezoning to the Department of Community Planning and Economic Development (CPED). At a minimum, it should be held at least one week before the scheduled public hearing for the case. <u>Please note that Wednesday evenings should be avoided due to conflicting with City Council meetings</u>.

1. Contact the Case Manager to coordinate meeting date, time, and location. Staff may assist in finding a suitable venue in the general neighborhood of the subject property, such as schools, religious institutions, or government facilities. Any facility rental costs will be the responsibility of the applicant.

2. The Case Manager will provide you a map and mailing list of surrounding properties, neighborhood representatives, and the ward and at large aldermen. Please provide confirmation that the aldermen have received notification of the meeting and can attend or are not opposed of the meeting taking place in their absence. The list may extend beyond the 200 foot boundary required for legal protests. The applicant shall send a notice to all in the area advertising the public meeting. Every effort should be made to contact all residents within the area as well as owners. If renters are assumed at a property, a notice should be sent to the address labeled, "Resident". The applicant is responsible for the cost of the mailing. A map of the subject property should be included.

3. Following the meeting, the applicant shall compile a list of attendees as well as a meeting summary and submit it to the Case Manager by Thursday preceding the public hearing. All handouts distributed at this meeting by the petitioner should also be included.

4. The Case Manager or another member of City Staff will make every effort to attend the meeting, however, the primary purpose for attending is to be simply an observer and resource for factual information, if requested.

It is hoped that these meetings will answer questions and air concerns at the earliest possible time in the review process, thus shortening the time necessary for review and ultimate consideration by the Plan and Zoning Commission and City Council. Thank you!

Community Planning & Economic Development Department

Plan & Zoning Commission: Adjacent Property Owner Notice Area

Feet
0 25 50 100 150 200

1 inch = 125 feet

N

KwikShop
734 E. 4th Avenue, P.O. Box 1927, Hutchinson, KS 67504-1927

November 20, 2014

To All Property Owners within 200 Feet
Of the Subject Property (1918 Bridge Avenue)

RE: Kwik Shop #588, 1136 East Locust Street, Davenport, IA

Dear Neighbors:

In order to provide for an expanded, improved facility at 1136 East Locust Street, Kwik Shop is requesting a rezoning from R-4, Medium Density Residential to C-1, Neighborhood Commercial for the property located at 1918 Bridge Avenue. The first step in this process is for us, the applicant, to hold a neighborhood meeting to discuss the project and answer questions.

This meeting will be held on Thursday, December 11, 2014 at 6:00 PM. at the Genesis Heart Institute, 1236 East Rusholme Street, lower level. Following this meeting, you will be informed of the formal City process to consider our request. If you have any specific questions of the City, please contact Matt Flynn at 326-7743 or mflynn@ci.davenport.ia.us. I would be happy to answer questions on Kwik Trip's behalf.

I look forward to meeting you on December 11, 2014 at 6:00 PM .

Sincerely

Clay Brasher

Clay Brasher
Director of Real Estate
Kwik Shop, Inc.
620-694-6346

REZ14-xx Adjacent Owner Notice Area.xlsx

Parcel#	Property Address	Owner Name	Owner Street	Owner CityStateZip
Petitioner:	1918 BRIDGE AV	Kwik Shop/THOMAS M MURRELL & MURRELL STEPHANIE M		
Ward/Ald:	5th Ward	Alderman Barnhill		Notices Sent: 22
C0058-06	1921 BRIDGE AV	SR TYRAE TOWNZEL	PO BOX 3684	DAVENPORT IA 52808
C0058-05	1927 BRIDGE AV	BENJAMIN J POOCK	1927 BRIDGE AV	DAVENPORT IA 52803
C0058-02	1205 E PLEASANT ST	CASSIE L FRANKLIN & FRANKLIN JOHN	1205 E PLEASANT ST	DAVENPORT IA 52803
C0058-03	1935 BRIDGE AV	JOHN H THOMAS & THOMAS DEBORAH L	1935 BRIDGE AV	DAVENPORT IA 52803
C0058-04	1931 BRIDGE AV	BETTY V CASWELL	14100 112TH AVE TRLR 156	DAVENPORT IA 52808
C0058-07	1915 BRIDGE AV	TIMOTHY J SHEEDY & SHEEDY GINA R	739 NORTHBROOK DR	DAVENPORT IA 52806
C0058-08A	1208 E LOCUST ST	ARTHUR J JOHNSON FAMILY LP	1305 12TH AV	ROCK FALLS IL 61071
C0059-14A	1136 E LOCUST ST	DILLON REAL ESTATE CO INC	PO BOX 22845	OKLAHOMA CITY OK 73123
C0059-04	1941 CAREY AV	JEFFREY S BURKE & BURKE SARA A	1941 CAREY AVE	DAVENPORT IA 52803
C0059-05	1937 CAREY AV	RICHARD W NAYLOR REV TRUST	3095 QUAIL RIDGE RD	BETTENDORF IA 52722
C0059-06	1933 CAREY AV	SUSAN R EARP	1933 CAREY AVE	DAVENPORT IA 52803
C0059-07	1923 CAREY AV	THINATOS LLC	TOM BAKERIS	DAVENPORT IA 52803
C0059-08	1919 CAREY AV	ALEXIS L CHASE	1919 CAREY AV	DAVENPORT IA 52803
C0059-09	1911 CAREY AV	TAMMI L EHLERS	1911 CAREY AV	DAVENPORT IA 52803
C0059-10	1907 CAREY AVE	R GENERATIONS PROPERTY MANAGEMENT LLC	2319 SCOTT ST	DAVENPORT IA 52803
C0059-11	1901 CAREY AV	ROBERT K NGUYEN	4019 W 13TH ST	DAVENPORT IA 52804
C0059-12		RADON SOLUTIONS LLC	2235 GRANT ST	BETENDORF IA 52722
C0059-17	1924 BRIDGE AV	BLUE DOT DEVELOPMENT LLC	4929 UTICA RIDGE RD	DAVENPORT IA 52807
C0059-18	1930 BRIDGE AV	MELVIN L WHITFIELD	1930 BRIDGE AV	DAVENPORT IA 52803
C0059-19	1934 BRIDGE AV	JEFFREY W DELLITT	3730 SOUTH HAMPTON DR	BETTENDORF IA 52722
C0059-20	1938 BRIDGE AVE	EDITH MCNEIL WRIGHT	1938 BRIDGE AVE	DAVENPORT IA 52803
C0059-21	1942 BRIDGE AV	4 CITY HOMES LLC	1760 WEST POINT RD	WEST POINT IA 52656

Neighborhood Meeting Attendance List

Case: ______________________________

Date: ______________________________

Name	**Address**	**Phone**	**Email**

1______________________________

2______________________________

3______________________________

4______________________________

5______________________________

6______________________________

7______________________________

8______________________________

9______________________________

10______________________________

11______________________________

12______________________________

13______________________________

14______________________________

15______________________________

16______________________________

17______________________________

18______________________________

19______________________________

20______________________________

21______________________________

22______________________________

Neighborhood Meeting Ground Rules

1. **Fact-finding and issue-identification are the primary reasons for this meeting. It should be informative, not argumentative. Ask questions, express concerns, but keep in mind this meeting is not a public hearing and no decision-makers are in attendance.**

2. **Allow time for everyone to speak.**

3. **Refrain from overly-critical remarks ("I hate this idea") and personal attacks ("You are trying to ruin the neighborhood").**

#588 Adj

CONTRACT FOR PURCHASE AND SALE OF REAL ESTATE

THIS CONTRACT FOR PURCHASE AND SALE OF REAL ESTATE ("Contract") is made and entered into this 24 day of October, 2014,

BY AND BETWEEN **DILLON REAL ESTATE CO., INC.**, a Kansas corporation of 2800 East 4th Avenue, Hutchinson, Kansas, 67501, hereinafter referred to as "Buyer",

AND **THOMAS AND STEPHANIE MURRELL,** a married couple of 3701 Kathleen Way, Davenport, Iowa, 52807, hereinafter referred to as "Seller".

WITNESSETH:

WHEREAS, Seller is presently the owner of a tract of real estate located in Scott County, Davenport, Iowa, described on Exhibit "A" attached hereto and incorporated herein by reference together with all right, title and interest of Seller in and to easements, rights-of-way, air rights, riparian rights, rights of ingress or egress and all other rights, privileges and appurtenances owned by Seller and in any way related to, or used in connection with the premises or any personal property ("Property").

WHEREAS, Seller has agreed to sell and Buyer has agreed to acquire said Property for total consideration of all in accordance with the terms and conditions hereinafter set forth.

NOW THEREFORE, for the consideration stated herein, the parties hereto agree as follows:

1. <u>SALE</u>. Seller agrees to convey by good and sufficient general warranty

City of Davenport

Committee: Community Development Committee | **Action / Date**
Department: Community Planning and Economic Development | **12/3/2014**
Contact Info: Matt Flynn 326-7743
Wards: 8th

Subject:
Second Consideration:Ordinance for Case No. ROW14-05 being the petition of the City of Davenport for the right-of-way vacation (abandonment) 9,942 square feet, more or less, of a cul-de-sac at the terminus of Sheridan Street located north of 55th Street to be incorporated into the development of the adjacent property. (City of Davenport, petitioner) *[8th Ward]*

Relationship to Goals:
Neighborhood Improvement

Background:
The Laffredo development surrounds two-thirds of this cul-de-sac and the accompanying subdivision plat, Welcome Way Commercial Park Sixth Addition states in the "Notes" that the Right-of-way is to be vacated. The City is proposing this right-of-way vacation (abandonment) to provide assurance that the vacation will occur. An alternative exists to the vacating of the right-of-way which would be licensing the right-of-way for use by the developer however due to the increased truck traffic within the cul-de-sac the City maintenance costs would likely be higher than normal.

For further background information please refer to the background materials.

ATTACHMENTS:

	Type	Description
🗋	Ordinance	ROW14-05 Ordinance
🗋	Backup Material	PZ Letter
🗋	Backup Material	PZ vote record
🗋	Backup Material	Staff report
🗋	Backup Material	Protest letters

ORDINANCE NO.

An Ordinance for Case No. ROW14-05 being the petition of the City of Davenport for the right-of-way vacation (abandonment) 9,942 square feet, more or less, of a cul-de-sac at the terminus of Sheridan Street located north of 55th Street to be incorporated into the development of the adjacent property. [8th Ward]

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

Part of the Northwest Quarter of Section 11 - Township 78 North – Range 3 East of the 5th P.M. being more particularly described as follows:

Beginning at a point in the Southeast Corner of Lot 1 of Welcome Way Commercial Park Fifth Addition to the City of Davenport, Iowa, said point also being the west line of Sheridan Street; thence North 00°-02′-22″ West along said west line of Sheridan Street 80.30 feet; thence in a Northeasterly direction along the arc of a curve concave Southeasterly with a radius of 50.00 feet, with a chord bearing of North 18°-58′-00″ East and a chord distance of 32.57 feet, for a distance of 33.17 feet; thence continuing in a Northeasterly direction along the arc of a curve concave Southerly with a radius of 50.00 feet, with a chord bearing of North 85°-32′-54″ East and a chord distance of 73.28 feet, for a distance of 83.04 feet; thence continuing in a Southerly direction along the arc of a curve concave Westerly with a radius of 50.00 feet, with a chord bearing of South 14°-52′-17″ West and a chord distance of 88.09 feet, for a distance of 107.77 feet; thence continuing in a Southerly direction along the arc of a curve concave Southeasterly with a radius of 15.00 feet, with a chord bearing of South 38°-17′-22″ West and a chord distance of 18.61 feet, for a distance of 20.07 feet; thence South 00°-02′-22″ East a distance of 16.46 feet to the Southwest Corner of Lot 3 of said Welcome Way Commercial Park Fifth Addition; thence South 89°-16′- 33″ West a distance of 50.00 feet to the point of beginning. The above described tract of land contains 9,942 sq. ft., more or less.

The City Plan and Zoning Commission accepted the listed findings and forwards Case No. ROW14-05 to the City Council for approval subject to the following:

1. That a perpetual public access easement be maintained over the pavement area of the cul-de-sac which would include City vehicle turn-around for snow and waste removal; and

2. That an easement be retained for existing and future utilizes with the area of the current cul-de-sac right-of-way.

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

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

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

First Consideration ___________________________________

Second Consideration __________________________________

Approved __________________________________

____
William E. Gluba
Mayor

Attest: ____
Jackie Holecek, CMC
Deputy City Clerk

Published in the *Quad City Times* on _____________________

City of Davenport

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

November 20, 2014

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of November 18, 2014 the City Plan and Zoning Commission considered Case No. ROW14-05 being the petition of the City of Davenport for the right-of-way (abandonment) of 9,942 square feet, more or less, of a cul-de-sac at the terminus of Sheridan Street located north of 55th Street to be incorporated into the development of the adjacent property.

Findings:

- The vacation would likely reduce ongoing (& likely increased) maintenance costs to the City.
- The proposed perpetual access easement should satisfy the City's and adjacent owner's needs.

The Plan and Zoning Commission accept the listed finding(s) and forward Case No. ROW14-05 to the City Council for approval subject to the following condition(s):

1. That a perpetual public access easement be maintained over the pavement area of the cul-de-sac which would include City vehicle turn-around for snow and waste removal; and
2. That an easement be retained for existing and future utilizes with the area of the current cul-de-sac right-of-way.

Respectfully submitted,

Robert Inghram, Chairperson
City Plan and Zoning Commission

Name:	Roll Call	APPROVED ROW14-04 KWIK TRIP EASEMENT	APPROVED ROW14-05 CITY/LAFFREDO SHERIDAN CUL-DE-SAC	APPROVED ROW14-06 KC PROPERTIES E-W ALLEY					
Cartee	A								
Connell	P	Y	Y	Y					
D'Autremont	P	Y	Y	Y					
Elgatian	P	Y	Y	N					
Gere	EX								
Inghram	P								
Kelling	P	Y	Y	N					
Lammers	P	Y	Y	N					
Martin	P	Y	Y	Y					
Martinez	P	Y	Y	Y					
Tallman	P	Y	Y	Y					
		8-YES 0-NO 0-ABSTAIN	8-YES 0-NO 0-ABSTAIN	5-YES 3-NO 0-ABSTAIN					

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

PLAN AND ZONING COMMISSION

Meeting Date: November 18, 2014

Request: Right-of-Way Vacation 0.22 acre, more or less, a cul-de-sac terminus of Sheridan Street

Location: Cul-de-sac terminus of Sheridan Street north of 55th Street in Welcome Way Commercial Park Fifth Addition

Case No.: ROW14-05

Applicant: City of Davenport

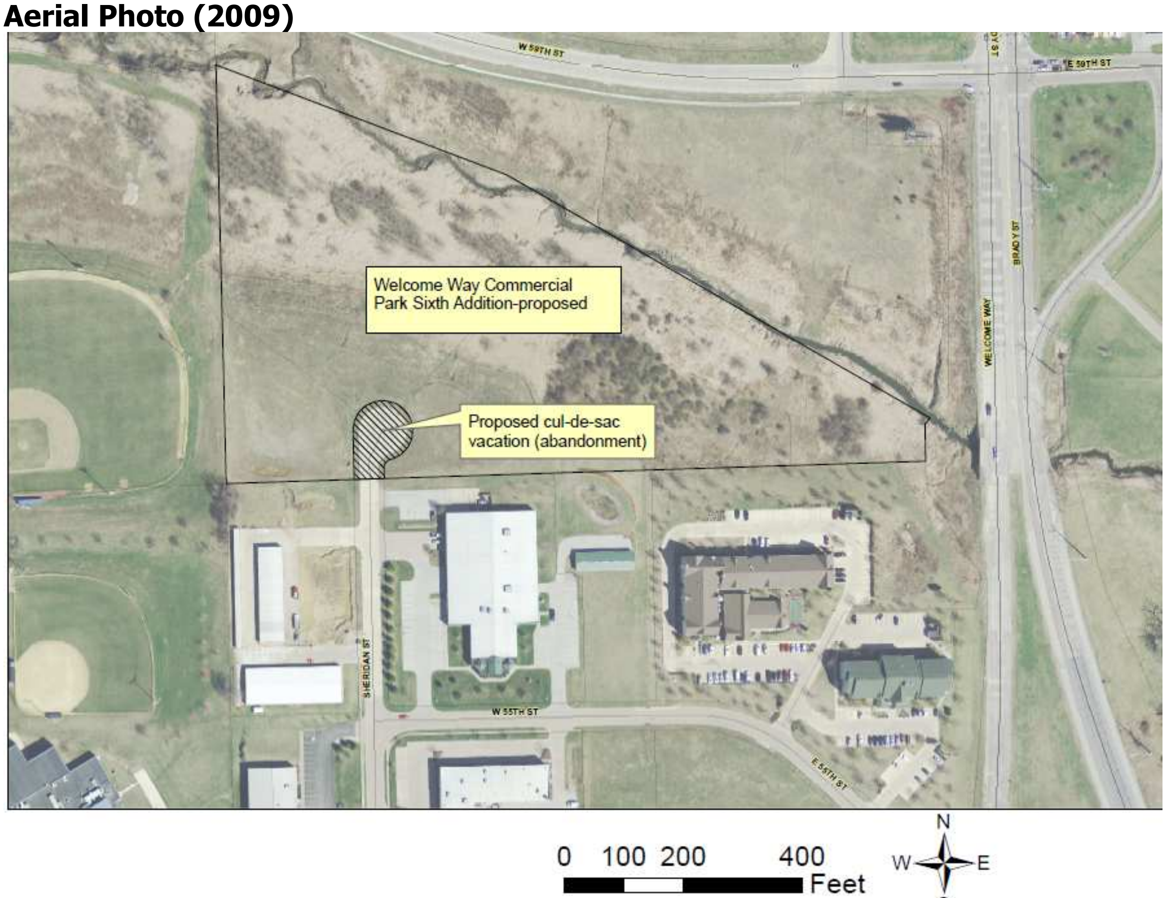
<u>Recommendation:</u>

Staff recommends the Plan and Zoning Commission accept the listed finding(s) and forward Case No. ROW14-05 to the City Council for approval subject to the listed condition(s).

INTRODUCTION:

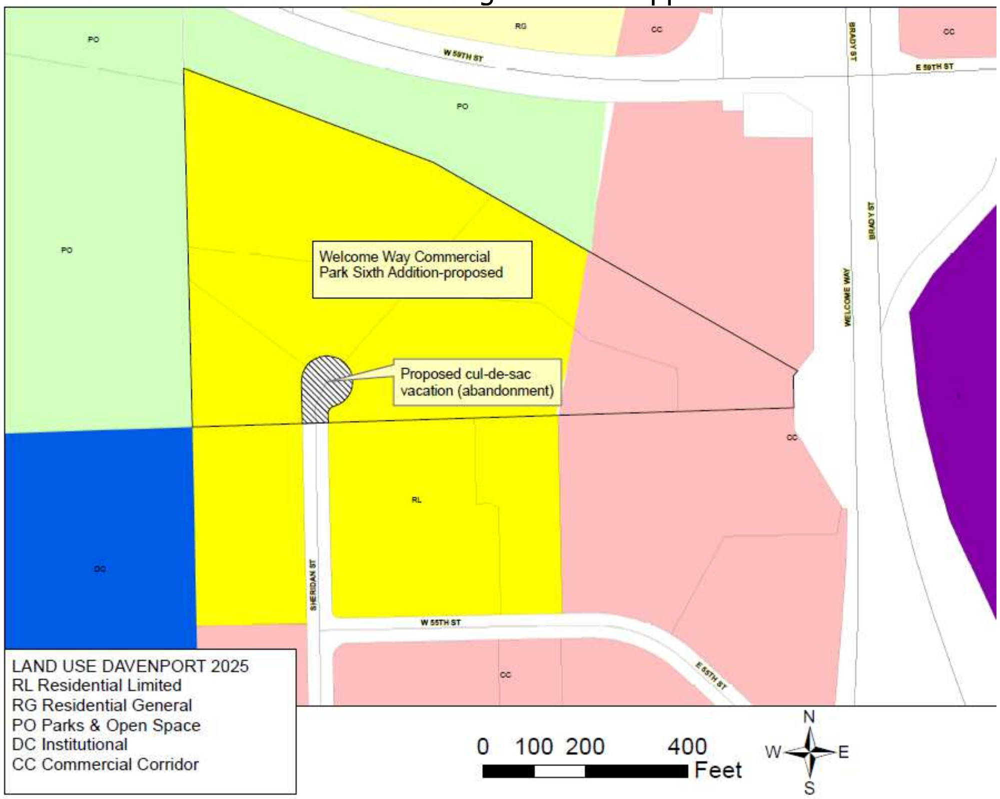
The petitioner is seeking a Right-of-Way Vacation of 0.22 acre (9,940 sqft), more or less, of property known as the cul-de-sac terminus at the end of Sheridan Street north of 55th Street located in Welcome Way Commercial Park Fifth Addition. The cul-de-sac is being incorporated into the Laffredo warehouse development.

Aerial Photo (2009)

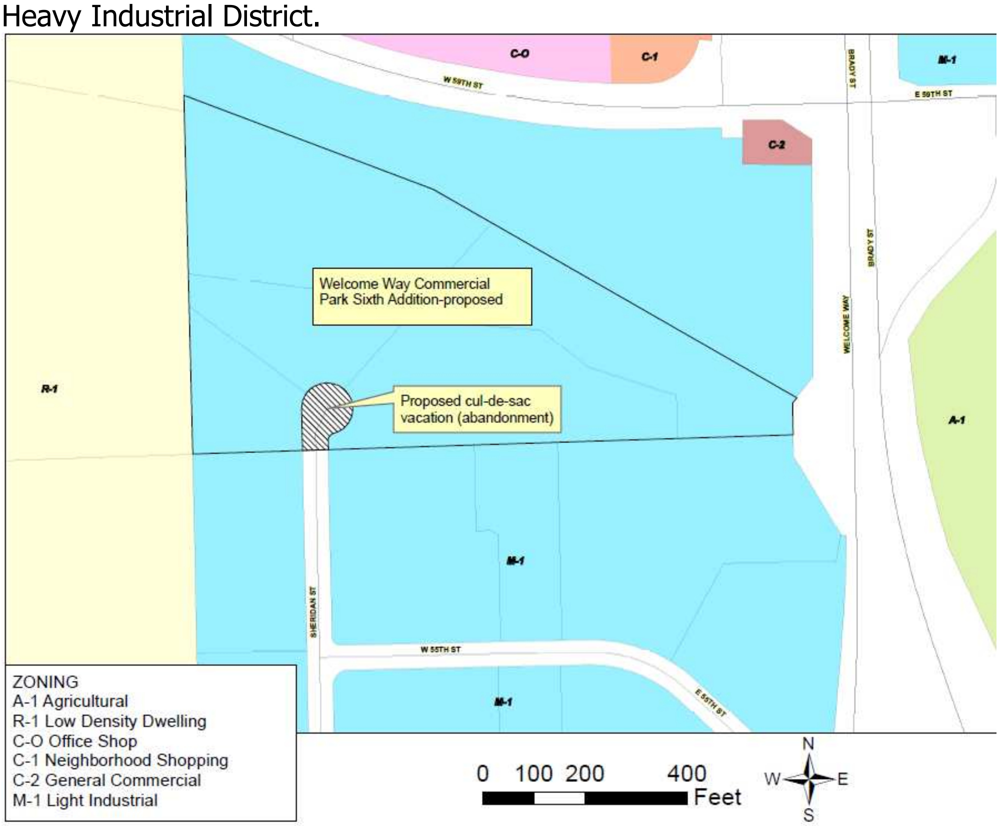


BACKGROUND:
Comprehensive Plan: Within Urban Service Area: Yes

Land Use: The surrounding land is designated Commercial Neighborhood to the north and west; and Parks & Recreation to the south along the Mississippi River



Zoning: The subject and surrounding properties are zoned "C-4 Central Business District and "M-2" Heavy Industrial District.



Technical Review:

Streets: The subject property is known as Sheridan Street and is the cul-de-sac terminus of said Sheridan Street north of 55th Street. There is a proposed development being the Loffredo warehouse facility that is proposed for the area. The development would utilize the cul-de-sac as a significant entrance to the facility. Over one-half the cul-de-sac would be used as a curb cut or drive-way access. Please see the site plan exhibit later in this report. Connectivity has not been compromised by the pavement removal.

Storm Water: A 12-inch storm sewer is located within the right-of-way. An easement will need to include this sewer.

Sanitary Sewer: Sanitary sewer is located to the south of the cul-de-sac.

Other Utilities: Other utilities including electric and water may need additional easements. Water currently ends short of the cul-de-sac however a new hydrant will be required within the property.

Emergency Services: The cul-de-sac will act as the property's driveway entrance. Access to the property will be maintained as normal.

Parks / Open Space: The vacation (abandonment) will have no effect on the adjacent park and open space areas.

Public Input:

Notice has been sent to the three (3) abutting owners within 200 feet of the subject property. Two protests have been received. The concerns of the two protests are snow removal and the use of the cul-de-sac for existing truck turning/backing movements.

Discussion:
The accompanying subdivision plat, Welcome Way Commercial Park Sixth Addition states in the "Notes" that the Right-of-way is to be vacated. The City is proposing this right-of-way vacation (abandonment) to provide assurance that the vacation will occur. An alternative exists to the vacating of the right-of-way which would be licensing the right-of-way for use by the developer however due to the increased truck traffic within the cul-de-sac the City maintenance costs would likely be higher than normal. An easement for City vehicle turn-around for snow and waste removal would be required. In addition easements for utilities currently located of proposed for the cul-de-sac area will be required.

Following the public hearing the developer's representative met with the one protester and indicated that a "perpetual" access easement across the cul-de-sac for general traffic and utility purposes which would include public and private vehicle turn-around, snow removal, solid waste collection, street cleaning, etc. as well as utility services maintenance, etc. would be acceptable to the developer. This perpetual easement should also allay the fears of the adjacent owners regarding the developer or a future user blocking access to the cul-de-sac. To remove (vacate) the perpetual easement would require a public hearing and ordinance process similar to the current right-of-way vacation (abandonment) process.

Staff Recommendation:
Findings:

- The vacation would likely reduce ongoing (& likely increased) maintenance costs to the City.
- The proposed perpetual access easement should satisfy the City's and adjacent owner's needs.

Recommendation:
Staff recommends the Plan and Zoning Commission accept the listed finding(s) and forward Case No. ROW14-05 to the City Council for approval subject to the following condition(s):

1. That a perpetual public access easement be maintained over the pavement area of the cul-de-sac which would include City vehicle turn-around for snow and waste removal; and
2. That an easement be retained for existing and future utilizes with the area of the current cul-de-sac right-of-way.

Prepared by:

Wayne Wille, CFM
Planner II

Wille, Wayne

From: Butch Pennock <butchpenn@gmail.com>
Sent: Friday, October 31, 2014 4:40 PM
To: Planning Division – CPED
Subject: Case # ROW14-05 (Right-of-Way (adandonment) at 55th Street
Attachments: 10-31-14.pdf

Attached is a copy of my signed "Public Hearing Notice" concerning Case # ROW14-05. Please be advised that at this time I am opposed to this right-of-way to be incorporated into the development of the property.

My concerns and opposition are as follows;

1. If this is incorporated into the new property it basically becomes a private drive, which means the owner of the property, could at any given time install a gate a cable or any other restrictive device closing off access to the cul-de-sac. Doors Inc. the occupants of the building located at 110 West 55th Street, is bringing their product into their building via over the road type semis, some as long as eighty (80) feet in length, some may even be longer. The semis drive North down Sheridan Street past the loading dock drive way and then back their rigs into the Doors loading dock driveway. If the cul-de-sac was to be closed off at any given time any semis delivering material to Doors Inc. would have to back down Sheridan all the way from 55th Street, costing time, money and safety. At times there are vehicles parked on both sides of Sheridan Street, making it almost impossible to do this.
2. If at any time the cul-de-sac was closed off, all traffic would have to turn around at the property line, including city snow removal vehicles. They would have to turn around using the far North driveway of the Doors property, a driveway that is not constructed/designed for heavy vehicles. The other option would be to drive through the existing parking lot of Doors Inc., a parking lot that is also not constructed to carry heavy vehicles and or traffic. This option would certainly cause a safety issue.
3. I am also concerned with snow removal. As shown on the Landscape Plan (9.9.2014) the majority of the property is a concrete parking lot. Where will they push their snow? I would think that the city would not want the occupants to push their snow on to a city street.

If the city could write in to this agreement that the cul-de-sac would remain open to all public transportation, at all times, no gates, cables or any other type of restrictions for the use of the cul-de-sac, and a snow removal plan that could be enforced, I would rethink my position.

55th Street Investments, Inc.
L.W. (Butch) Pennock
5761 Eagle Ridge Road
Bettendorf, Iowa 52722
563 355-6780 Home
563 340-5557 Cell
Butchpenn@gmail.com

TO: Planning@ci.davenport.ia.us

Subject: Case # ROW14-05 (Right-of-Way (abandonment) at 55th Street

I am writing to submit my opposition to Case # ROW14-05. It was my intent to be at the meeting on November 4th, but circumstances prevented my attendance. Therefore, I had not sent in my letter stating this opposition.

I have spoken with the management of Doors Inc. who did attend and found out that the City of Davenport is willing to" give "the cul-de-sac at the end of Sheridan to the "new" property owners.

My opposition is twofold:

1. The possibility of the elimination of snow removal and maintenance of the upper end of Sheridan. At the very least, a hindrance of being able to remove the snow.
2. The loss of the area for large trucks to be able to maneuver turns into either of our businesses.

I have owned A+ Self Storage for four years. The first two years the snow removal on Sheridan was nearly non-existent. An occasional swipe did help out. I called and wrote letters and suggested that the crews push the snow to the end of the cul-de-sac and over the edge. I did get a response in the form of an email "that's a good idea." And ever since, the streets have been cleared.

You may not think this is a big deal; BUT, there is a small incline in the exact area that both Doors and A+ driveways connect to. Without proper snow removal, no one can make it up the hill. In addition, anyone coming down the hill can have a hard time stopping safely.

Our back drive is **always** used for large moving trucks and regularly utilized by most of our tenants. We pay dearly every season to have our drives cleared. This will be of little relevance if our tenants cannot get to the driveway because the streets are impassable. Our facility is already feeling the effects of Menard's changing their old building to a self -storage. To render us inaccessible only adds to the problem.

Should our opposition be ignored and this part of our street becomes private property, what is to stop the new owners from putting up a fence or gate across that section. Then the problem will be, where is the wiggle room for trucks to make turns either for business or for city services?

I find it **extremely** unfair that the city could even consider granting such a concession to a new property owner when two long-time, well established businesses have paid their appropriate monies for **years** to receive the services and consideration they are due.

Joyce O'Rourke
A+ Self Storage
5510 Sheridan St.
Davenport, Iowa
309-944-3757 Home
309-714-0474 Cell

City of Davenport

Committee: Community Development Committee **Action / Date**
Department: Community Planning & Economic Development **1/21/2015**
Contact Info: Matt Flynn
Wards: 6th

Subject:
Resolution approving Case No. FDP15-01 being the petition of Real Estate Equities Homes – Crow Creek Road, LLC for an R-5M PUD final development plan on 7.56 acres, more or less, of real property located north of Crow Creek Road and east of Utica Ridge Road at the rear of 4601 Utica Ridge Road for the facilitate a 61-unit, four-story, owner occupied senior housing cooperative in addition to attached single family home lots. (Real Estate Equities Homes – Crow Creek Road, LLC, petitioner) [6th Ward].

Relationship to Goals:
Added emphasis on economic development.

Background:
The proposed development is a 61 unit senior housing cooperative with associated single family attached housing. The City Council approved the R-5M Planned Unit Development zoning in December of 2014. The conditions of the rezoning were:

- Access to Crow Creek Road should be limited to the existing median cross over locations.
- The existing storm water detention ponds must either be protected or relocated along with the construction of any additional stormwater requirements needed for new development.

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

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution FDP15-01
Backup Material	P&Z Letter
Backup Material	P&Z vote result
Backup Material	Staff report packet

Resolution No.__Boom__

Resolution offered by

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving case No. FDP15-01 being the petition of Real Estate Equities Homes – Crow Creek Road, LLC for an R-5M PUD final development plan on 7.56 acres, more or less, of real property located north of Crow Creek Road and east of Utica Ridge Road at the rear of 4601 Utica Ridge Road for the facilitate a 61- unit, four-story, owner occupied senior housing cooperative in addition to attached single family home lots. (Real Estate Equities Homes – Crow Creek Road, LLC, petitioner) [6th Ward].

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport that the final development plan for Real Estate Equities Homes – Crow Creek Road, LLC, (FDP15-01) is hereby approved and accepted pursuant to all the listed findings and conditions in the City Plan and Zoning Commission letter dated January 06, 2015 as follows:

1. That a revised landscape plan be submitted prior to submission to City Council showing the required plantings and the enhanced buffers along the parking lot and east property line;
2. That colored elevations and/or a materials list with colors called out (shown) be submitted prior to building or foundation permits being issued;
3. That site lighting plan shall be downcast with full cut-off fixtures and shielded so as to minimize light trespass and glare so that light is restrained to no more than 85 degrees from vertical;
4. That both Davenport and Bettendorf Public Works Department's agree in writing to the detention modifications prior to the issuance of any permits.

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

Approved:	Attest:
______________________________	______________________________
William E. Gluba, 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 7, 2015

Honorable Mayor and City Council
City Hall
Davenport IA 52801

Honorable Mayor and City Council:

At its regular meeting of Januray 6, 2015, the City Plan and Zoning Commission considered Case No. FDP15-01 being the petition of Real Estate Equities Homes – Crow Creek Road, LLC for an R-5M PUD final development plan on 7.56 acres, more or less, of real property located north of Crow Creek Road and east of Utica Ridge Road at the rear of 4601 Utica Ridge Road for the facilitate a 61- unit, four-story, owner occupied senior housing cooperative in addition to attached single family home lots.

Findings:

- The proposal utilizes the last undeveloped parcel along this segment of Crow Creek Road.
- The proposal provides a buffer transition between the more intensive commercial development within Utica Corners and the residential to the south.
- The proposal is in conformance with Davenport 2025: A Comprehensive Plan for the City.

The Plan and Zoning Commission accept the findings and forward Case No. FDP15-01 to the City Council for approval subject to the following conditions:

1. That a revised landscape plan be submitted prior to submission to City Council showing the required plantings and the enhanced buffers along the parking lot and east property line;
2. That colored elevations and/or a materials list with colors called out (shown) be submitted prior to building or foundation permits being issued;
3. That site lighting plan shall be downcast with full cut-off fixtures and shielded so as to minimize light trespass and glare so that light is restrained to no more than 85 degrees from vertical;
4. That both Davenport and Bettendorf Public Works Department's agree in writing to the detention modifications prior to the issuance of any permits.

Respectfully submitted:

Robert Inghram, Chairperson
City Plan and Zoning Commission

		APPROVED	APPROVED	APPROVED					
Name:	Roll Call	REZ14-13 KWIK SHOP INC 1918 BRIDGE AV	FDP15-01 REAL ESTATE EQUITIES	F15-01 TERRACE RIDGE PARK 9TH					
Cartee	EX								
Connell	P	Y	Y	Y					
D'Autremont	P	Y		Y					
Elgatian	P	Y	Y	Y					
Gere	P	Y	Y	Y					
Inghram	P								
Kelling	P	Y	Y	Y					
Lammers	P	Y	Y	Y					
Martin	EX								
Martinez	EX								
Tallman	P	Y	ABSTAIN	Y					
		7-YES 0-NO 0-ABSTAIN	6-YES 0-NO 1-ABSTAIN	7-YES 0-NO 0-ABSTAIN					

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

PLAN AND ZONING COMMISSION

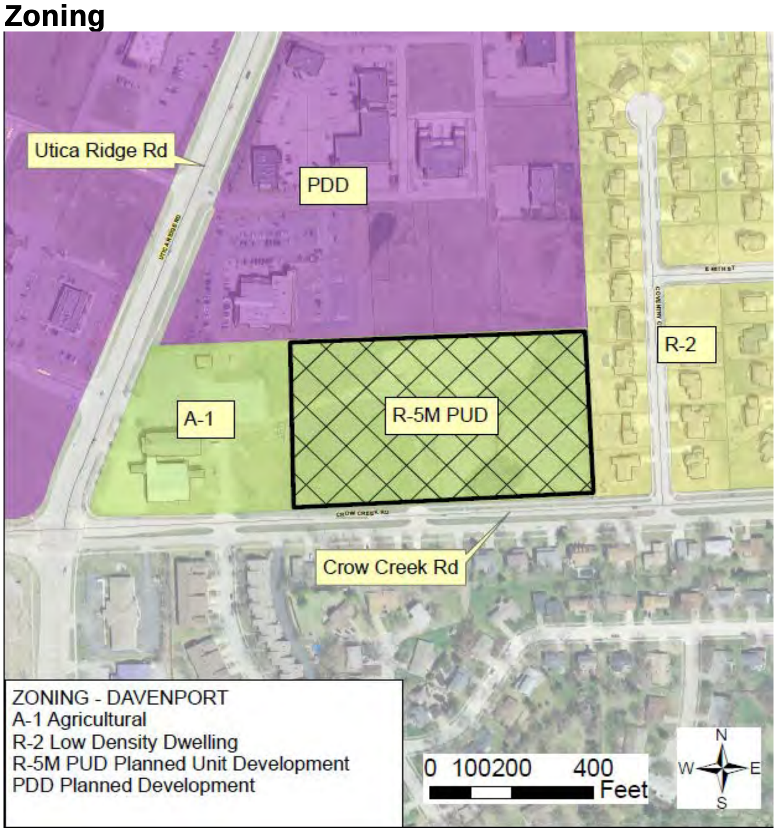
Meeting Date:	**January 06, 2014**
Request:	**R- 5M PUD Final Development Plan**
Address:	**Rear of 4601 Utica Ridge Road**
Case No.:	**FDP15-01**
Applicant:	**Real Estate Equities Homes – Crow Creek Road LLC**

INTRODUCTION

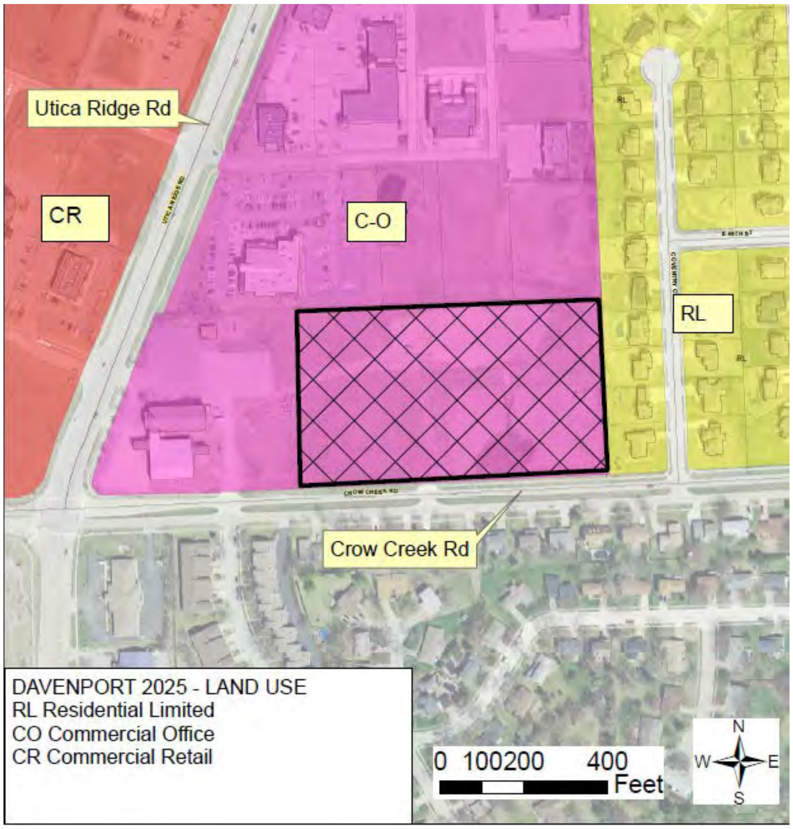
Petition of Real Estate Equities Homes – Crow Creek Road, LLC for an R-5M PUD final development plan on 7.56 acres, more or less, of real property located north of Crow Creek Road and east of Utica Ridge Road at the rear of 4601 Utica Ridge Road for the facilitate a 61-unit, four-story, owner occupied senior housing cooperative in addition to attached single family home lots.

Recommendation: Staff recommends the Plan and Zoning Commission accept the findings and forward Case No. FDP15-01 to the City Council for approval subject to the listed conditions.

Zoning



Land Use



Aerial Photo:

BACKGROUND
Comprehensive Plan:

Within Urban Service Area: Yes
Proposed Land Use Designation: Commercial Office (CO)

Description: *The Commercial Office (CO) category provides for a mixture of commercial uses, generally more office that retail. Retail in the CO can be best described as being of smaller scale and less intensity than Commercial Retail (CR).*

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.

Iowa Smart Planning Principles:
Relevant Iowa Smart Planning Principles which may be considered when reviewing this case:

- ***Revitalization***
  Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

Technical Review:

Streets. A concurrent final plat has been submitted. This plat shows a dedicated right-of-way for Village Drive and a short "T" intersection for Village Court. The senior housing cooperative portion of the development would then be accessed by private drives from this dedicated right-of-way.

Storm Water. Stormwater calculations have been submitted for review. Development is utilizing the eastern detention pond area. This pond was developed as part of the Coventry residential development and was to accommodate future development on the remaining church site. The commercial development to the north is served by several existing detention/retention ponds. According to the submitted calculations the pond is proposed to be resized and additional storage capacity created. According to the developer's engineer, the additional storage being provided is more than what is required for the proposed housing development.

If the proposed calculations do not allow the complete change proposed an alternative could be to eliminate the two lots along the entrance drive, then less change to the detention area would be needed.

Sanitary Sewer. Sanitary sewer service is located along the north side of Crow Creek Road. This is an eight-inch sanitary line.

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

Emergency Services. The property is located approximately 1.7 miles from Fire Station No. 8, which is located at 2802 E. 53rd Street. The closest Bettendorf fire service is approximately 2-miles away.

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

PUBLIC INPUT

No public input is required through the development plan process. Through the rezoning process at least three neighborhood type meeting were held: an initial meet and greet style meeting in March of 2014; the official rezoning neighborhood meeting was held in September of 2014; and a third neighborhood meeting was held as well. There were also public hearings before both the Plan and Zoning Commission and the City Council, with continued input at the Committee of the Whole meetings.

DISCUSSION

Conditions of the rezoning were:

- Access to Crow Creek Road should be limited to the existing median cross over locations.
- The existing storm water detention ponds must either be protected or relocated along with the construction of any additional stormwater requirements needed for new development.

Parking: As noted in the rezoning, the developer will need to apply to the Zoning Board of Adjustment for a Special Exception to reduce the required parking. This is a senior housing cooperative. Like most senior housing the parking required as well as traffic generated is less than typical multi-family developments; think of Jackson Renaissance and Taylor Heights senior housing developments. The developer is proposing a total of 96 parking spaces with 61 spaces provided in a garage underneath the building with an additional 35 spaces in the surface lot. The ordinance requirement is for 122 spaces (2 spaces per unit) with this development supplying 1.6 spaces per unit. Please note that the City of Bettendorf only requires 1 space for every two-dwelling units for a retirement village.

The two most recent special exceptions to reduce parking for senior housing, Taylor Heights and Jackson Renaissance allowed 1.1 and 1.0 spaces per unit respectively, still double what Bettendorf would allow. Both these projects are within established single family areas and staff is not aware of any complaints regarding parking from the neighborhoods. Additional parking would also be available on-street (Village Drive).

Traffic generation: According to the City of Bettendorf's Comprehensive Plan, Crow Creek Road is a collector street with a capacity range for average annual daily traffic (AADT) of between 1,000 to 10,000. According to Bi-State Regional Commission the 2010 AADT for this segment of Crow Creek Road is 3310 vehicles per day, approximately one-third (1/3) the road's traffic capacity. According to several studies including the Institute of Traffic Engineers (ITE) the average vehicle trips per day for senior (age restricted) development is about one-half to two-third the rate for single family detached homes. The higher end accounts for those non-resident trips which include but not limited to building and ground maintenance personnel as well as other visitors. These figures are comparable to regular apartment or condominium developments. The trips generated during peak hours are about one-third the rate for single family detached homes; which accounts for fewer job related trips. There is adequate capacity in this road to accommodate this development, the last available area on Crow Creek Road between Utica Ridge Road and 18th Street.

Building height: The rezoning which allowed the commercial development to the north limited the building height to three-stories or forty-five feet. A normal PDD has no height limit though the higher the building the greater the setback. Please note this property was not part of that rezoning.

The developer is proposing a four (4) story building with a building height of 47 to 48 feet. The building is setback from Crow Creek Road approximately 135 feet and 240 feet from the primarily two (2) story residences south of Crow Creek Road. The proposed building is four stories with a lower in-ground level being parking. As stated during the rezoning, using an average of between 10 to 12 feet per floor/story, the proposed four (4) story building would be between 40 to 48 feet in height. Also note that the "R-5M" district has a height limit of eight (8) stories or 90 feet.

Buffering: Concerns were raised regarding the building height can be mitigated through a planting buffer of both evergreen and deciduous trees. This buffer should be located along the southern edge of the parking lot for maximum effect. The addition of a low berm (a two-foot high berm is being proposed) which would block any headlight spill-over would also increase the height of the planting screen mitigating neighbors concern regarding building height. Screening should also occur between the proposed cul-de-sac and the existing residential to the east. Both planting buffers should be established as soon as possible after the concept plan approval and then protected from any construction activity. These buffers should enhance the normally required plantings.

According to the City's Site Plan ordinance the building requires the following:

	Canopy trees	Understory trees	Shrubs
Around the building perimeter -	18	18	90
Around the surface parking -	7	0	0
Southerly buffer yard -	3	6	8

Again while no general buffering is required to the west, north or east additional screening will be required along the southerly parking lot parking edge including a berm for eliminating vehicle headlight glare/spill-over; and along the east property line in the location of the cul-de-sac. An approximate two (2) foot berm is shown on the grading plans along the south edge of the parking lot.

Stormwater: (See also discussion under Technical Review-Stormwater above) New development is required to meet our current stormwater ordinance 13.34. This requires new development would have to provide retention/infiltration of the 1.25 inch rain event along with detention. These calculations have been submitted with the final development plan. On site retention (infiltration) of stormwater also reduces the need for detention and hence the impact on existing detention facilities. As stated earlier the submitted stormwater calculations appear to allow the pond to be resized. These calculations also indicated the developer is creating additional storage capacity created beyond what is required for the proposed development. However the City of Bettendorf apparently does not have the calculations for the existing detention pond. These will need to be recreated for comparison purposes.

STAFF RECOMMENDATION

Findings:

- The proposal utilizes the last undeveloped parcel along this segment of Crow Creek Road.
- The proposal provides a buffer transition between the more intensive commercial development within Utica Corners and the residential to the south.
- The proposal is in conformance with Davenport 2025: A Comprehensive Plan for the City.

Recommendation:

City staff recommends the Plan and Zoning Commission accept the findings and forward Case No. FDP15-01 to the City Council for approval subject to the following conditions:

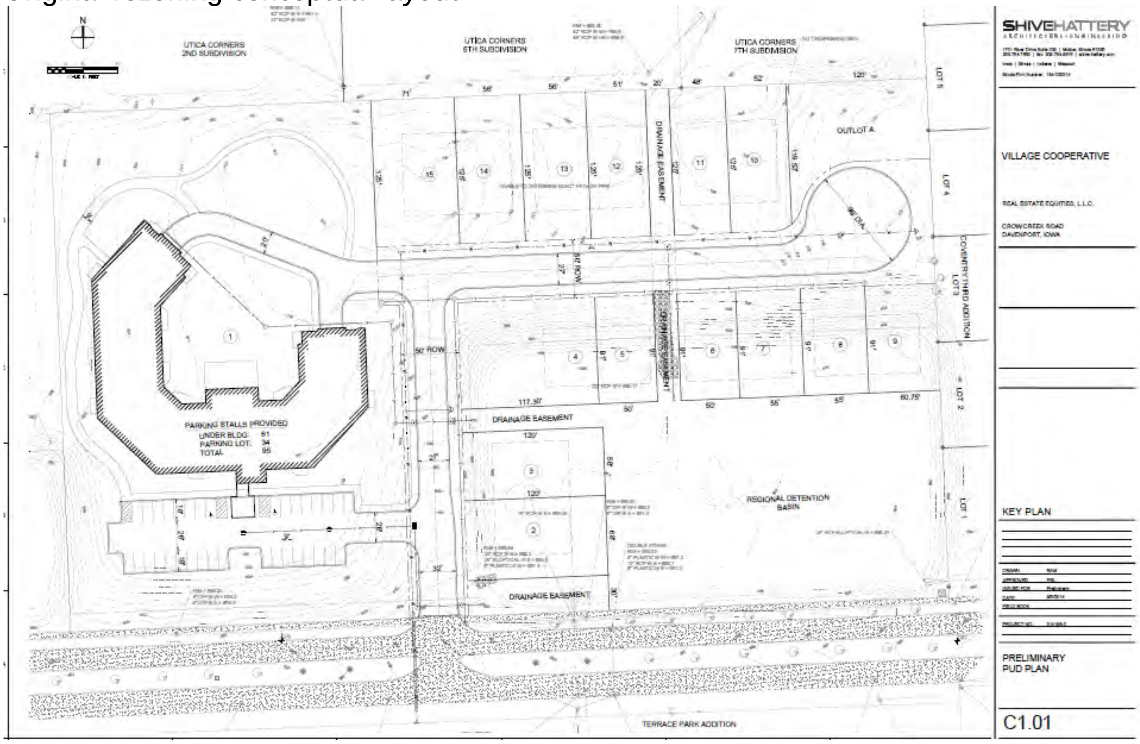
1. That a revised landscape plan be submitted prior to submission to City Council showing the required plantings and the enhanced buffers along the parking lot and east property line;
2. That colored elevations and/or a materials list with colors called out (shown) be submitted prior to building or foundation permits being issued;
3. That site lighting plan shall be downcast with full cut-off fixtures and shielded so as to minimize light trespass and glare so that light is restrained to no more than 85 degrees from vertical;
4. That both Davenport and Bettendorf Public Works Department's agree in writing to the detention modifications prior to the issuance of any permits.

Prepared by:

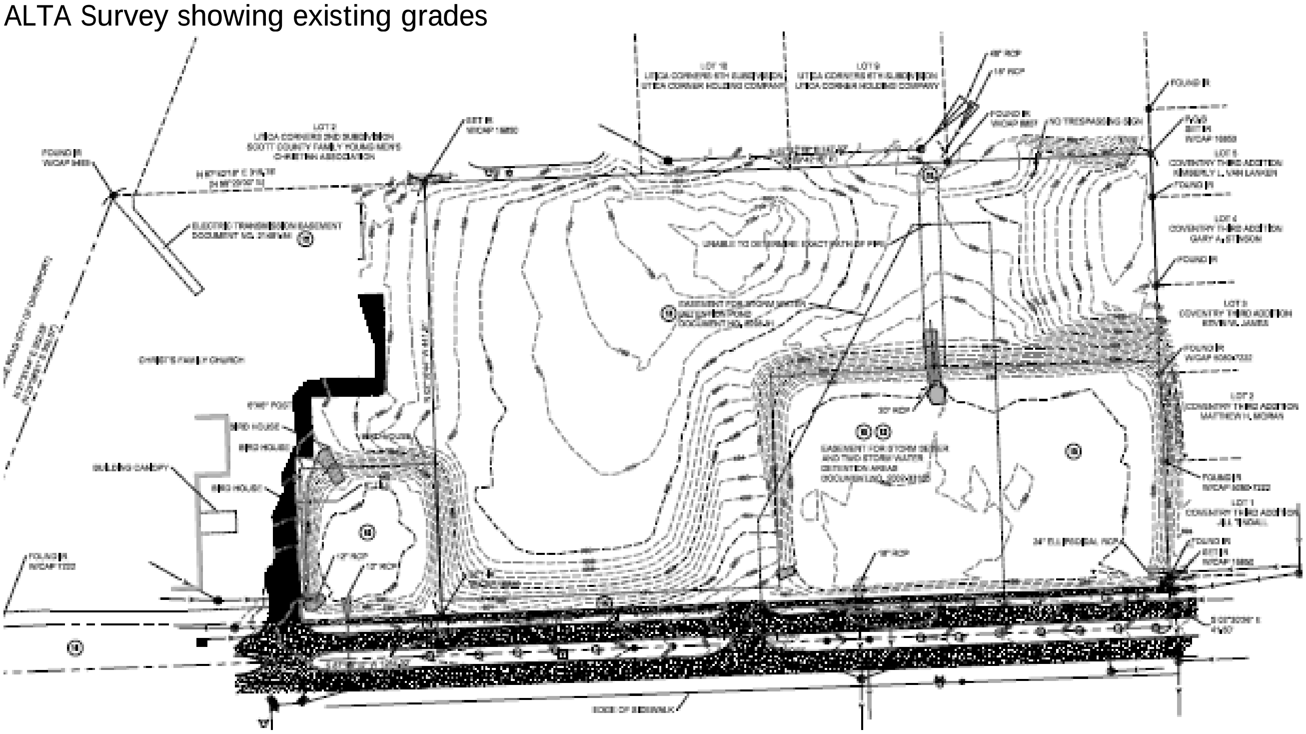
Wayne Wille, CFM
Planner II
Community Planning Division

Attachments:
X:\PLANNING\Plan and Zoning Commission\Cases\FDP15-01

Original rezoning conceptual layout



ALTA Survey showing existing grades



Building rendering

VILLAGE COOPERATIVE
to the
CITY OF DAVENPORT
SCOTT COUNTY, IOWA

City of Davenport Standard Specifications	
Standard Number	Standard Description
2.3	Drainable Base and Longitudinal Subdrains For All Pavements
3.4	Joint Deetail for 40.5' Radius Cul-de-sac
3 5(A)	Pavement Joint Details
3 5(B)	Pavement Joint Details
3.6	Blockouts
3.7	Curb Details
3 10	Concrete Monuments
3 11	PCC Full Depth Repair - Guidelines
3 12	PCC Full Depth Repair - Intersection Guidelines
3 13	PCC Full Depth Repair - Treatment at Existing Joints
3 15	PCC Full Depth Repair - Single Lane Patches
3 16	PCC Full Depth Repair - Edge Patches
3 17	PCC Full Depth Repair - Interior Patches
4.1	Standard Sidewalk Specification
4.2	Types of Pedestrian Ramps Outside of Intersection Radius
4.5	Preferred Ramp Within IntersectionRadius for Sidewalks in Grassed Boulevards
4.6	Optional Ramp Within Intersection Radius for Sidewalks in Grassed Boulevards
4 7(A)	Detectable Warnings
4 7(B)	Detectable Warnings
6.1	Precast Concrete Manhole
6.2	Drop Manhole Inlet (For Sanitary Sewers)
6.3	Standard Manhole Step
6.4A	Standard Ring & Cover For Storm Sewer Manhole
6.4B	Standard Ring and Cover for Sanitary Manhole
6.5A	Standard Lateral Connection
6.5B	Alternate Lateral Connection
6.6A	Pipe Bedding - Rigid Pipe
6.6B	Pipe Bedding - Semi-rigid or Flexible Pipe
6.11	Sewer and Utility Installation
6.12	Sewer and Utility Installation
8.1	Water Service Lateral

Legal Description

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF OUTLOT B OF UTICA CORNERS 7TH SUBDIVISION;

THENCE SOUTH 02° 30' 26" EAST 442.02 FEET ALONG THE WESTERLY LINE OF COVENTRY THIRD ADDITION TO THE NORTHERLY RIGHT OF WAY LINE OF CROW CREEK ROAD;

THENCE SOUTH 87° 43' 15" WEST 748.78 FEET ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF CROW CREEK ROAD;

THENCE NORTH 02° 16' 44" WEST 441.81 FEET TO THE SOUTHERLY LINE OF UTICA CORNERS 2ND SUBDIVISION;

THENCE NORTH 87° 42' 18" EAST 747.02 FEET ALONG THE SOUTHERLY LINE OF UTICA CORNERS 2ND, 6TH AND 7TH SUBDIVISIONS TO THE SAID SOUTHEASTERLY CORNER OF OUTLOT B OF UTICA CORNERS 7TH SUBDIVISION AND WESTERLY LINE OF COVENTRY THIRD ADDITION AND THE POINT OF BEGINNING.,

THIS PARCEL CONTAINS 7.587 ACRES, MORE OR LESS.

(FOR PURPOSES OF THIS DESCRIPTION THE WESTERLY LINE OF COVENTRY THIRD ADDITION IS ASSUMED TO BEAR SOUTH 02° 30' 26" EAST).

SHEET INDEX

UTILITY CONTACT INFORMATION

City of Davenport - Sewer	Lavern Cole	563-326-7923
Iowa American - Water	David Kull	563-468-9225
Mediacom - Cable	Matt Roberts	309-743-4735
MidAmerican - Gas	Rod Hawk	309-793-3833
MidAmerican - Electric	John Bugos	309-793-3707
CenturyLink - Telephone	Tony Glessner	563-355-6402

SITE ADDRESS: 4601 UTICA RIDGE RD
DAVENPORT IA 52807

DEVELOPER: REAL ESTATE EQUITIES DEVELOPMENT, LLC
1400 CORPORATE CENTER CURVE, SUITE 100
EAGAN, MN 55121
(651) 760-8304

REAL ESTATE EQUITIES
Development, LLC

IOWA ONE CALL
1-800-292-8989 | 811
www.iowaonecall.com

THE UTILITIES AS SHOWN ON THIS DRAWING WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THIS IS NOT IMPLIED NOR INTENDED TO BE THE COMPLETE INVENTORY OF UTILITIES IN THIS AREA. IT IS THE CLIENTS/CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE.

General Information

1. CONSTRUCTION NOT SPECIFICALLY DETAILED OR SPECIFIED WITHIN THE PLANS OR IN THE PROJECT MANUAL SHALL CONFORM TO THE CITY OF DAVENPORT STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION, THE IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST EDITION AND THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS).
2. IOWA CODE 480, UNDERGROUND FACILITIES INFORMATION, REQUIRES VERBAL NOTICE TO IOWA ONE-CALL 1-800-292-8989, NOT LESS THAN 48 HOURS BEFORE EXCAVATING, EXCLUDING WEEKENDS AND HOLIDAYS.
3. NOTIFY THE APPROPRIATE GOVERNING AUTHORITY A MINIMUM OF 48 HOURS PRIOR TO BEGINNING CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY. THE CITY OF DAVENPORT SHALL BE CONTACTED AS THE INSPECTING AUTHORITY OF NEW PUBLIC FACILITIES.
4. THE CONTRACTOR SHALL PROVIDE TRAFFIC AND PEDESTRIAN CONTROL MEASURES (SIGNS BARRICADES, FLAGGERS, ETC.) IN COMPLIANCE WITH PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION AND THE CITY OF DAVENPORT STANDARDS.
5. CONSTRUCTION ACTIVITIES ARE TO BE LIMITED TO THE EXISTING PROPERTY. IF ADDITIONAL AREAS ARE NEEDED FOR STAGING, STORAGE, ETC. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN WRITTEN PERMISSION FROM THE PROPERTY OWNER(S). COPIES OF THE AGREEMENTS SHALL BE SUBMITTED TO THE CITY OF DAVENPORT PRIOR TO THE USE OF PROPERTY.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN EXISTING FIELD CONDITIONS BEFORE BIDDING ON THIS PROJECT, ORDERING MATERIALS, OR BEGINNING CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONFLICTS.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CONSTRUCTION SITE IS IN COMPLIANCE WITH THE NPDES PERMIT AND THE STORM WATER POLLUTION PREVENTION PLAN ASSOCIATED WITH THIS PROJECT.

AREA MAP

LICENSED PROFESSIONAL ENGINEER
PATRICK R. LYNCH
17235
IOWA

ONLY THESE COPIES OF THIS DOCUMENT SIGNED IN CONTRASTING INK COLOR ARE TO BE CONSIDERED CERTIFIED OFFICIAL COPIES PER IOWA ADMINISTRATION CODE 193C-1.30

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: ______
NAME: PATRICK R. LYNCH
DATE: ______ LICENSE NUMBER 17235
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015
PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: ALL

SHIVEHATTERY
ARCHITECTURE • ENGINEERING
1701 River Drive Suite 200 | Moline, Illinois 61265
309.764.7650 | fax: 309.764.6616 | shive-hattery.com
Iowa | Illinois | Indiana | Missouri
Illinois Firm Number: 184-000214

VILLAGE COOPERATIVE

REAL ESTATE EQUITIES, L.L.C.

CROW CREEK ROAD
DAVENPORT, IOWA 52807

December 8, 2014
Issued For Review
PROJECT NO: 314188-0

G0.00

User: LJJOHNS Drawing: C:\temp\AcPublish_3472\G0.00.dwg ;G0.00
Last Modified: Dec. 04, 14 - 10:11

GENERAL NOTES

1. THE LOCATIONS OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS PLOTTED ON THESE DRAWINGS ARE APPROXIMATE ONLY AND WERE OBTAINED FROM RECORDS MADE AVAILABLE TO SHIVE-HATTERY, INC. THERE MAY BE OTHER EXISTING UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS NOT KNOWN TO SHIVE-HATTERY, INC. AND NOT SHOWN ON THIS DRAWING. VERIFYING THE EXISTENCE OF, AND DETERMINING THE EXACT LOCATION OF UTILITY MAINS, STRUCTURES AND SERVICE CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE CONSTRUCTION CONTRACTOR(S).
2. CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITIES REGARDING RELOCATION, ADJUSTMENT OR TEMPORARY SUPPORT OF THEIR FACILITIES.
3. MAINTAIN POSITIVE DRAINAGE ON THE SITE THROUGHOUT THE PROJECT DURATION.
4. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. SHALL BE KEPT CLEAN AT ALL TIMES. CONTROL DUST SPREADING FROM ALL WORK AND STAGING AREAS.
5. ALL OPEN EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH REGULATORY REQUIREMENTS.
6. KEEP ADJACENT PUBLIC STREETS AND IMPROVED LAND FREE FROM SOIL AND DEBRIS GENERATED BY THE PROJECT
7. PROTECT ALL EXISTING FEATURES (INCLUDING BUT NOT LIMITED TO WALLS, TREES, LANDSCAPING, DRIVEWAYS, SIDEWALKS, CURBS, PAVEMENT, UTILITIES, ETC.) NOT SPECIFICALLY NOTED FOR REMOVAL. FEATURES NOT DESIGNATED FOR REMOVAL THAT ARE DAMAGED OR REMOVED BY THE CONTRACTOR SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
8. THE MEANS AND METHODS OF THE WORK AND THE SAFETY OF THE CONTRACTOR'S EMPLOYEES ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR.
9. NO WORK SHALL BE PERFORMED BEYOND THE PROPERTY LIMITS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER.

GRADING NOTES

1. PROOF-ROLL ALL SUBGRADE AREAS TO IDENTIFY SOFT OR DISTURBED AREAS IN THE SUBGRADE. ALL UNSUITABLE MATERIAL IDENTIFIED SHALL BE REMOVED, REPLACED AND RECOMPACTED. PROOF-ROLL WITH 25-TON MINIMUM GROSS VEHICLE WEIGHT
2. REMOVE, REPLACE AND RECOMPACT AREAS OF SUBGRADE WHICH ARE SOFT OR UNSTABLE TO MEET SPECIFIED LIMITS FOR DENSITY AND MOISTURE CONTENT.
3. TOPSOIL SHALL BE STRIPPED IN CUT AREAS AND FILL AREAS THAT HAVE STRUCTURAL LOADINGS (IE: ROADWAYS, BUILDING FOUNDATIONS, ETC.). TOPSOIL SHALL BE STOCKPILED AND USED IN NON-STRUCTURAL LOCATIONS.
4. SCARIFY EXISTING SUBGRADE TO A DEPTH OF 8 INCHES AND RECOMPACT TO 95% OF STANDARD PROCTOR DENSITY (ASTM D698) PRIOR TO PLACEMENT OF FILL.
5. FILL MATERIALS PLACED BELOW LAWN AREAS SHALL BE PLACED IN LIFTS OF 9 INCHES OR LESS AND COMPACTED TO 85% OF THE MATERIAL'S MAXIMUM STANDARD PROCTOR DENSITY (ASTM D698).
6. FILL MATERIALS PLACED BELOW PAVEMENT AND BUILDINGS SHALL BE PLACED IN LIFTS OF 9 INCHES OR LESS IN LOOSE THICKNESS AND COMPACTED TO 95% OF THE MATERIAL'S STANDARD PROCTOR DENSITY. ON- OR OFF-SITE FILL MATERIAL PLACED UNDER THE BUILDING AND PAVEMENT AREAS SHALL BE APPROVED BY THE OWNER'S GEOTECHNICAL ENGINEERING REPRESENTATIVE.
7. SCARIFY SUBGRADE TO DEPTH OF 3 INCHES WHERE TOPSOIL IS SCHEDULED. SCARIFY AREAS WHERE EQUIPMENT USED FOR HAULING AND SPREADING TOPSOIL HAS CAUSED COMPACTED SUBSOIL.
8. FINISH CONTOURS AND SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVEMENT OR TO TOP OF TOPSOIL.
9. ROCK EXCAVATION IS NOT ANTICIPATED ON THIS PROJECT, SHOULD ROCK BE ENCOUNTERED DURING CONSTRUCTION, NOTIFY THE OWNER'S REPRESENTATIVE.

PAVEMENT NOTES

1. PCC PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF STANDARD SPECIFICATIONS AND DETAILS FOR THE CITY OF DAVENPORT, IOWA.
2. STANDARD PCC PAVEMENT SHALL BE 6" AND 7" THICK PER PLAN, NON-REINFORCED, WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
3. PAVEMENT SUBBASE SHALL BE PLACED ON SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
4. PROOF-ROLL SUBGRADE WITH A MINIMUM 25 TON GROSS VEHICLE WEIGHT TRUCK TO IDENTIFY AREAS OF SOFT OR UNSTABLE SUBGRADE. REMOVE AND REPLACE UNSTABLE AREAS WITH SUITABLE COMPACTED MATERIAL.
5. PCC SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF STANDARD SPECIFICATIONS AND DETAILS FOR THE CITY OF DAVENPORT, IOWA.
6. PCC SIDEWALK SHALL BE 4" THICK, NON-REINFORCED, WITH A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
7. PCC SIDEWALK JOINTS SHALL BE PLACED AT A MAXIMUM SPACING OF 5' ON CENTER.
8. PCC SIDEWALK SHALL BE PLACED ON SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. ONE INCH PREFORMED EXPANSION JOINT MATERIAL SHALL BE PLACED BETWEEN NEW PCC PAVEMENT CONSTRUCTION AND THE FACES OF BUILDINGS, STOOPS, EXISTING SLABS, AND OTHER FIXTURES.
10. THE CONTRACTOR IS RESPONSIBLE FOR ALL PAVEMENT, SUBBASE, AND SUBGRADE TESTING NEEDED TO MEET THE SPECIFICATIONS SET FORTH HEREIN.

UTILITY NOTES

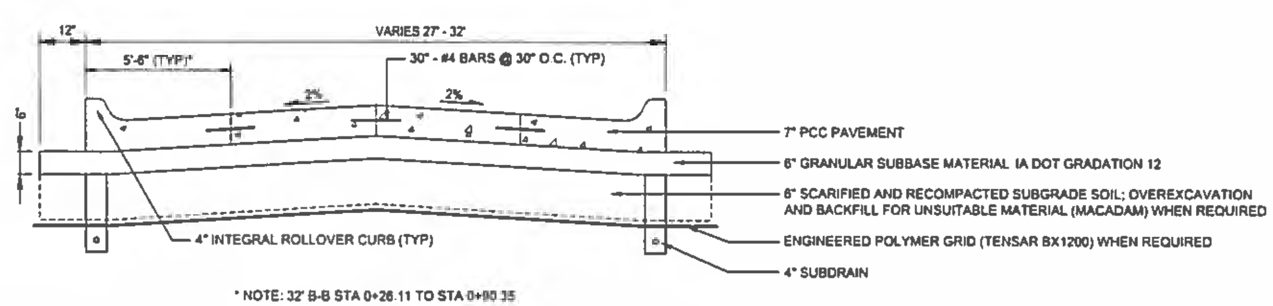
1. SANITARY SEWER SHALL BE OF MATERIALS APPROVED BY AND INSTALLED IN ACCORDANCE WITH CITY OF DAVENPORT STANDARDS.
2. PIPE TRENCHES UNDER AND WITHIN A 1:1 SLOPE OF BUILDING AND PAVEMENT SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH CITY OF DAVENPORT STANDARDS FOR TRENCH BACKFILL.
3. CONTRACTOR TO MAINTAIN 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN THE WATER AND SEWER INSTALLATIONS.
4. ALL SANITARY SEWERS SHALL BE TESTED IN ACCORDANCE WITH CITY OF DAVENPORT STANDARD SPECIFICATIONS.

ALL CONSTRUCTION AND METHODS SHALL CONFORM TO THE CITY OF DAVENPORT STANDARD SPECIFICATIONS, THE IOWA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", LATEST EDITION, AND THE IOWA "STATEWIDE URBAN DESIGNS AND SPECIFICATIONS (SUDAS)", LATEST EDITION.

ESTIMATED QUANTITIES			
NO	DESCRIPTION	UNIT	ESTIMATED QUANTITY
1	4" PCC SIDEWALK	SF	3,511
2	6" PCC SIDEWALK	SF	3,931
3	7" PCC PAVEMENT W/ 4" INTEGRAL ROLLOVER CURB	SY	5,262
4	PCC PAVEMENT PATCHING	SY	6
5	GRANULAR SUBBASE MATERIAL, GRAD. 12	TON	1,776
6	SUBDRAIN, 4" PERFORATED	LF	1,744
7	WATERMAIN, 6" DIP	LF	716
8	WATERMAIN, 8" DIP	LF	963
9	WATERMAIN, VALVE AND BOX, 6"	EA	1
10	WATERMAIN, VALVE AND BOX, 8"	EA	4
11	WATERMAIN, 16" STEEL ENCASEMENT	LF	84
12	WATERMAIN FIRE HYDRANT ASSEMBLY	EA	5
13	WATERMAIN CONNECTION TO EXISTING	EA	1
14	WATER SERVICE PIPING	LF	401
15	WATER SERVICE CONNECTION	EA	18
16	SANITARY SEWER, 8" DIP	LF	694
17	SANITARY SEWER MANHOLE	EA	4
18	SANITARY SEWER LATERAL	LF	331
19	STORM SEWER, 24"	LF	386
20	STORM SEWER, 12"	LF	1,068
21	STORM SEWER FES, 24"	EA	2
22	STORM SEWER FES, 12"	EA	2
23	STORM SEWER AREA INTAKE	EA	4
24	STORM SEWER INTAKE	EA	7
25	STORM SEWER MANHOLE	EA	7
26	TRENCH DRAIN	LF	24
27	TRENCH BACKFILL	TON	2,163
28	EARTHWORK/GRADING	CY	12,773
29	RETAINING WALL SYSTEM	SF	1,472
30	PAVEMENT MARKINGS	LS	1
31	LANDSCAPING COMPLETE	LS	1
32	SEEDING, FERTILIZING, AND MULCHING COMPLETE	LS	1
33	EROSION CONTROL COMPLETE	LS	1
34	TRAFFIC CONTROL COMPLETE	LS	1
35	DOWNSPOUT CONNECTION	EA	17
36	POUROUS ROCK STORAGE CHAMBER	SY	943

ALTERNATE NO. 1:

6" HMA ON 6" GRANULAR SUBBASE IN LIEU OF 6" PCC SIDEWALK.



* NOTE: 32' B-B STA 0+28.11 TO STA 0+90.35

1 7" PCC PAVEMENT W/ 4" INTEGRAL CURB TYPICAL SECTION

NOT TO SCALE

LANDSCAPE SUMMARY PER CITY CODE

OFF STREET PARKING LOT REQUIREMENT:
1 TREE/5 SPACES
34 EXTERIOR PARKING SPACES/5= 6.8 OR 7 TREES
WHEN OVER 20 SPACES 5% MUST BE LOCATED WITHIN THE PERIMETER OF THE PARKING LOT.

BUFFERYARD:
PROPOSED USE INTENSITY CLASS: VI (.35 IMPERVIOUS RATIO INCLUDES FUTURE DUPLEXES)
ADJACENT USE INTENSITY CLASSES
NORTH - NO BUFFERYARD REQUIRED, ZONE PDD, LAND USE INTENSITY CLASS VII (.70 IMPERVIOUS RATIO)
SOUTH - BUFFERYARD E REQUIRED, ZONE R1(CITY OF BETTENDORF), LAND USE INTENSITY CLASS: II
20' WIDE BUFFER STRIP (1.0 MULTIPLIER) -REQUIRED PLANT UNITS PER 100 LF (297 LF/ 100 = 2.97 UNITS)

- 3 REQUIRED TREES/100 LF*1 = 3 CANOPY TREES * 2.97 = 9 CANOPY TREES
- 6 REQUIRED TREES/100 LF*1 = 6 UNDERSTORY * 2.97 = 18 UNDERSTORY TREES
- 9 REQUIRED TREES/100 LF*1 = 9 SHRUBS * 2.97 = 27 SHRUBS

EAST -BUFFERYARD E REQUIRED, ZONE R2, LAND USE INTENSITY CLASS: II
10' WIDE BUFFER STRIP (.08 MULTIPLER) - REQUIRED PLANT UNITS PER 100 LF (178 LF/100 = 1.78 UNITS)

- 3 REQUIRED TREES/100 LF*0.8 = 2.4 CANOPY TREES * 1.78 = 4.3 CANOPY TREES
- 6 REQUIRED TREES/100 LF*0.8 = 4.8 UNDERSTORY TREES * 1.78 = 8.5UNDERSTORY TREES
- 9 REQUIRED TREES/100 LF*0.8 = 7.2 SHRUBS * 1.78 = 12.8 SHRUBS

WEST - NO BUFFERYARD REQURIED, ZONE PDD, LAND USE INTENSITY CLASS VII (.70 IMPERVIOUS RATIO)

GENERAL LANDSCAPING REQUIREMENTS:
LANDSCAPING STANDARD:
(R) - NUMBER OF LANDSCAPING UNITS REQUIRED PER 10 DWELLING UNITS
61 DWELLING UNITS IN COMPLEX/10=6.1
14 DWELLING UNITS IN DUPLEXES/10=1.4

COMPLEX REQUIREMENTS:
CANOPY TREES=5*6.1=30.5 (31)
UNDERSTORY TREES=5*6.1=30.5 (31)
SHRUBS=NONE REQUIRED

DUPLEX REQUIREMENTS:
CANOPY TREES=5*1.4=7
UNDERSTORY TREES=5*1.4=7
SHRUBS=NONE REQUIRED

TOTAL REQUIRED & PROVIDED:
124 TREES(CANOPY AND UNDERSTORY)
40 SHRUBS

SPECIAL PROVISIONS

1. **4" PCC SIDEWALK**
2. **6" PCC SIDEWALK**

THIS WORK SHALL COMPLY WITH SECTION 2511 OF THE IOWA DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN

THIS ITEM SHALL BE CONSTRUCTED USING CLASS B PORTLAND CEMENT CONCRETE PLACED IN ACCORDANCE WITH SECTION 2301. THE SUBGRADE UPON WHICH THE SIDEWALK IS TO BE CONSTRUCTED SHALL BE THOROUGHLY COMPACTED TO THE SATISFACTION OF THE ENGINEER. IT IS CRITICAL THAT THE CONTRACTOR SUITABLY COMPACT THE SOIL IN UTILITY TRENCHES (WHERE NO TRENCH BACKFILL IS TO BE PROVIDED) SO THAT NO SETTLEMENT AND CRACKING ISSUES DEVELOP IN THE NEW SIDEWALK ABOVE

THIS ITEM SHALL ALSO INCLUDE, BUT NOT BE LIMITED TO, EARTHWORK/BACKFILLING ALONG EDGES OF NEW SIDEWALK, CONCRETE FOR CURB RAMPS, DETECTABLE WARNING PANELS, TAPERS FROM CURB LINES, CURB CUTS, EXPANSION JOINTS, CONTROL JOINTS, AND CURING METHODS

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER SQUARE FOOT OF **PCC SIDEWALK, 4" AND PCC SIDEWALK, 6"**, WHICH PRICE SHALL INCLUDE LUMP SUM PRICE FOR ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

3. **7" PCC PAVEMENT W/ 4" INTEGRAL ROLLOVER CURB**

THIS WORK SHALL COMPLY WITH SECTION 2301 OF THE IOWA DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

THIS ITEM SHALL INCLUDE, BUT NOT BE LIMITED TO CLASS B FLEXURAL STRENGTH PAVEMENT, JOINTING, JOINT FILLER, SAWED CONTROL JOINTS, EXPANSION JOINTS, DOWEL BARS, TIE BARS, DRILLED TIE BARS, CURING METHODS, EARTHWORK FOR BACKFILLING ALONG EDGES OF DRIVEWAY AND CURBS, AND OTHER RELATED ITEMS AS INDICATED ON THE PLANS.
THIS ITEM ALSO INCLUDES PLACEMENT OF CONCRETE AT GRADES AND LOCATIONS SHOWN ON THE PLANS. SUB-BASE MATERIAL WILL BE PAID FOR SEPARATELY UNDER **GRANULAR SUBBASE MATERIAL, GRAD. 13**.

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER SQUARE YARD OF **7" PCC PAVEMENT W/ 4" INTEGRAL ROLLOVER CURB AND DROP CURB** WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

4. **PCC PAVEMENT PATCHING**

THIS WORK SHALL COMPLY WITH SECTION 2301 OF THE IOWA DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

THIS ITEM SHALL INCLUDE SAW CUTS, CONTROL JOINTS, DOWEL BARS, TIE BARS, PAVEMENT REMOVAL AND PLACEMENT OF 8" THICK PCC PAVEMENT ON A 6" THICK GRANULAR SUB-BASE. SUB-BASE MATERIAL AND COMPACTION SHALL ALSO BE INCLUDED. PATCHING METHODS SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARDS AND DETAILS.

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER SQUARE YARD OF **PCC PAVEMENT PATCHING**, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

5. **GRANULAR SUBBASE MATERIAL, GRAD. 12**

THIS WORK SHALL COMPLY WITH SECTION 2111 AND 4121 OF THE IOWA DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

THIS ITEM SHALL INCLUDE PLACEMENT OF GRADATION 12, CRUSHED STONE ON COMPACTED EARTHEN SUBGRADE TO THE THICKNESS AND GRADES SHOWN ON THE CONSTRUCTION PLANS. **GRANULAR SUBBASE MATERIAL, GRAD. 12** SHALL BE PLACED UNDER THE **7" PCC PAVEMENT AND 6" PCC PAVEMENT**, TO A MINIMUM DEPTH OF 6" AS INDICATED ON THE PLANS. SUBGRADE SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER UNIT TON OF **GRANULAR SUBBASE MATERIAL, GRAD. 12** WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

6. **SUBDRAIN, 4" PERFORATED**

THIS WORK SHALL COMPLY WITH SECTION 2502 AND 4143 OF THE IOWA DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

THIS ITEM SHALL INCLUDE MATERIALS AND INSTALLATION OF A 4" PERFORATED SUBDRAIN(SMOOTH INTERIOR) AND PIPE BEDDING WITHIN THE DRAINABLE BASE BELOW THE PERMEABLE PAVERS AS INDICATED ON THE TYPICAL SECTIONS. PIPING SHALL BE INSTALLED AT LOCATIONS INDICATED ON THE PLANS.

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER UNIT LINEAR FOOT OF **SUBDRAIN, 4" PERFORATED** WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

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Iowa | Illinois | Indiana | Missouri
Illinois Firm Number: 184-000214

VILLAGE COOPERATIVE

REAL ESTATE EQUITIES, L.L.C.

CROW CREEK ROAD
DAVENPORT, IOWA

KEY PLAN

DRAWN LJJ
APPROVED RAM
ISSUED FOR CITY SUBMITTAL
DATE 12/08/2014
FIELD BOOK

PROJECT NO. 314188-0

GENERAL INFORMATION AND TYPICAL SECTIONS

C0.01

SPECIAL PROVISIONS CONT'D

7. <u>WATERMAIN, 6" DIP</u>
8. <u>WATERMAIN, 8" DIP</u>
THIS WORK SHALL COMPLY WITH PART 8 OF THE "RECOMMENDED STANDARDS FOR WATER WORKS", 2007 EDITION, INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

ALL WATER MAIN SHALL BE ANSI/AWWA C151/21.51-91 (LATEST EDITION) DUCTILE IRON PIPE (D.I.P.), CEMENT LINED MEETING ANSI/AWWA C104/A21.4 (LATEST EDITION) WITH PUSH-ON JOINTS MEETING ANSI/AWWA C111/A21.11 (LATEST EDITION) AND BRASS WEDGES. ALL PIPE SHALL BE PRESSURE CLASS 350. ALL JOINTS SHALL HAVE BUNA-N GASKETS.

POSITIVE ELECTRICAL BOND SHALL BE MAINTAINED THROUGHOUT THE PROPOSED WATER MAIN FOR THE PURPOSE OF TRACING. NOT LESS THAN TWO WEDGES SHALL BE DRIVEN IN EACH JOINT. THE CONTRACTOR SHALL CONDUCT A CONTINUITY TEST OF THE WATERMAIN AND OBTAIN RESULTS SATISFACTORY TO THE OWNER PRIOR TO FINAL PAYMENT.

DEPTH OF COVER SHALL BE A MINIMUM OF 5'5" AS MEASURED FROM THE PROPOSED GROUND SURFACE OR PROPOSED GRADE TO THE TOP OF THE BARREL OF THE PIPE.

PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL ESTABLISH THE DEPTH OF THE EXISTING WATER LINES AND OTHER UTILITY LINES THAT WILL BE CROSSED WITH THE PROPOSED WATER MAIN. PROPOSED WATER LINES AT THE POINTS OF CROSSING SHALL HAVE THEIR DEPTH ADJUSTED TO PROVIDE CLEARANCE AND NO INTERRUPTION OF THE EXISTING UTILITIES. NO EXTRA PAYMENT WILL BE MADE FOR THE ESTABLISHMENT OF THE DEPTH OF THE EXISTING WATER LINES AND UTILITIES.

THE COST FOR EXPLORATORY EXCAVATIONS AT EXISTING WATER LINES AND OTHER UTILITY LINES SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNIT PRICE PER FOOT FOR THE VARIOUS PIPE ITEMS. SPECIAL CARE SHALL BE TAKEN TO ESTABLISH THE VERTICAL AND/OR HORIZONTAL SEPARATION BETWEEN WATER AND SEWER PIPES AS REQUIRED BY THE SAID STANDARDS.

THE INSTALLATION OF WATERMAIN SHALL CONFORM TO AWWA C-600.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR DEWATERING WHERE NECESSARY. THE COST FOR THIS ITEM SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT UNIT PRICE PER FOOT OF VARIOUS PIPE ITEMS.

BEDDING AND HAUNCHING SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNIT PRICE PER FOOT OF THE VARIOUS PIPE ITEMS.

TESTING PRESSURE SHALL BE A MINIMUM OF 150 PSI. COSTS ASSOCIATED WITH PRESSURE TEST OF ALL NEWLY INSTALLED MAINS SHALL BE INCIDENTAL TO THE CONTRACT UNIT PRICE FOR VARIOUS SIZES OF WATERMAIN. WATER REQUIRED FOR FLUSHING AND TESTING SHALL BE FURNISHED BY THE CITY AT NO CHARGE TO THE CONTRACTOR, UNLESS BACTERIOLOGICAL SAMPLES DO NOT PASS THE FIRST TIME. WATER WILL BE CHARGED AT REGULAR CITY RATES FOR ANY QUANTITIES REQUIRED FOR REPETITIVE FLUSHING AND TESTING AS THE RESULT OF AN UNSATISFACTORY BACTERIAL TEST. COSTS ASSOCIATED WITH FLUSHING AND DISINFECTING SHALL BE INCIDENTAL TO THE CONTRACT UNIT PRICE FOR THE WATERMAIN.

THE WATER MAIN SHALL BE DISINFECTED WITH LIQUID CHLORINE OR A CHLORINE BEARING COMPOUND IN WATER IN ACCORDANCE WITH PART 4.3 OF THE "RECOMMENDED STANDARDS FOR WATER WORKS".

PIPING FROM WATER MAIN TO FIRE HYDRANTS WILL NOT BE MEASURED UNDER THIS ITEM, BUT WILL BE PAID FOR SEPARATELY UNDER **WATERMAIN FIRE HYDRANT ASSEMBLY.**

DUCTILE IRON FITTINGS, BENDS, TEES, CROSSES, THRUST BLOCKING, ETC. WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THIS ITEM. ALL FITTINGS AND VALVES SHALL BE MECHANICAL JOINT TYPE. ALL MECHANICAL JOINTS SHALL BE CONSTRUCTED WITH COR-BLUE T-BOLTS, STAINLESS STEEL, OR APPROVED EQUAL. FITTINGS SPECIFICALLY REQUIRED FOR CONNECTIONS TO EXISTING MAINS THAT ARE NOT SHOWN ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNIT PRICE PER EACH **WATERMAIN CONNECTION TO EXISTING**.

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER LINEAR FOOT OF **WATERMAIN, 8" DIP**, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

9. <u>WATERMAIN VALVE AND BOX, 6"</u>
10. <u>WATERMAIN VALVE AND BOX, 8"</u>
VALVES SHALL CONFORM TO THE LATEST REVISION OF AWWA STANDARD C-509 COVERING RESILIENT SEATED GATE VALVES AND BE APPROVED BY ULFM. THE VALVES SHALL BE NON-RISING STEM, OPENING BY TURNING STEM LEFT (COUNTERCLOCKWISE) AND PROVIDED WITH 2" SQUARE OPERATING NUT WITH THE WORD OPEN AND AN ARROW CAST IN THE METAL TO INDICATE DIRECTION TO OPEN. THE WEDGE SHALL BE OF CAST IRON COMPLETELY ENCAPSULATED WITH RUBBER. THE SEALING RUBBER SHALL BE PERMANENTLY BONDED TO THE CAST IRON WEDGE TO MEET ASTM TESTS FOR RUBBER METAL BOND ASTM D429. STEMS FOR NRS ASSEMBLIES SHALL BE CAST BRONZE WITH INTEGRAL COLLARS IN FULL COMPLIANCE WITH AWWA. THE NRS STEM STUFFING BOX SHALL BE THE O-RING SEAL TYPE WITH TWO RINGS LOCATED ABOVE THRUST COLLAR. THE TWO O-RINGS SHALL BE REPLACEABLE WITH VALVE FULLY OPEN AND SUBJECTED TO FULL RATED WORKING PRESSURE. THERE SHALL BE TWO LOW TORQUE THRUST BEARINGS LOCATED ABOVE AND BELOW THE STEM COLLAR. THE STEM NUT SHALL BE INDEPENDENT OF WEDGE AND SHALL BE MADE OF SOLID BRONZE. THERE SHALL BE SMOOTH, UNOBSTRUCTED WATERWAY FREE OF ALL POCKETS, CAVITIES AND DEPRESSIONS IN THE SEAT AREA.

THE BODY AND BONNET SHALL BE COATED WITH FUSION-BONDED EPOXY BOTH INTERIOR AND EXTERIOR. THE BONNET AND STUFFING BOX BOLTS AND NUTS SHALL BE 304 STAINLESS STEEL.

EACH VALVE SHALL HAVE MAKER'S NAME, PRESSURE RATING AND YEAR IN WHICH MANUFACTURED CAST ON THE BODY. PRIOR TO SHIPMENT FROM FACTORY, EACH VALVE SHALL BE TESTED BY HYDROSTATIC PRESSURE EQUAL TO REQUIREMENTS FOR BOTH AWWA (TWICE THE SPECIFIED WORKING PRESSURE) AND 400-PSI ULFM REQUIREMENTS.

ALL FITTINGS AND VALVES SHALL BE MECHANICAL JOINT TYPE WITH BUNA-N GASKETS. ALL MECHANICAL JOINTS SHALL BE CONSTRUCTED WITH COR-BLUE T-BOLTS, STAINLESS STEEL, OR APPROVED EQUAL.

<u>APPROVED GATE VALVES ARE:</u>

MUELLER RESILIENT WEDGE, 2360 SERIES, W/ BUNA-N GASKETS

VALVE BOXES SHALL BE INSTALLED WITH ALL VALVES AND AS PER PLAN DETAILS. THEY SHALL BE SET ON CLEAN CRUSHED STONE. VALVE BOX LID SHALL BE EMBOSSED WITH " WATER".

<u>APPROVED VALVE BOXES ARE: (FOR GATE VALVES)</u>

TYLER 6860 W/ #6 BASE OR TYLER 6850 W/ RUBBER BOOT BETWEEN VALVE AND BOX BASE.

THIS WORK SHALL BE PAID FOR AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER UNIT EACH OF **WATERMAIN VALVE AND BOX, 8"** OF THE SIZE AND TYPE SPECIFIED, WHICH SHALL INCLUDE CAST IRON VALVE BOX, COVER, THRUST BLOCKING AND ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

11. <u>WATERMAIN, 16" STEEL ENCASEMENT</u>
THIS WORK SHALL COMPLY WITH SECTION 02220 OF THE IOWA AMERICAN WATER STANDARD SPECIFICATIONS FOR CASING INSTALLATION.

SUBMIT DETAILS OF PROPOSED JACKING OR BORING PITS TO THE ENGINEER SHOWING LOCATIONS, DIMENSIONS, AND DETAILS OF SHEETING AND SHORING REQUIRED, IF REQUESTED.

EXCAVATION, BACKFILLING AND COMPACTION FOR JACKING AND RECEIVING PITS AND FOR OPEN CUT INSTALLATION SHALL CONFORM TO THE REQUIREMENTS SET FOR IN SECTION 02210 OF THE IOWA AMERICAN WATER STANDARD SPECIFICATIONS.

CASING PIPE SHALL BE BAR WALL STEEL PIPE WITH A MINIMUM YIELD STRENGTH OF 35,000 PSI AND A MINIMUM WALL THICKNESS OF 0.250 INCHES.

THE INSIDE DIAMETER OF THE CASING PIPE SHALL BE AT LEAST SIX (6) INCHES GREATER THAN THE OUTSIDE DIAMETER OF THE CARRIER PIPE JOINTS OR COUPLINGS.

CASING INSULATORS SHALL BE SIZED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS FOR PIPE SIZES FROM THE FOLLOWING LIST OF APPROVED MANUFACTURERS AND CASING TYPES.

A. CASCADE WATER WORKS MANUFACTURING COMPANY (STAINLESS STEEL ONLY)
B. PIPELINE SEAL AND INSULATOR, INC (CARBON STEEL W/ PVC OR RANGER II MODEL)
C. ADVANCED PRODUCTS AND SYSTEMS, INC. (MODEL SI).
D. POWER SEAL PIPELINE PRODUCTS CORP. (MODEL 4810).

THIS WORK SHALL BE PAID FOR AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER LINEAR FOOT OF **WATERMAIN, 16"STEEL ENCASEMENT** WHICH SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

12. <u>WATERMAIN FIRE HYDRANT ASSEMBLY</u>
THIS WORK SHALL COMPLY WITH PART 8.4 OF THE "RECOMMENDED STANDARDS FOR WATER WORKS", 2007 EDITION, INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

ALL FIRE HYDRANTS SHALL CONFORM TO AWWA SPECIFICATION C-502 AND HAVE A TRAFFIC FLANGE.

MECHANICAL JOINT CONNECTIONS SHALL BE DESIGNED TO MATCH THE TYPE OF JOINT INSTALLED ON PIPE.

THE HYDRANTS SHALL HAVE A 5-1/4" HYDRANT SIZE, 6" INLET CONNECTION, TWO 2-1/2" HOSE NOZZLES, ONE 4-1/2" PUMPER NOZZLE AND NOZZLE CAPS CHAINED TO HYDRANT BARREL. THE HYDRANTS SHALL ALSO HAVE AUTOMATIC DRAIN VALVES TO DRAIN THE HYDRANTS BARREL WHEN MAIN VALVE IS CLOSED, O-RING PACKING AND SEALED OIL RESERVOIR. FIRE HYDRANTS SHALL HAVE TWO SHOP COATS OF PAINT TO MATCH EXISTING HYDRANTS IN THE CITY.

HYDRANTS SHALL BE MUELLER CENTURIAN MODEL A-423. HYDRANT COLOR SHALL BE PAINTED CAUTION YELLOW. PAINT COLOR SHALL BE APPROVED BY THE ENGINEER PRIOR TO PAINTING/DELIVERY.

THE FIRE HYDRANT TEE, VALVE AND LATERAL SHALL HAVE RETAINER GLANDS INSTALLED. MECHANICAL JOINT RESTRAINT SHALL BE INCORPORATED IN THE DESIGN OF THE FOLLOWER GLAND. THE RESTRAINT MECHANISM SHALL CONSIST OF A PLURALITY OF INDIVIDUALLY ACTIVATED GRIPPING SURFACES TO MAXIMIZE RESTRAINT CAPABILITY. GLANDS SHALL BE MANUFACTURED OF DUCTILE-IRON CONFORMING TO ASTM A536-80. THE GLAND SHALL BE SUCH THAT IT CAN REPLACE THE STANDARDIZED MECHANICAL JOINT GLAND AND CAN BE USED WITH THE STANDARDIZED MECHANICAL JOINT BELL CONFORMING TO ANSI/AWWA A21.11/C111 AND ANSI/AWWA A21.53/C153 OF LATEST REVISION. TWIST-OFF NUTS, SIZED THE SAME AS TEE-HEAD BOLTS, SHALL BE USED TO INSURE PROPER ACTUATING OF RESTRAINING DEVICES. THE RESTRAINING GLANDS SHALL HAVE A PRESSURE RATING EQUAL TO THAT OF THE DUCTILE IRON PIPE ON WHICH IT IS USED AND SHALL BE EBBA IRON INC. MEGALUG OR EQUAL.

ALL FITTINGS AND VALVES SHALL BE MECHANICAL JOINT TYPE. ALL MECHANICAL JOINTS SHALL BE CONSTRUCTED WITH COR-BLUE T-BOLTS, STAINLESS STEEL, OR APPROVED EQUAL.

THE RETAINER GLANDS DO NOT TAKE THE PLACE OF THRUST BLOCKING. THRUST BLOCKING SHALL BE REQUIRED AS DETAILED IN THE CONSTRUCTION PLANS AND SAID RECOMMENDED STANDARDS FOR WATER WORKS.

THE HYDRANT SHUT-OFF VALVE SHALL BE A 6-INCH GATE VALVE AS SPECIFIED ELSEWHERE IN THESE SPECIAL PROVISIONS AND SHALL BE INCLUDED IN THIS ITEM.

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER UNIT EACH OF **WATERMAIN FIRE HYDRANT ASSEMBLY**, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM, INCLUDING PIPING FROM THE MAIN TO THE HYDRANT, THRUST BLOCKING AND GRAVEL DRAIN FIELD, RETAINER GLANDS, FITTINGS, AND OTHER ACCESSORIES TO PROVIDE A COMPLETE INSTALLATION.

13. <u>WATERMAIN CONNECTION TO EXISTING</u>
THIS WORK SHALL COMPLY WITH PART 8 OF THE "RECOMMENDED STANDARDS FOR WATER WORKS", 2007 EDITION, INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

THIS WORK SHALL CONSIST OF A NON-PRESSURE CONNECTION TO EXISTING WATER MAIN AND ANY NECESSARY ADDITIONAL SPECIAL FITTINGS NOT INDICATED ON THE DRAWINGS BUT REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION. THE CONNECTION SHALL BE INSTALLED WHERE SHOWN ON THE PLANS AND AS DIRECTED BY THE ENGINEER.

THE CONTRACTOR SHALL HAVE THE CONNECTION COMPLETELY READY FOR INSTALLATION, INCLUDING EXPOSURE OF THE EXISTING MAIN, ALL APPROPRIATE FITTINGS AND VALVES ON HAND AND INSTALL THE CONNECTIONS WITH THE MINIMUM DELAY POSSIBLE TO GET THE DISTRIBUTION SYSTEM BACK INTO SERVICE. THE CONTRACTOR SHOULD PLAN TO PERFORM THIS WORK DURING LOW WATER USAGE PERIODS. IT IS CRITICAL THAT THE CITY BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY WATER SYSTEM SHUTDOWN. THE CONTRACTOR SHALL NOTIFY RESIDENTS WELL IN ADVANCE PRIOR TO LOSS OF SERVICE. EXTRA COMPENSATION WILL NOT BE MADE FOR CONNECTIONS REQUIRED TO BE MADE AT A TIME THAT IS BEYOND REGULAR WORKING HOURS.

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER UNIT EACH OF **WATERMAIN CONNECTION TO EXISTING**, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

14. <u>WATER SERVICE PIPING</u>
THIS ITEM SHALL INCLUDE ALL PIPE MATERIAL FROM THE MAIN TO 5' OUTSIDE THE BUILDING. THERE WILL BE TWO SERVICES FOR EACH BUILDING; ONE FOR DOMESTIC USE AND THE OTHER FOR FIRE SUPPRESSION.

COPPER PIPE FOR DOMESTIC WATER SERVICES SHALL BE 2" DIAMETER OF COPPER WATER TUBE, TYPE K, SOFT TEMPER, FOR UNDERGROUND SERVICE, CONFORMING TO ASTM B88-68. ALL JOINTS SHALL BE OF THE "FLARED UNION" TYPE. DUCTILE IRON PIPE FOR FIRE PROTECTION/SPRINKLER SERVICES SHALL BE 6" DIAMETER CONFORMING TO ANSI/AWWA C151/21.51-91 (LATEST EDITION) DUCTILE IRON PIPE (D.I.P.), CEMENT LINED MEETING ANSI/AWWA C104/A21.4 (LATEST EDITION) WITH PUSH-ON JOINTS MEETING ANSI/AWWA C111/A21.11 (LATEST EDITION) AND BRASS WEDGES. ALL PIPE SHALL BE PRESSURE CLASS 350.

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER LINEAR FOOT OF **WATER SERVICE PIPING**, WHICH PRICE SHALL INCLUDE BACKFILL, FINISH GRADING, AND ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

15. <u>WATER SERVICE CONNECTION</u>
THIS WORK SHALL COMPLY WITH SECTION 41 OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION, INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

THIS WORK SHALL INCLUDE ALL NECESSARY TOOLS, TAPPING SADDLES, FITTINGS, CORPORATIONS, AND SLEEVES REQUIRED TO COMPLETE THE SERVICE CONNECTION AT THE WATER MAIN.

ONE SERVICE CONNECTION WILL BE PAID FOR EACH SERVICE, REGARDLESS OF TYPE AND SIZE AND SHALL INCLUDE THE CONNECTION AT THE MAIN AND A CURB STOP OR VALVE PLACED 5' OUTSIDE THE BUILDING.

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER UNIT EACH OF **WATER SERVICE CONNECTION**, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

16. <u>SANITARY SEWER, 8" DIP</u>
THIS WORK SHALL COMPLY WITH SECTION 2504 OF THE IOWA DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

ALL SANITARY SEWER SHALL BE ANSI/AWWA C151/21.51-91 (LATEST EDITION) DUCTILE IRON PIPE (D.I.P.), CEMENT LINED MEETING ANSI/AWWA C104/A21.4 (LATEST EDITION) WITH PUSH-ON JOINTS MEETING ANSI/AWWA C111/A21.11 (LATEST EDITION).

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR DEWATERING WHERE NECESSARY. THE COST FOR THIS ITEM SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT UNIT PRICE PER FOOT OF VARIOUS PIPE ITEMS.

SANITARY SEWER SHALL BE AIR TESTED. EXCAVATION AND BACKFILL, BEDDING AND HAUNCHING SHALL BE INCLUDED AS PART OF THIS ITEM.

PAYMENT SHALL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER LINEAR FOOT OF **SANITARY SEWER, 8" DIP**, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

17. <u>SANITARY SEWER MANHOLE</u>
THIS WORK SHALL CONSIST OF FURNISHING AND INSTALLING SANITARY MANHOLES IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD DETAILS AND SPECIFICATIONS FOR SANITARY MANHOLES AND APPURTENANT ITEMS.

ALL MANHOLES SHALL BE PRECAST CONCRETE, AND SHALL BE EQUIPPED WITH "A-LOK" GASKETS TO PROVIDE WATERTIGHT SEAL BETWEEN MANHOLE WALLS AND SEWERS. STEPS SHALL BE COATED WITH NON-CORROSIVE COATING.

THIS ITEM SHALL INCLUDE EXCAVATION, CONTROL OF WATER, BEDDING, BACKFILLING, MANHOLE, FRAME AND LID, AND ALL OTHER LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

PAYMENT SHALL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER UNIT EACH SANITARY SEWER MANHOLE. DROP CONNECTIONS SHALL BE CONSIDERED INCIDENTAL TO THIS PAY ITEM.

18. <u>SANITARY SEWER LATERAL</u>
THIS WORK SHALL COMPLY WITH SECTION 2504 OF THE IOWA DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.
ALL SANITARY SEWER LATERALS SHALL BE ANSI/AWWA C151/21.51-91 (LATEST EDITION) DUCTILE IRON PIPE (D.I.P.), CEMENT LINED MEETING ANSI/AWWA C104/A21.4 (LATEST EDITION) WITH PUSH-ON JOINTS MEETING ANSI/AWWA C111/A21.11 (LATEST EDITION).

EXCAVATION AND BACKFILL, BEDDING AND HAUNCHING SHALL BE INCLUDED AS PART OF THIS ITEM. THE LATERAL SHALL BE PLUGGED AND MARKED 5' OUTSIDE OF THE BUILDING, 10' OFFSET FROM THE NEAREST WATER SERVICE.

PAYMENT SHALL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER LINEAR FOOT OF SANITARY SEWER, LATERAL, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

19. <u>STORM SEWER, 24"</u>
20. <u>STORM SEWER, 12"</u>
THIS WORK SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.

THIS ITEM SHALL INCLUDE ALL EXCAVATION AND BEDDING MATERIALS REQUIRED. TRENCH BACKFILL, WHERE REQUIRED, SHALL BE PAID FOR SEPARATELY.

PAYMENT SHALL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER LINEAL FOOT OF STORM SEWER OF THE TYPE, SIZE, AND LOCATION SPECIFIED. PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

21. <u>STORM SEWER FES, 24"</u>
22. <u>STORM SEWER FES, 12"</u>
THIS WORK SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.

THIS ITEM SHALL INCLUDE ALL EXCAVATION AND BEDDING MATERIALS REQUIRED. TRENCH BACKFILL, WHERE REQUIRED, SHALL BE PAID FOR SEPARATELY.

PAYMENT SHALL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER UNIT EACH OF STORM SEWER FES OF THE TYPE, SIZE, AND LOCATION SPECIFIED. PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

23. <u>STORM SEWER AREA INTAKE</u>
24. <u>STORM SEWER INTAKE</u>
THIS WORK SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS, INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

STORM SEWER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY STANDARD DETAIL LISTED ON THE COVER SHEET AND SHALL BE PRECAST CONCRETE. EXCAVATION, BACKFILL, AND BOX-OUTS ARE INCLUDED IN THIS ITEM. REINFORCING FOR BOX-OUTS WILL NOT BE PAID FOR SEPARATELY. CONCRETE COLLARS AND OTHER ITEMS, SUCH AS PIPE SECTIONS, TO CONNECT EXISTING PIPING INTO NEW INLETS, ARE ALSO INCLUDED IN THIS ITEM.

PAYMENT SHALL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER UNIT EACH OF STORM SEWER AREA INTAKE OR STORM SEWER INTAKE, WHICH INCLUDES ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THIS ITEM.

25. <u>STORM SEWER MANHOLE</u>
THIS WORK SHALL CONSIST OF FURNISHING AND INSTALLING STORM SEWER MANHOLES IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD DETAILS AND SPECIFICATIONS FOR STORM SEWER MANHOLES AND APPURTENANT ITEMS.

ALL MANHOLES SHALL BE PRECAST CONCRETE, AND SHALL BE EQUIPPED WITH "A-LOK" GASKETS TO PROVIDE WATERTIGHT SEAL BETWEEN MANHOLE WALLS AND SEWERS. STEPS SHALL BE COATED WITH NON-CORROSIVE COATING.

THIS ITEM SHALL INCLUDE EXCAVATION, CONTROL OF WATER, BEDDING, BACKFILLING, MANHOLE, FRAME AND LID, AND ALL OTHER LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

PAYMENT SHALL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER UNIT EACH OF STORM SEWER MANHOLE.

26. <u>TRENCH DRAIN</u>
THIS WORK SHALL CONSIST OF FURNISHING AND INSTALLING A TRENCH DRAIN SYSTEM IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR A TRENCH DRAIN SYSTEM AND APPURTENANT ITEMS.

THIS ITEM SHALL INCLUDE EXCAVATION, CONTROL OF WATER, BEDDING, BACKFILLING, MANHOLE, FRAME AND LID, AND ALL OTHER LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

PAYMENT SHALL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER LINEAR FOOT OF TRENCH DRAIN SYSTEM INSTALLED.

27. <u>TRENCH BACKFILL</u>
THIS WORK SHALL COMPLY WITH SECTION 2552 OF THE IOWA DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

TRENCH BACKFILL SHALL BE CLASS 1, CRUSHED STONE MATERIAL. THE ENGINEER MUST AUTHORIZE USE OF **TRENCH BACKFILL**, AND ONCE AUTHORIZED, THE CONTRACTOR SHALL KEEP ROCK TICKETS FOR THIS ITEM SEPARATE FROM OTHER PAY ITEMS.

**** NOTE: CONTRACTOR IS RESPONSIBLE FOR KEEPING THESE WEIGHT TICKETS SEPARATE FROM AGGREGATE WEIGHT TICKETS USED FOR OTHER PAY ITEMS. PAYMENT WILL BE BASED UPON THE CONTRACTOR'S SUBMITTED AND APPROVED WEIGHT TICKETS DESIGNATED FOR EACH PARTICULAR PAY ITEM.****

PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER TON FOR **TRENCH BACKFILL**, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.TO A MINIMUM OF 24" BELOW THE FINISHED GRADE ELEVATION OR FULLY REMOVED IF UNDER PAVEMENT OR BUILDINGS. ALL DEBRIS SHALL BE DISPOSED OF AT AN OFF-SITE LOCATION. NO BURNING WILL BE ALLOWED.

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER ACRE FOR EACH **TREE CLEARING AND GRUBBING**, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

28. <u>EARTHWORK/GRADING</u>
THIS WORK SHALL COMPLY WITH SECTION 2102 OF THE IOWA DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

THIS WORK SHALL INCLUDE ALL GRADING NECESSARY TO OBTAIN FINISH SUBGRADE AND ROUGH GRADES AS REQUIRED BY THE PLANS. THIS WORK ALSO INCLUDES HAULING, PLACEMENT, AND COMPACTION OF ON-SITE MATERIAL THAT MAY BE UTILIZED TO ACHIEVE THESE GRADES, AND REMOVAL OF EXCESS OR UNSUITABLE MATERIAL. THE PAYMENT FOR THIS ITEM SHALL BE PAID FOR AS THE CUT VOLUME (INCLUDING TOPSOIL STRIPPING AND STOCKPILING). ESTIMATED PLAN QUANTITY IS 28,105 CY OF CUT, 12,931 CY OF FILL, NET 15,174 CY WASTE AND ANY TOPSOIL THAT CANNOT BE UTILIZED IN NON-STRUCTURAL LOCATIONS.

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER CUBIC YARD OF **EARTHWORK/GRADING**, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

29. <u>RETAINING WALL SYSTEM</u> THIS ITEM SHALL CONSIST OF ALL DESIGN, LABOR, MATERIAL AND EQUIPMENT TO CONSTRUCT REDI-ROCK GRAVITY RETAINING WALLS OR APPROVED EQUAL. SPECIFICATIONS SHALL MEET REDI-ROCK STANDARDS. THE FINAL REDI-ROCK DESIGN SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF IOWA. THE RETAINING WALL SHALL HAVE A ZERO DEGREE BATTER ON EXPOSED SURFACES AND EXPOSED SURFACES ON EACH SIDE OF THE WALL SHALL HAVE A TEXTURED FINISH. A TEXTURED FINISH SAMPLE SHALL BE SUBMITTED FOR APPROVAL. THE CRUSHED STONE LEVELING PAD, PERFORATED DRAIN, DRAIN STONE AND NON-WOVEN GEOTEXTILE FABRIC SHALL BE INSTALLED PER REDI-ROCK INSTALLATION DETAILS AND SPECIFICATIONS.

PAYMENT FOR THIS ITEM SHALL BE AT THE LUMP SUM PRICE, ESTIMATED PER SQUARE FOOT.

30. <u>PAVEMENT MARKINGS</u>
THIS WORK SHALL COMPLY WITH APPROPRIATE SECTIONS OF THE IOWA DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION" AND THE CURRENT EDITION OF THE MUTCD INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

PAYMENT SHALL BE MADE AT THE CONTRACT LUMP SUM FOR **PAVEMENT MARKINGS**, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

31. <u>LANDSCAPING COMPLETE</u>
THIS WORK SHALL COMPLY WITH APPROPRIATE SECTIONS OF THE IOWA DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

THIS ITEM SHALL INCLUDE ALL MISCELLANEOUS LANDSCAPING ITEMS BUT NOT LIMITED TO, FLAG POLE AND COOP ENTRANCE SIGN INSTALLATION AND LANDSCAPING.

PAYMENT SHALL BE MADE AT THE CONTRACT LUMP SUM FOR **LANDSCAPING COMPLETE**, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

32. <u>SEEDING, FERTILIZING, AND MULCHING COMPLETE</u>
THIS WORK SHALL COMPLY WITH SECTION 2601 OF THE IOWA DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", INSOFAR AS APPLICABLE AND AS SPECIFIED HEREIN.

THIS ITEM SHALL INCLUDE PERMANENT SEED MIXTURE, URBAN AREA, STRAW MULCH AND FERTILIZER APPLIED ACCORDING TO SAID SECTION, FOR RESTORATION OF TURF AND LAWN AREAS DISTURBED BY CONSTRUCTION OPERATIONS. FUTERRA ENVIRONET, SINGLE-NET EXCELSIOR BLANKET SHALL BE INSTALLED ON ALL SLOPES GREATER THAN 3:1 PER THE MANUFACTURER'S RECOMMENDATION AND AFTER THE SEED BED IS ACCEPTABLE TO THE ENGINEER. EXCELSIOR BLANKET SHALL BE INCLUDED IN THIS ITEM AND NOT PAID FOR SEPARATELY.

PAYMENT SHALL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER ACRE FOR **SEEDING, FERTILIZING AND MULCHING COMPLETE**, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

33. <u>EROSION CONTROL COMPLETE</u>
THIS WORK SHALL COMPLY WITH SECTION 2601 OF THE IOWA DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", INSOFAR AS APPLICABLE AND AS SPECIFIED ON SHEET C1.31 AND THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP), AND AS SPECIFIED HEREIN.

THE CONTRACTOR SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES (PER SHEET C1.32 OF THESE PLANS) TO PREVENT THE MIGRATION OF SOIL AND SEDIMENT FROM THE SITE. THIS WORK SHALL INCLUDE MAINTENANCE AND REMOVAL OF EROSION CONTROL BMP'S OUTLINED IN SAID SWPPP AND AS DEEMED NECESSARY BY THE CONTRACTOR TO COMPLY WITH THE IOWA DNR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS FOR CONTROL OF SEDIMENT AND DISCHARGES FROM STORMWATER. INSTALLATION, MAINTENANCE, AND REMOVAL OF BMP'S DETERMINED NECESSARY TO COMPLY, SHALL BE CONSIDERED INCIDENTAL TO THIS ITEM.

THROUGHOUT CONSTRUCTION, SWPPP DOCUMENTATION, MODIFICATIONS, MAINTENANCE, AND A PROVIDED ON-SITE LOCATION IS CONSIDERED PART OF THIS ITEM. AN EROSION CONTROL PLAN IS INCLUDED WITH THE SWPPP.

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE FOR **EROSION CONTROL COMPLETE**, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

34. <u>TRAFFIC CONTROL COMPLETE</u>
TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE IOWA DOT "STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION", THE APPLICABLE GUIDELINES CONTAINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, THESE SPECIAL PROVISIONS, AND ANY SPECIAL DETAILS AND HIGHWAY STANDARDS CONTAINED HEREIN AND ON THE PLANS AND IN ACCORDANCE WITH THE CITY OF DAVENPORT SPECIFICATIONS AND DETAILS.

THE CONTRACTOR SHALL PERFORM HIS CONSTRUCTION OPERATIONS AND STAGING IN SUCH A MANNER AS TO MAINTAIN ACCESS TO RESIDENTIAL DRIVEWAYS AND SIDEWALKS, UTILIZING TEMPORARY AGGREGATE SURFACING, WHICH SHALL BE INCLUDED IN THIS ITEM. DURING THIS TIME, THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH HIS CONSTRUCTION OPERATIONS PER THE STANDARDS PREVIOUSLY REFERENCED TO ENSURE THE SAFETY OF HIS WORKERS AND THE GENERAL PUBLIC AT ALL TIMES. THIS ITEM IS INTENDED FOR WORK ALONG 37TH STREET.

THE CONTRACTOR SHALL FURNISH BARRICADES, SIGNS, FLASHERS, AND WARNING DEVICES FOR USE AT ANY AREA IN WHICH TRAFFIC WILL BE AFFECTED BY THE CONSTRUCTION ACTIVITIES, AND PROVIDE ADVANCE NOTIFICATION AND WARNING SIGNS WELL IN ADVANCE OF THE CONSTRUCTION. SUCH DEVICES WILL BE PROVIDED BY THE CONTRACTOR AS NECESSARY FOR THE SAFETY OF THE GENERAL PUBLIC AND HIS WORKERS AND LOCATED AND ERECTED IN SUFFICIENT QUANTITY IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. THE ENGINEER MAY REQUEST ADDITIONAL SIGNS, BARRICADES, AND OTHER DEVICES AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

SAFETY FENCING WILL BE PROVIDED, INSTALLED AND MAINTAINED AROUND THE PERIMETER OF ANY EXCAVATION LEFT OPEN DURING NON-WORKING HOURS.

THE PRICE BID WILL INCLUDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM. PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE FOR **TRAFFIC CONTROL COMPLETE**, AND SHALL BE PAID INCREMENTALLY BASED ON THE PERCENTAGE OF WORK COMPLETE.

35. <u>DOWNSPOUT CONNECTION</u>
THIS WORK SHALL COMPLY WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS. THIS ITEM INCLUDES THE CONNECTION AT THE DOWNSPOUT AND 6" CONVEYANCE PIPING TO THE MAIN STORM SEWER. THIS ALSO INCLUDES BOOTS, FITTINGS, COLLARS, PIPING, BENDS AND ANY OTHER ITEMS NECESSARY TO CONNECT THE DOWNSPOUTS TO THE STORM SEWER SYSTEM AS INDICATED AND DETAILED ON THE PLANS.

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER EACH **DOWNSPOUT CONNECTION**, WHICH PRICE SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

36. <u>POROUS ROCK STORAGE CHAMBER</u>
THIS WORK SHALL COMPLY WITH APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS INSOFAR AS APPLICABLE AND SPECIFIED HEREIN:

THIS ITEM SHALL INCLUDE 18" DEPTH GRADATION 29 POROUS BACKFILL, GEOTECHNICAL FABRIC ENVELOPE, AND 12" TOPSOIL PLACEMENT AT THE LOCATIONS INDICATED ON THE PLANS.

PAYMENT WILL BE MADE AT THE CONTRACT LUMP SUM PRICE, ESTIMATED PER SQUARE YARD OF **POROUS ROCK STORAGE CHAMBER** WHICH SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THIS ITEM.

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VILLAGE COOPERATIVE

REAL ESTATE EQUITIES, L.L.C.

CROW CREEK ROAD
DAVENPORT, IOWA

KEY PLAN

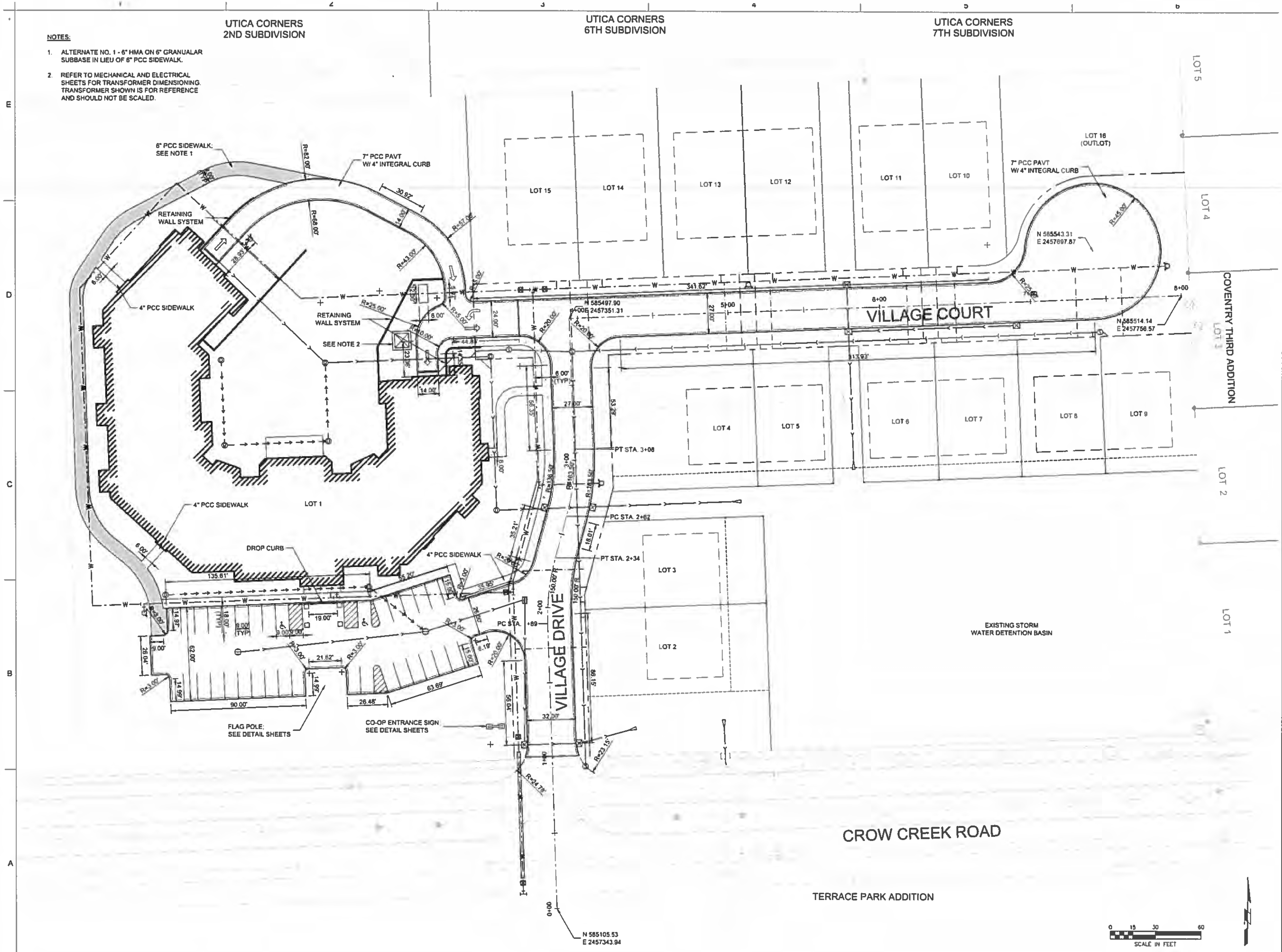
DRAWN	LJJ
APPROVED	RAM
ISSUED FOR	CITY SUBMITTAL
DATE	12/08/2014
FIELD BOOK	
PROJECT NO.:	314188-0

GENERAL INFORMATION

C0.02

NOTES:

1. ALTERNATE NO. 1 - 6" HMA ON 6" GRANULAR SUBBASE IN LIEU OF 6" PCC SIDEWALK.
2. REFER TO MECHANICAL AND ELECTRICAL SHEETS FOR TRANSFORMER DIMENSIONING. TRANSFORMER SHOWN IS FOR REFERENCE AND SHOULD NOT BE SCALED.



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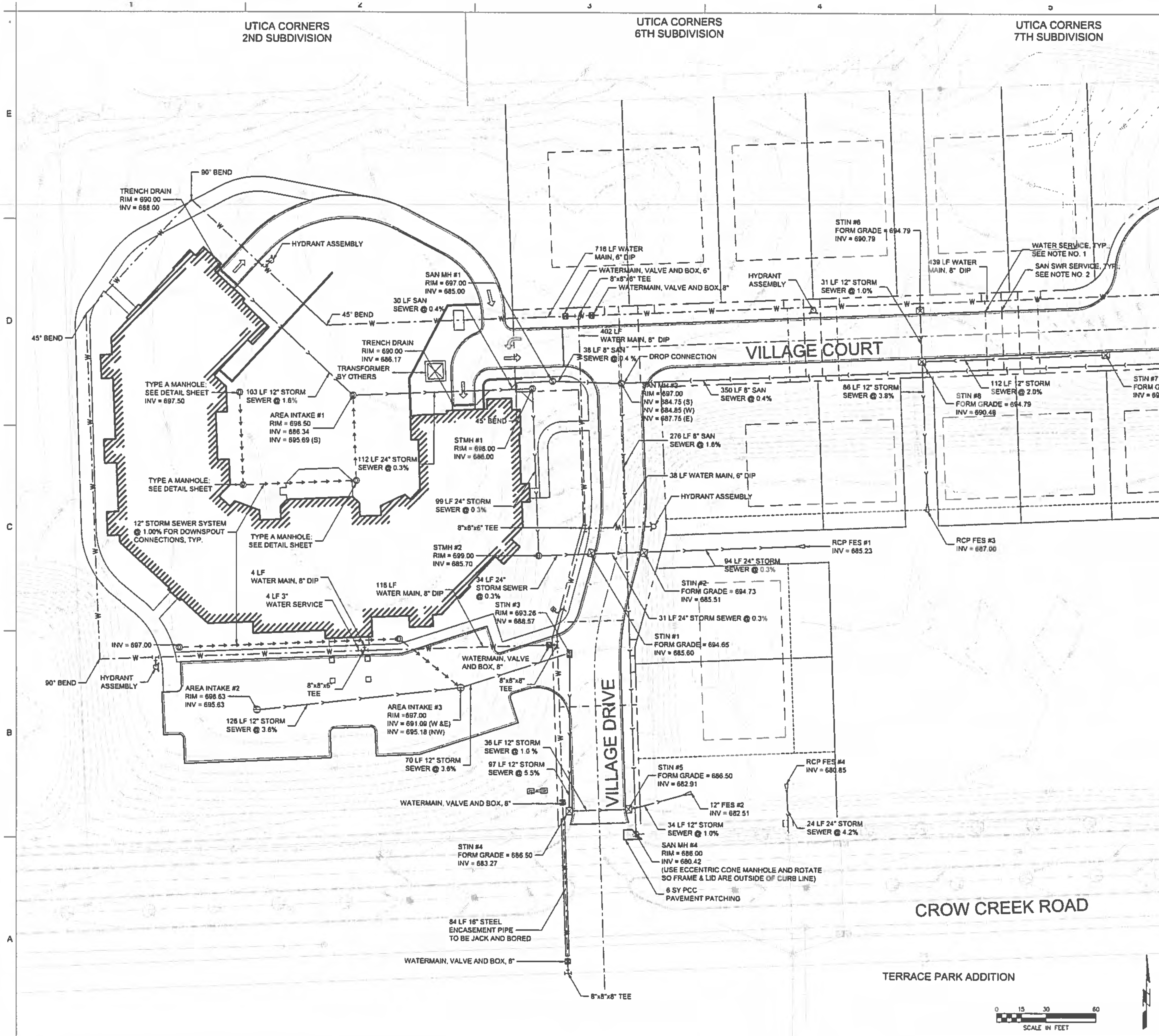
GEOMETRIC SITE PLAN

C1.01



NOTES:

1. WATER SERVICES SHALL BE INSTALLED FROM PROPOSED WATER MAIN TO R.O.W. LINE OF EACH PROPERTY. CAP AND MARK END WITH 4'x4' POST PAINTED BLUE.
2. SANITARY SEWER SERVICES SHALL BE INSTALLED FROM PROPOSED SANITARY SEWER TO R.O.W. LINE OF EACH PROPERTY. CAP AND MARK END WITH 4'x4' POST PAINTED GREEN.
3. TRENCH DRAIN SHALL BE CONNECTED TO STORM SEWER USING PIPING, FITTINGS AND CONCRETE COLLARS NECESSARY TO MAINTAIN WATERTIGHT CONNECTIONS.

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UTILITY
SITE
PLAN

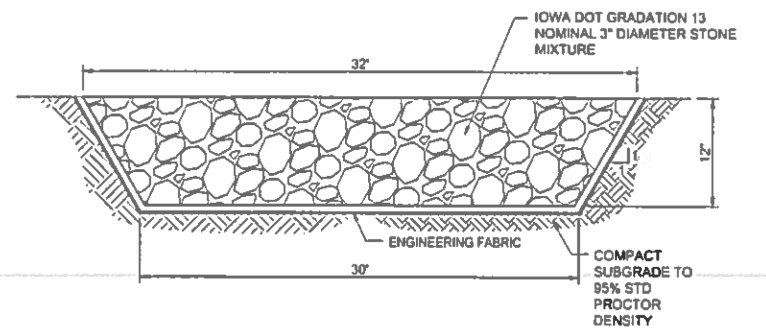
C1.02

EROSION CONTROL NOTES

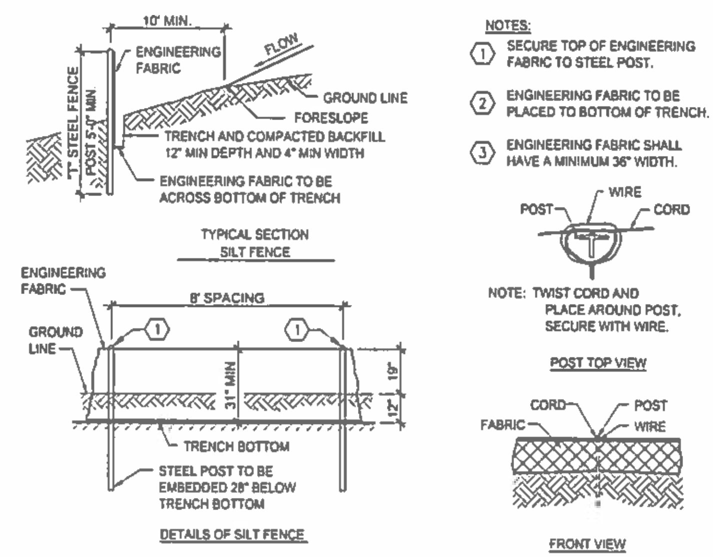
1. PROTECT ADJOINING PROPERTY INCLUDING PUBLIC UTILITIES, STORM AND SANITARY DRAINAGE SYSTEMS, AND STREETS FROM ANY DAMAGE RESULTING FROM STORMWATER MOVEMENT OF EARTH OR OTHER DEBRIS FROM THE PROJECT SITE. REPAIR ANY DAMAGE IMMEDIATELY AT NO ADDITIONAL COST.
2. SILT FENCE SHALL BE LOCATED AS SHOWN ON THE PLANS AND AT ALL TOPSOIL STOCKPILE AREAS AS DESCRIBED WITH THE DETAIL, ALSO ON THIS SHEET.
3. MINIMIZE SOIL EROSION BY MAINTAINING ALL EXISTING VEGETATIVE GROWTH WITHIN THE GRADING LIMITS FOR AS LONG AS PRACTICAL.
4. PROVIDE TEMPORARY MULCH AND/OR PERMANENT SEEDING, WATTLES, AND ADDITIONAL SILT FENCE OR OTHER CONTROLS AS AREAS REACH THEIR FINAL GRADE. "FINAL STABILIZATION" MEANS ALL SOIL DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR AN EQUIVALENT STABILIZATION MEASURE HAS BEEN ESTABLISHED.
5. IF ACTIVITY IN A DISTURBED AREA IS NOT PLANNED FOR 21 DAYS, THE AREA SHALL BE STABILIZED BY TEMPORARY EROSION CONTROLS WITHIN 14 DAYS OF CEASING CONSTRUCTION ACTIVITIES.
6. MAINTAIN ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES IN WORKING ORDER, INCLUDING CLEANING REPAIRING, REPLACING AND SEDIMENT REMOVAL THROUGHOUT THE PERMIT PERIOD.
7. INSPECT THE PROJECT AREA AND EROSION CONTROL MEASURES EVERY SEVEN DAYS. THE INSPECTION AND ANY FINDINGS AND ACTIONS TAKEN SHALL BE RECORDED IN THE PROJECT DIARY WITH A COPY SUBMITTED WEEKLY TO THE OWNER. THIS PLAN MAY BE REVISED BASED UPON FINDINGS DURING THE INSPECTIONS. IMPLEMENT ALL REVISIONS TO THE PLANS.
8. CONTRACTOR IS RESPONSIBLE FOR UPDATING THIS PLAN AS REQUIRED TO TRACK EROSION AND SEDIMENT CONTROL DEVICES CURRENTLY IN USE. DEVICES TO REMAIN IN PLACE UNTIL UPSTREAM AREAS HAVE BEEN STABILIZED.
9. PERIMETER EROSION AND SEDIMENT CONTROLS TO BE IN PLACE BEFORE COMMENCING ANY LAND DISTURBING ACTIVITIES.
10. SITE CLEAN-UP SHALL BE PERFORMED ON A DAILY BASIS. SIDEWALKS, PARKING LOTS, ROADWAYS, ETC. ADJACENT TO THE SITE SHALL BE KEPT CLEAN AT ALL TIMES.
11. REFER TO THE SWPPP FOR SPECIFIC INFORMATION ON EROSION AND SEDIMENT CONTROL DEVICES.

LEGEND

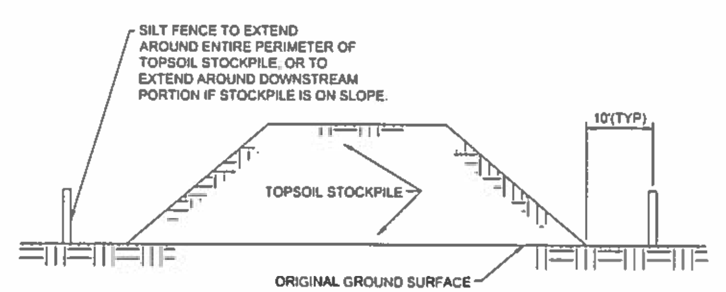
GRADING & EROSION CONTROL	
PLAN MARK	DESCRIPTION
~~	SILT FENCE
(shaded box)	ROCK CONSTRUCTION ENTRANCE
—685— / —686—	PROPOSED CONTOUR
○ / ▫	AREA INTAKE SEDIMENT PROTECTION
▬	INTAKE SEDIMENT PROTECTION
W	CONCRETE WASHOUT



ROCK CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE



NOTES:
1. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH STRAW BLANKET AND SEEDED TO MINIMIZE EROSION.
2. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF HALF INCH (1/2") PER DAY OR EQUAL SNOW MELT. REPAIR OR REPLACEMENT OF SILT FENCE SHALL BE MADE PROMPTLY AS NEEDED.
3. SEDIMENT TRAPPED BY THE SILT FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SEDIMENT ACCUMULATION DEPTH AT THE SILT FENCE IS APPROXIMATELY EQUAL TO TWELVE (12) INCHES
4. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED.

TOPSOIL STOCKPILE PROTECTION DETAIL
NOT TO SCALE

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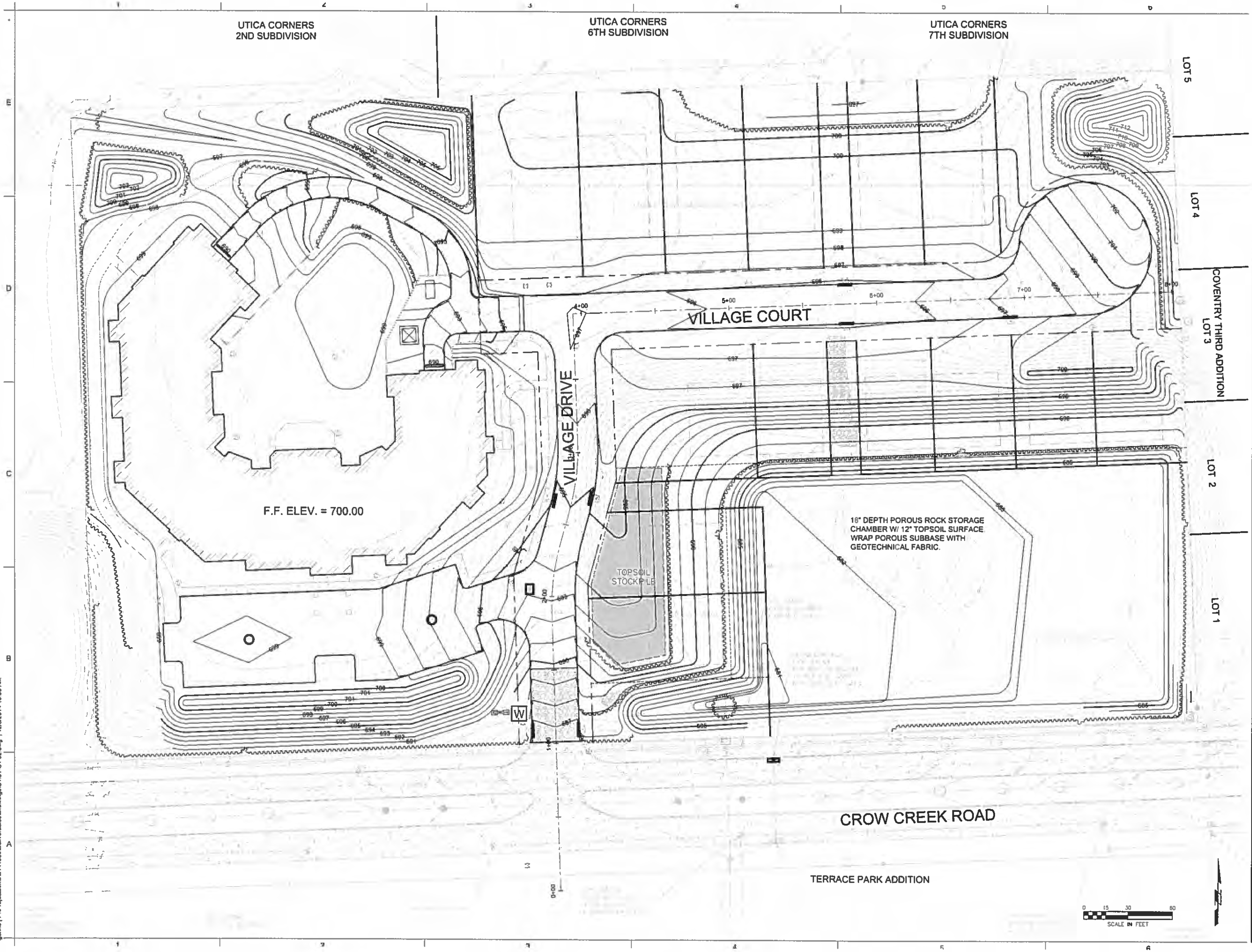
GRADING AND EROSION CONTROL NOTES AND LEGEND

C1.31



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Illinois Firm Number: 184-000214

VILLAGE COOPERATIVE

REAL ESTATE EQUITIES L.L.C.

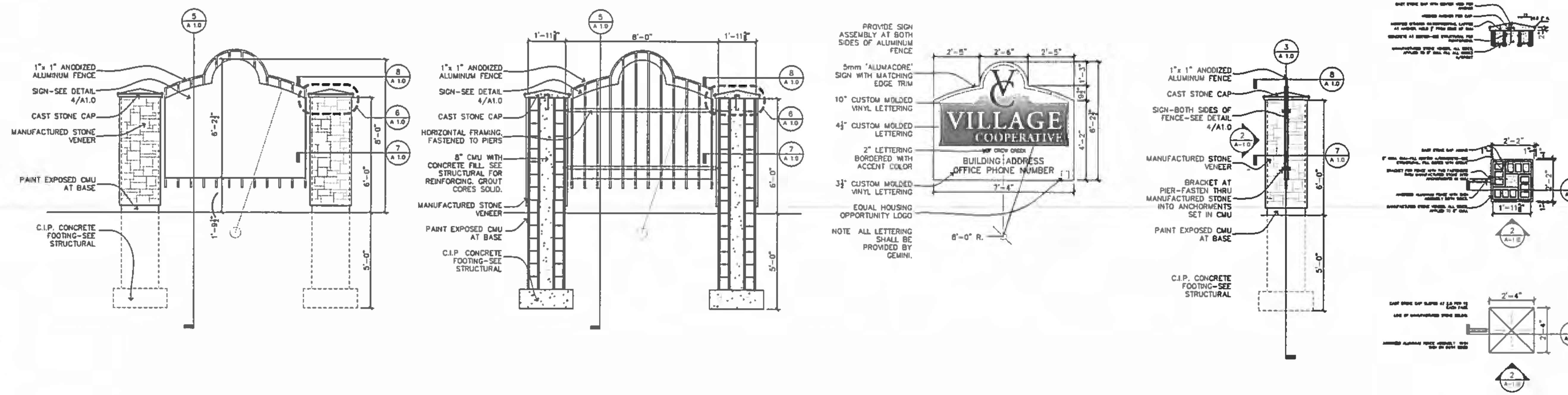
CROW CREEK ROAD
DAVENPORT, IOWA

KEY PLAN

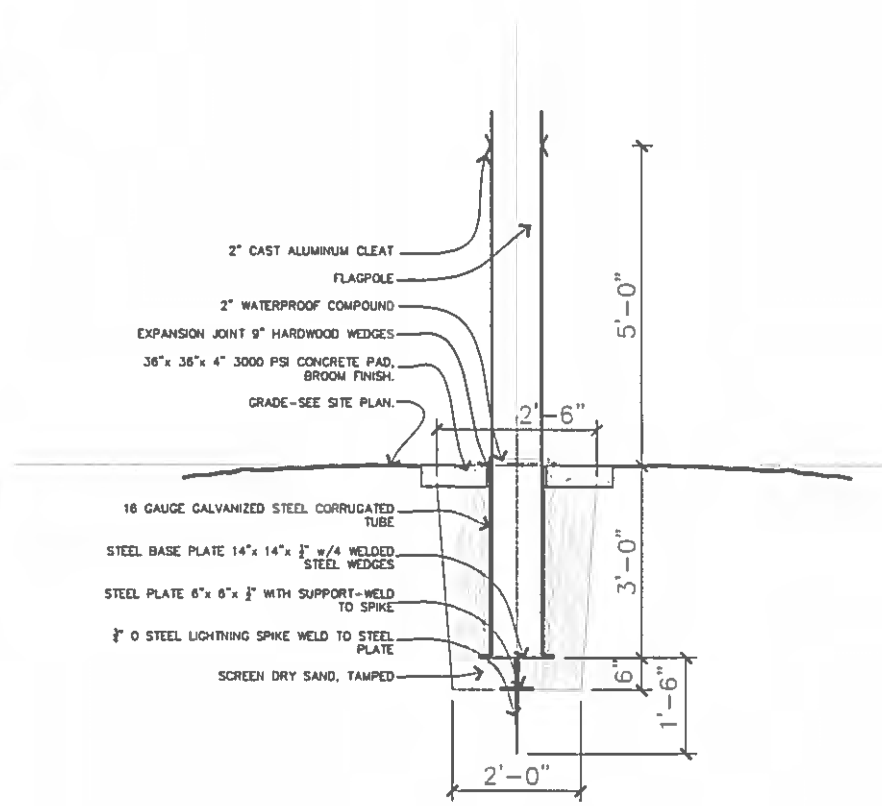
DRAWN	LJJ
APPROVED	RAM
ISSUED FOR	CITY SUBMITTAL
DATE	12/08/2014
FIELD BOOK	
PROJECT NO.	314188-0

GRADING AND EROSION CONTROL PLAN

C1.32



MONUMENT SIGN CONSTRUCTION DETAIL



FLAGPOLE BASE DETAIL

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
1701 River Drive Suite 200 | Moline, Illinois 61265
309.764.7650 | fax: 309.764.6618 | shive-hattery.com
Iowa | Illinois | Indiana | Missouri
Illinois Firm Number 184-000214

VILLAGE COOPERATIVE

REAL ESTATE EQUITIES, L.L.C.

CROW CREEK ROAD
DAVENPORT, IOWA

KEY PLAN

DRAWN	LJJ
APPROVED	RAM
ISSUED FOR	CITY SUBMITTAL
DATE	12/08/2014
FIELD BOOK	
PROJECT NO.	314188-0

CONSTRUCTION DETAILS

C5.02

ljjohns | P:\Projects\MO\3141880\Deliverables\Drawings\C5.01.dwg | 12/8/2014 10:05 AM

City of Davenport

Committee: Community Development
Department: Community Planning and Economic Development
Contact Info: Matt Flynn
Wards: 3rd

Action / Date
1/21/2015

Subject:
Resolution authorizing the Mayor to execute documents necessary to convey 510 West 6th Street (Lambrite-Iles-Petersen House) to Richard A. and Linda J. Stone [3rd Ward].

Relationship to Goals:
Revitalized Neighborhoods and Corridors.

Background:
The City acquired this abandoned, historic property on October 9, 2014 to intervene on a willful demolition through neglect. This is one of the most significant properties within the Historic Hamburg District based on its association with prominent citizens, its architectural style and the architect who designed the building. During the months of October and November, the City inspected the property to determine if it was safe and hired a contractor to dispose of refuse. To date, the City has spent or is committed to spending $38,082.75 to acquire, gain entry and dispose of refuse. The City issued a Response for Proposals (RFP 15-67) in late November for the purchase and rehabilitation of the property. The City received a response to the RFP from Richard Stone who wishes to rehabilitate the property for use as his primary residence. The response indicates that Mr. Stone would purchase the property from the City for $38,000. Additionally, it estimates that the rehabilitation would cost $300,000 over a period of three years. On January 14, 2015, the City Council approved the resolution to set a public hearing to convey 510 West 6th Street to Richard A. Stone. Mr. Stone has requested that his spouse be a party to the conveyance. Approval of this resolution would authorize the Mayor to execute documents necessary to convey 510 West 6th Street to Richard A. and Linda J. Stone.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution
Backup Material	Legal Advertisement
Backup Material	Response to Request For Proposals
Backup Material	Rehabilitation Costs
Backup Material	Rehabilitation Schedule

Resolution No.______________

Resolution offered by Alderman Boom.

Resolved by the City Council of the City of Davenport.

Resolution authorizing the Mayor to execute documents necessary to convey 510 West 6th Street (Lambrite-Iles-Petersen House) to Richard A. and Linda J. Stone [3rd Ward].

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

> Parcel G0053-04, which is also described as Lot 4, Block 35 and the east 40 feet of Lot 3, Block 35 of the Original Town of Davenport; and

Whereas, the Lambrite-Iles-Petersen House is one of the most significant properties within the Historic Hamburg District based on its association with prominent citizens, its architectural style and the architect who designed the building; and

Whereas, the City of Davenport acquired the Lambrite-Iles-Petersen House to convey it to an entity for the purpose of rehabilitating the property; and

Whereas, the City of Davenport desires to quit claim the property deed to Richard A. and Linda J. Stone, who desire to rehabilitate the property;

Whereas, a public hearing on the conveyance is required by law;

Now, therefore, be it resolved by the City Council of the City of Davenport that the proposed conveyance is hereby approved and the Mayor and City Clerk are authorized to execute all documents necessary to convey the above real estate to Richard A. and Linda J. Stone including the proposed quit claim deed.

Approved: Attest:

______________________________ ______________________________

William E. Gluba, Mayor Jackie E. Holecek, City Clerk

NOTICE OF A PUBLIC HEARING ON A RESOLUTION REGARDING THE CONVEYANCE OF THE FOLLOWING PROPERTY TO RICHARD A. AND LINDA J. STONE:

510 West 6th Street, Davenport Iowa 52803

Notice is hereby given that there is on file in the Community Planning and Economic Development Department of the City of Davenport, City Hall, Davenport, Iowa a RESOLUTION conveying one parcel of city property that is currently developed with a single-family residence having the following legal description:

Parcel G0053-04, which is also described as Lot 4, Block 35 and the east 40 feet of Lot 3, Block 35 of the Original Town of Davenport

A public hearing on this Resolution will be held before the Committee of the Whole in the Council Chambers, City Hall, Davenport, Iowa on January 21, 2015, at 5:30 P.M., or soon thereafter. At the public hearing interested parties may appear and be heard regarding the proposed resolution.

Ryan Rusnak, Planner II
Department of Community Planning & Economic Development
Phone: (563) 888-2022
Email: planning@ci.davenport.ia.us

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

December 5, 2014

Submitted by:

Richard A. Stone

2638 Seven Oaks Park

Muscatine, IA 52761

6034stone@gmail.com

563-264-6073

Principals and Key Persons

Richard A Stone - A resident of Muscatine, IA for the past 15 years. Recently retired as the Engineering Manager for H J Heinz Co. I was responsible for the engineering, maintenance, purchasing and 3rd party services for the company. This included management of capital and maintenance projects to support the operation. These projects ranged from small to over $30MM. The job included much interaction with regulatory organizations, contractors and equipment vendors, as well as, local, state and federal governments.

Prior to Heinz, I worked for Nestle, Gerber, and State of Minnesota in the engineering or research fields. I received BS and MS degrees in Engineering from the University of Michigan in Ann Arbor, MI.

I have always had an interest in historical buildings and an advocate for restoration of buildings rather than tearing them down or letting them deteriorate. I have completed the following building or rehabilitation projects:

Fremont, MI – Built a 3-bedroom house where I served not only as the project manager but did over 80% of the labor myself.

Kankakee, IL – Rehabilitation of a flood damaged home on the Kankakee River.

Waverly, IA – Restoration and rehabilitation of an 1890's Victorian home (Orlando Babcock) that I converted back to a single family home from 3 apartments. The building had also sustained some damage from a fire.

Muscatine, IA – Rehabilitation of 4 bedroom home after water damage from improper winterization of a vacant home.

Linda Stone – Wife of Richard, Linda has worked as a biologist and as a food technologist. She has also served on the boards of non-profit organizations and foundations. She attended Central Michigan University in Mt. Pleasant, MI.

510 West 6th Street – Lambrite-Iles-Petersen House Property Purchase and Building and Site Rehabilitation – RFP #15-67

Rebecca McCarley - **SPARK Consulting**, 17 Oak Lane, Davenport, IA, 52803, Phone: (563) 324-9767

Rebecca McCarley lives in Davenport, Iowa, where she has worked as an architectural historian and historic preservation consultant since 2003.

Through her business, SPARK Consulting, she offers a variety of services, including architectural surveys, National Register of Historic Places nominations, grant applications, and historic preservation tax credit applications. She has completed several preservation projects in eastern Iowa over the last decade, working with local historic preservation commissions, Main Street boards, and property owners. Additionally, she serves on the Design Review Board for the City of Davenport. She holds a Master of Science in Historic Preservation from Ball State University, and she meets the federal professional qualifications for both a historian and architectural historian.

David Arbogast - **Architectural Conservator,** 1803 Pineacre Avenue, Davenport, IA 52803, Phone: (563) 355-1553

David is self-employed and his firm is titled, David Arbogast, Architectural Conservator. He performs mortar, plaster, stucco and paint/finishes analysis; historic architectural cell phone tower surveys; National Register of Historic Places Nominations (both individual historic structures and historic districts), architectural assessments, and all other professional services related to the field of historic architectural conservation and preservation. He also teach four courses at the Campbell Center for Historic Preservation Studies in Mount Carroll, Illinois. These include Introduction and Overview of Historic Preservation Theory, Preservation Maintenance, Historic Structures Reports, and Historic Paint Analysis. W. W. Norton has published a book, How to Write Historic Structures Reports. He is skilled and experienced in preparing measured drawings of historic buildings and designing additions and alterations to historic structures. He has broad experience in working for government agencies (federal, state, and local), architects, general contractors, masons, and painting contractors. He has two websites - mortaranalysis.biz and paintanalysis.biz.

Richard Carlson -Office of the State Archaeologist, 700 Clinton St. Building, Iowa City, IA 52242, Phone**:** (319) 384-0727

Richard's skills are in History and Architectural History

Mike Dorbeck – Principal, East Moline Sheet Metal and Glass

Dan Bradley – Project Manager, East Moline Sheet Metal and Glass, 3001 48th Ave, Moline 61265, Phone: (309) 755-9100

Experienced in the installation of "turned" metal roofing, installation of glass and restoration of windows and architectural metals.

Gateway Redevelopment Group – 732 Gaines Street, Davenport, IA 52802

This group has already shown itself to be a very valuable assets for this project. I would continue to tap into its wealth of knowledge and passion for preservation of the neighborhood.

Historic Preservation

If this proposal is accepted I would plan to hire the following consultants to utilize their experience and qualifications in the field of historic preservation. I have discussed the project with the individuals and they are all familiar with the project and have very impressive resumes in this area. Their contact information and work summaries are listed in the key persons section above. They have indicated that would be glad to work on the project although since the bid has not been accepted it would be dependent on their work schedules and availability.

Rebecca McCarley - **SPARK Consulting**, 17 Oak Lane, Davenport, IA, 52803, Phone: (563) 324-9767

Rebecca would provide services for National Register of Historic Places nominations and historic preservation tax credit applications. In addition she has completed several preservation projects in eastern Iowa over the last decade, working with local historic preservation commission. She also serves on the Design Review Board for the City of Davenport. The following link contains a list of project completed. www.facebook.com/sparkconsulting

David Arbogast - **Architectural Conservator,** 1803 Pineacre Avenue, Davenport, IA 52803, Phone: (563) 355-1553

David would provide services in preparing measured drawings of historic buildings and designing additions and alterations to historic structures. Additionally he would conduct architectural survey and assessment which would be used to generate Historic Structures Reports. I would also plan to tap into his experience with government agencies and contractors. He also performs paint and plaster/mortar analyses. A comprehensive list of his completed projects are in his attached resume. The list includes the following projects in the Quad City area: The Kautz Residence (Bellevue) and Stein Residence in Muscatine, Iowa. The Renwick Building, the Henry Lischer Home, Palmer Mansion, Palmer Chiropractic University and the Peterson Residence in Davenport, Iowa.

Richard Carlson -Office of the State Archaeologist, 700 Clinton St. Building, Iowa City, IA 52242, Phone**:** (319) 384-0727

Richard would provide historical and architectural history information on the style of the house and finishes for the period. He can conduct searches for missing information through utilization of State of Iowa records and files.

Project Schedule

A proposed project schedule showing various tasks and estimated start and finish dates for each task is in a separate attached document (510 W 6th Street Rehabilitation Schedule). It is in both excel and pdf formats. This schedule assumes the purchase of the property and building would take place in January 2015. Projected completion date is September 2017. Due to the RFP schedule and the lack of opportunity to obtain actual bids, the timelines will likely be altered to meet availability of materials, labor or approval of plans. We would plan to keep the schedule updated and break down into further details once more information is able to be gathered.

Preliminary Budget and Funding

The estimated costs for the project are shown on the attached document (510 W 6th Street Rehabilitation Estimated Costs) in both excel and pdf formats. The total estimated cost of the project including building and property purchase is projected to be $348,000. A rough breakdown by category is shown on the attachment.

It should be noted that because of time constraints, inability to access all areas of rehabilitation and no actual quotes for work, the numbers will change as more information is gathered about the scope of the rehabilitation. This estimate should show that we understand the breadth and scope of the work.

Attached is a letter from Central State Bank in Muscatine stating that they have reviewed our credit reports and unverified income and we will qualify for a home improvement or construction loan to finance the rehabilitation. They also stated that we have the financial capacity to complete the rehabilitation. I have also attached a document (Confidential Account Information) showing other personal accounts that we have that I would ask to be confidential. These demonstrate our financial capacity to fund this project.

Construction methods and techniques

The rehabilitation would be done by a process that would accurately reveal, recover or represent the building as it appeared in the 1850-1860 period. The work would also reverse the decay and alterations made to the building. Every effort will be made to follow the Secretary of Interior Standards of Rehabilitation during the process. These standards define "Rehabilitation" as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." These repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

Repair of historic materials will be done wherever possible but when deterioration has made the historic material unusable replacement would be done with materials the same as original. New construction would be undertaken in such a manner that the essential form and integrity of the historic property and its environment would be unimpaired. Any new construction or alterations would not destroy historic materials that characterize the property. Installation of new mechanical systems, if required, would be done so it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building materials.

Agency Reviews and Code Issues

Since the project is to be conducted as an Iowa Historic Tax Credit Project it will require the State Historic Preservation Office (SHPO) plan approval and project review along with adherence to the Secretary of Interior's Standards for Rehabilitation. The City will also require that all rehabilitation and slope stabilization of the site be reviewed and approved by the SHPO. The City also requires that the local Historic Preservation Commission review and approve any rehabilitation of the interior or exterior of the building as well as the site. The City also requires that a historic preservation agreement with the City be in effect during the rehabilitation period. They also encourage that an individual National Register of Historic Places nomination be prepared and submitted to the SHPO.

The City of Davenport Public Works Department will require permits for Building, Electrical, Plumbing and Mechanical work. Inspections/reviews are typically required for service, cover and final phases.

Codes are adopted by ordinance and codified in Davenport City Code. The following codes have been adopted for building, electrical, plumbing and mechanical work.

- Building: Currently adopted International Building Code
- Electrical: The state and locally amended 2011 National Electrical Code
- Plumbing: The 2012 Uniform Plumbing Code as adopted by the State of Iowa
- Mechanical: the 2009 International Mechanical Code

In instances where code or building issues conflict with historical preservation guidelines I would call upon the expertise of my historical consultants, the SHPO and Historic Preservation Commission to help work out a resolution.

Purchase Price

We would offer to purchase the property, building and all of the contents on and within the building for $38,000. This should allow the City to recuperate its cost to acquire and clean up the property.

Estimated Costs by Catergory

Category	Estimated Cost
Structural Repair	$40,000
Plumbing	$15,000
Electrical	$10,000
Roofing	$25,000
Exterior Wood	$10,000
Heating	$10,000
Windows	$18,000
Historic Tax Credit Consultant	$6,000
Architectural fees	$12,000
Landscaping	$20,000
Bathrooms	$24,000
Kitchen	$15,000
Painting	$25,000
Permits, etc.	$5,000
Plastering	$30,000
Millwork	$15,000
Carriage House/Garage	$20,000
Fireplaces/Chimney	$10,000
Rehabilitation Total	$310,000
Cost of Property and House	$38,000
Total Project Cost	$348,000

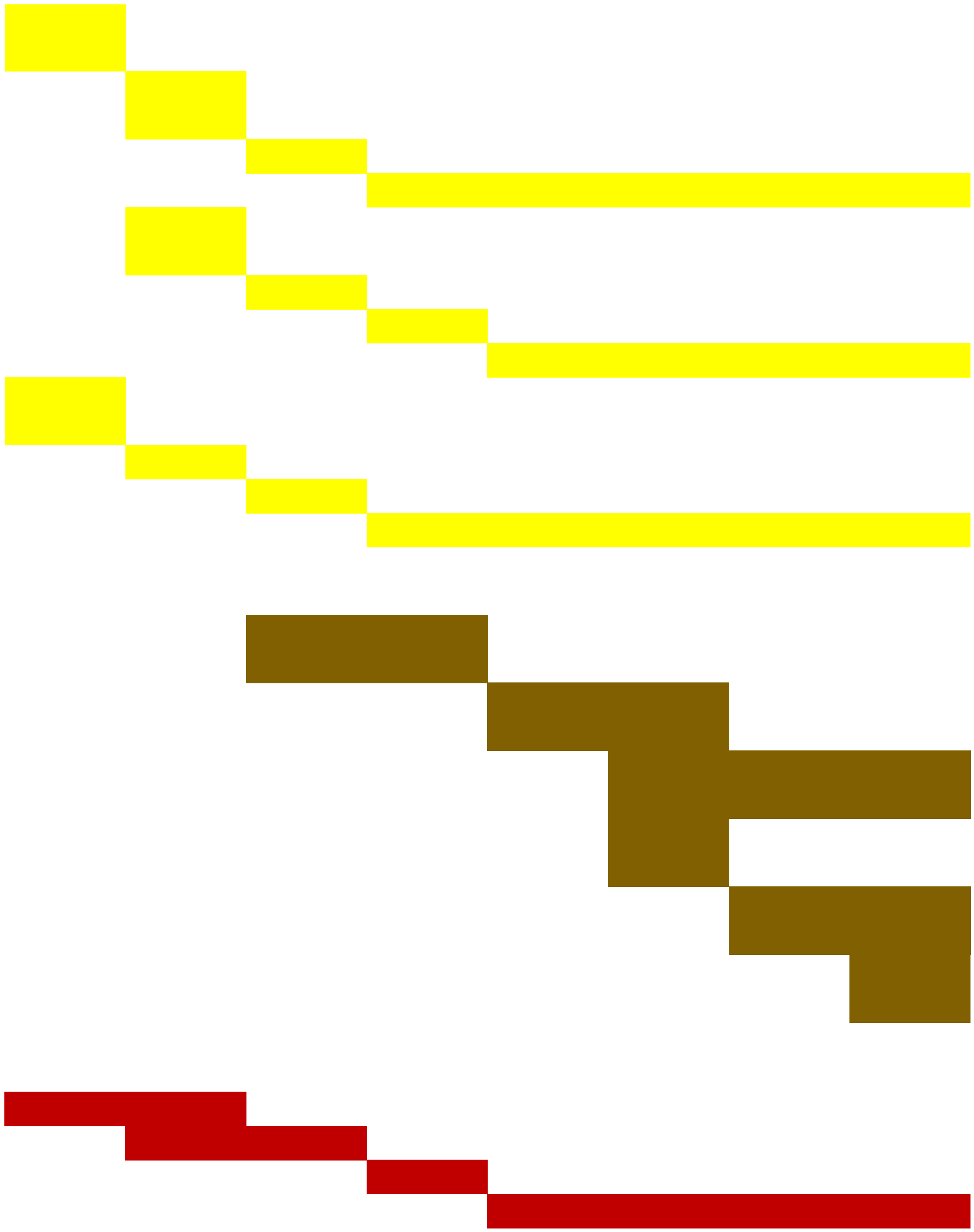
510 W 6th Street Rehabilitation Schedule

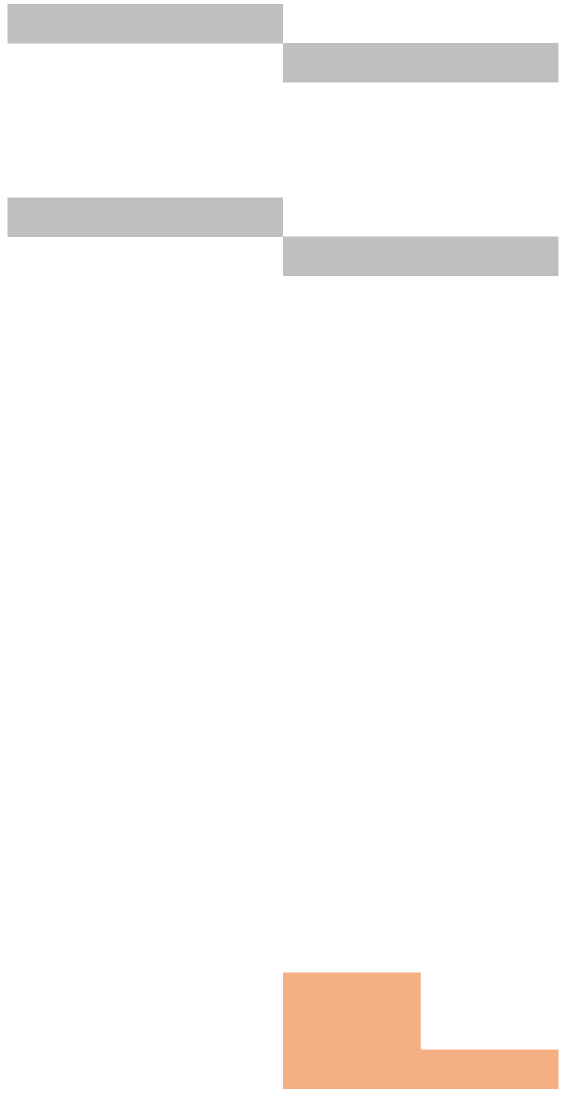
Task	Description
Pre construction activities	
	Inventory and document contents on property and within building
	Remove or relocate contents to allow for allow necessary access to evaluate building condition
	Clean up debris from deteriorated area
	Conduct asbestos sampling and testing
	complete asbestos abatement
	complete property survey if one not available
Historic Tax Credits	
	Select consultant for historic preservation tax credit (State and Federal) applications and individual National Register of Historic Places nominations
	SHPO plan review and approval
Architectural	
	Select architect for floor plan drawing w/dimensions and elevations
	Conduct architectural survey and report for significant interior finishes and recommended treatments
	Evaluate removal of sunrooms and porch additions
	Complete structural evaluation of deteriorated areas of house
	Develop plan for bathrooms, laundry and necessary plumbing. Includes code compliance
City of Davenport	
	Historical Preservation Commission review and approval of any rehabilitation and building (interior and exterior) and site
	Execute a historical preservation agreement to be in effect during rehabilitation period.
	Obtain building permits
	Conduct regulatory reviews (as needed)
	Meet necessary housing and other code issues (as needed)
	Execute purchase of property, building and contents
Utilities	
	Audit electrical service and distribution, changes needed for code compliance
	develop drawings and scope of work for electrical service and distribution
	obtain quotes
	complete electrical work

	Audit natural gas service and distribution, changes needed for code compliance
	develop drawings and scope of work for natural gas service and distribution
	obtain quotes
	complete natural gas work
	Audit plumbing, including hot and cold water, DWV and changes needed for code compliance
	develop drawings and scope of work for plumbing
	obtain quotes
	complete plumbing work
	Audit heating system including radiators and distribution and changes needed for code compliance
	develop drawings and scope of work for heating system
	obtain quotes
	complete heating work
Roofing	
	Prepare specifications for turned metal roofing and rain gutters and downspouts for two story portion of house and belvedere
	Replace and repair eaves and woodwork on two story portion of house and belvedere
	Remove existing roofing and repair decking as needed
	installation of new roof and rain gutters and downspouts
	Prepare specifications for turned metal roofing and rain gutters and downspouts for one story rear portion of house
	Replace and repair eaves and woodwork on one story rear portion of house
	Remove existing roofing and repair decking as needed
	installation of new roof and rain gutters and downspouts
	Remove existing roofing for sunrooms/porches and return to original
Structural Rehabilitation	
	Complete structural evaluation of deteriorated areas of house
	Develop plan and drawings for remediation
	Obtain quotes to complete rehabilitation
	Structural rehabilitation work
Windows/Doors	
	Repair of glass and sashes and make windows operational
	Storms and screens - evaluate and make
	Repair of glass and make exterior doors operational
Fireplaces/Chimneys	
	Inspect and identify work needed to make functional
	Develop scope of work and obtain quotes
	complete necessary work

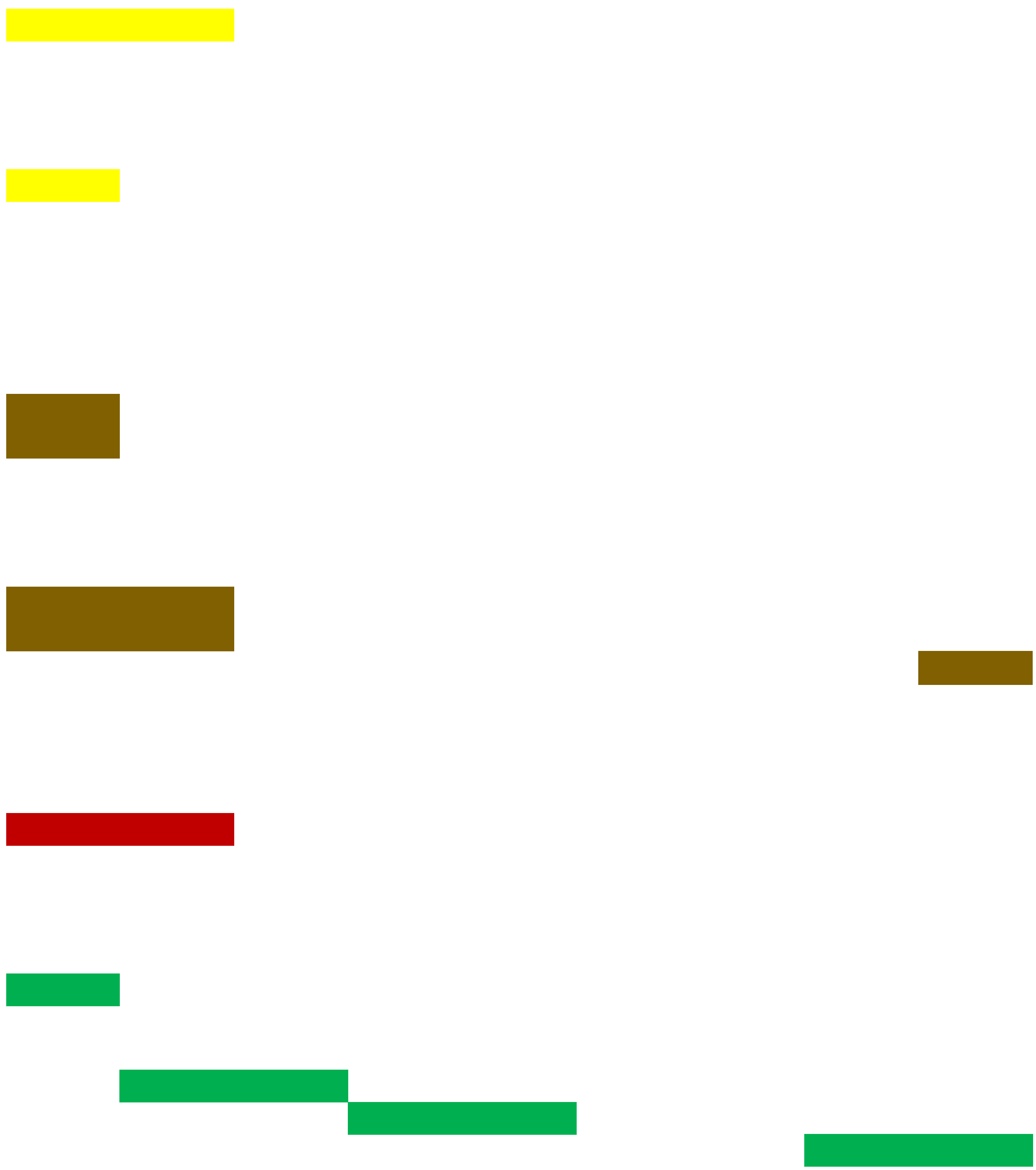
Plaster	
	Complete plaster/mortar analysis
	Develop scope of work and specifications
	Obtain quotes from qualified plasterers
	Complete plaster work
	Complete fresco work
Painting	complete paint analysis (interior and exterior)
	Develop scope of work and specifications (interior and exterior)
	Obtain quotes from qualified painter for exterior work
	Complete exterior painting
	Obtain quotes from qualified painter for interior work
	Complete interior painting
	Complete interior wood finishes
Landscaping	
	Identify scope of work and obtain quotes
	Front stone retaining wall
	Stone stair case
	Rear retaining wall with buttresses
	Terraces of lawn, etc.
Carriage House/Garage	
	Research period buildings and develop plans
	Prepare specifications and obtain quotes
	Build garage
Millwork/woodwork	
	Identify deteriorated wood for repair or replacement with original wood. (Exterior and interior)
	Complete exterior wood repair and replacement
	Complete interior wood repair and replacement


Jan-15
Feb-15
Mar-15
Apr-15
May-15
Jun-15
Jul-15
Aug-15
Sep-15

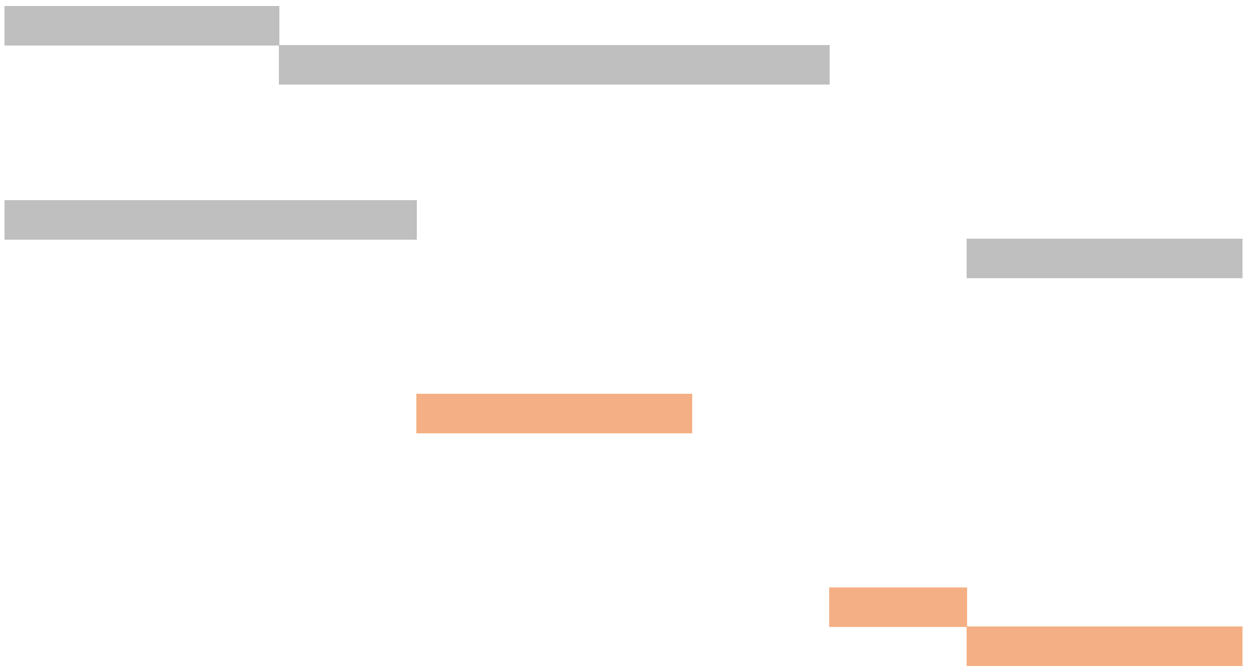




Oct-15	Nov-15	Dec-15	Jan-16	Feb-16	Mar-16	Apr-16	May-16	Jun-16



Jul-16	Aug-16	Sep-16	Oct-16	Nov-16	Dec-16	Jan-17	Feb-17	Mar-17



Apr-17	May-17	Jun-17	Jul-17	Aug-17	Sep-17	Oct-17	Nov-17	Dec-17

City of Davenport

Committee: Community Development
Department: Community Planning & Economic Development
Contact Info: Bruce Berger, 326-7769
Wards: 3

Action / Date
1/21/2015

Subject:
Resolution setting a public hearing to convey the following property: Parcel G0056-09 & G0056-11, which has the address of 501-513 W. 5th Street, to Petitioner Newbury Living (Ward 3)

Relationship to Goals:
Revitalized Neighborhoods and Corridors.

Background:

In June, the City was notified by the Iowa Economic Development Authority (IEDA) that they would accept applications from the City for Community Development Block Grant Multi-Housing (CDBG) funding. The State CDBG funds are made available to communities in Iowa that were impacted by flooding in 2008 and are meant to encourage development of new housing. On August 27, City Council approved a resolution authorizing the application for funds and committing to convey City owned property to the developer should funding be awarded.

On January 8, the City was notified that one of the two applications submitted had been awarded $3 Million in funding. The project that was awarded funding was:

5th and Brady Project, proposed by the Newbury Living (West Des Moines). This project involves new construction at the NE corner of 5th and Brady Streets. As the project was coming forward, an alternate idea had been proposed by the Martin Luther King, Jr. (MLK) Task Force. While each initial concept made use of the entire half-block site, the two groups were able to forge a compromise, with fewer housing units and a smaller plaza event space. The resulting site plan is supported by both the developer and the MLK Task Force. It involves 24 housing units, with 13 affordable (at 80% of Median Family Income, which is approximately $35,000 for a single person) and 11 market rate units.

Approval of this motion will authorize staff to publish a notice advertising the public hearing for February 4, 2015.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution Setting Public Hearing to Convey Parcels G0056-09 & G0056-11

RESOLUTION NO. __________

RESOLUTION setting a public hearing regarding the proposed sale of:
Parcels G0056-09 (501-513 W. 5th Street) and G0056-11 (no assigned street address), to Petitioner Newbury Living

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:

> Part of the Southeast Quarter of Section 26, Township 78 North, Range 3 East of the 5th PM being more particularly described as follows: Lots 1 through 5 of Block 53 of LeClaire's 2nd Addition to the City of Davenport, Scott County, Iowa. The above referenced tract contains 48,000 square feet (1.10 acres) more or less. PARCEL G0056-09 and G0056-11, which has the address of 501-513 W. 5th Street.

WHEREAS, the City of Davenport wishes to convey the properties to the Petitioner (Newbury Living); and

WHEREAS, new investment and neighborhood revitalization are part of the City Council goals; and

WHEREAS, this project involves investment in an underutilized sites in the Davenport, and will create 24 new units of rental housing (13 units for households at or below moderate-income and 11 units at market rate rents);

WHEREAS, Newbury Living agrees to record a Restrictive Covenant so that a portion of the property for the proposed Martin Luther King, Jr. memorial plaza remains accessible by the public, once the housing project is complete; and

WHEREAS, conveyance will generate additional tax revenue and alleviate City maintenance costs on underused properties; and

WHEREAS, the conveyance is mutually beneficial to the City and the Petitioners; and

WHEREAS, transfer of the properties will be contingent upon completion and acceptance of HUD required environmental review and financial requirements; 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 4th day of February, 2015, 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	William E. Gluba
Deputy City Clerk	Mayor

City of Davenport

Committee: Community Development
Department: Community Planning & Economic Development
Contact Info: Bruce Berger, 326-7769
Wards: 3

Action / Date
1/21/2015

Subject:
Motion to set a public hearing for February 4, 2015 at 5:30pm in Council Chambers for the purpose of amending the Downtown Urban Renewal Plan.

Relationship to Goals:
Added emphasis on economic development

Background:
The City of Davenport is seeking to amend the Downtown Urban Renewal Area Plan. The original Downtown URA was established in 1979 to promote economic development in the Downtown area. This plan has been amended periodically to either extend the boundaries or to include new projects in the downtown area. The Downtown URA plan is being amended at this time to include projects approved in 2014 as well as to include the new Riverwatch Place project.

If approved, a public hearing will be held at the February 4, 2015 Committee of the Whole meeting which begins at 5:30 p.m.

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	Downtown URA Amendment

CITY OF DAVENPORT, IOWA
URBAN RENEWAL PLAN AMENDMENT
DOWNTOWN URBAN RENEWAL AREA

January 21, 2015

The Urban Renewal Plan (the "Plan") for the Downtown Urban Renewal Area (the "Area") is being amended for the purpose of identifying new urban renewal projects to be undertaken therein.

1) **Identification of New 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 of Project: Riverwatch Place
Cost: $5,260,000
Rationale: The City will use TIF funds to reimburse the developer 60% of the incremental taxes of their development for fifteen years. Reimbursement is estimated to be no more than $5,260,000.

2) Identification of Previous Projects:

B) Name of Project: The Dock
Cost: $3,600,000
Rationale: The City will use TIF funds to reimburse the developer 75% of the incremental taxes of their development for fifteen years. Reimbursement is estimated to be $3,600,000.

C) Name of Project: City Square
Cost: $25,900,000
Rationale: The City shall issue to the developer a TIF note in the amount of $15,000,000. The TIF note shall bear interest at the rate of 6.0% The total principal and interest payments anticipated during the TIF period will be approximately $25.9 million. Any principal and interest in excess of this amount shall not be the responsibility of the City.

D) Name of Project: Renwick 2
Cost: $1,067,965
Rationale: The City shall issue a loan to the developer to outfit the commercial space of the Renwick building.

E) Name of Project: MDI
Cost: $78,930
Rationale: The City shall issue to the developer a rebate of 100% of the incremental taxes of their development for two years. Reimbursement is estimated to be $78,930.

2) **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: $200,100,000

   Remaining Constitutional debt capacity of the City: $101,681,943

   Proposed (new) debt to be incurred in the Urban Renewal Area: $5,260,000
   (Riverwatch Place project)

City of Davenport

Committee: Community Development
Department: Community Planning & Economic Development
Contact Info: Bruce Berger, 326-7769
Wards: 3

Action / Date
1/21/2015

Subject:
Motion to set a public hearing for the purpose of considering the approval of an economic development agreement with the developers of Riverwatch Place, Riverwatch, LLC.

Relationship to Goals:
Added emphasis on economic development.

Background:
RiverWatch Place is a new development that will be built on the site of the old Howard Johnson's Hotel at 227 LeClaire St. Long an eyesore of the downtown gateway, the old hotel will be demolished, and a new multi-story, mixed-used Class A office building will be built in its place. This will include first floor commercial/retail use and while the top floor will include restaurant space reminiscent of the former Davenport Club. The development team includes a partnership of Bush Construction, NAI Ruhl Commercial Co, attorney John Carroll and BLDD Architects. The anticipated cost of the project is $25 million.

To support this development, the proposed City assistance is reimbursement of a maximum of 60% of the property taxes paid that are available to the City based upon the value of the new construction. 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 maximum rebate of property taxes of approximately $5,260,000 over a 15 year period. The rebate 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.

If approved, a public hearing will be held at the February 4, 2015 Committee of the Whole meeting, which begins at 5:30 p.m.

City of Davenport

Committee: PS
Department: Legal
Contact Info: T Warner 7735
Wards: All

Action / Date
1/7/2015

Subject:
<u>Second Consideration</u>: Ordinance amending subsection 5.10.105(C) of the Davenport Municipal Code to exempt neighborhood markets from the distance separation requirements

Relationship to Goals:

Background:
A growing national trend exists for small grocery stores to service nearby neighborhoods. These neighborhood markets are generally 5000 square feet or more and carry a slightly less varied product line than the prototypical grocery store, but the neighborhood market carries more variety of items than a convenience store.

The proposed ordinance exempts neighborhood markets from the alcoholic beverage distance separation requirements, so in the future these markets will be treated like grocery stores.

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	Ord Neighborhood Market

ORDINANCE NO. __________

Ordinance amending subsection 5.10.105(C) of the Davenport Municipal Code to exempt neighborhood markets from the distance separation requirements

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

Section 1. That Subsection 5.10.105(C) of the Davenport Municipal Code is hereby amended to be read as follows:

C. A neighborhood market, grocery store or supermarket licensed for off-site consumption only shall not be subject to the limitations contained in subsections A and F of this section. A neighborhood market, grocery store or supermarket shall be generally defined as a business that offers for sale a wide variety of goods including, but not limited to, foodstuff, meat, dairy, eggs, fresh produce, fresh baked goods, drinks, pharmaceuticals, health care and hygienic products, and other household products that are regularly used in the home by consumers. A neighborhood market is the smallest of the exempt stores and has the least variety of product selections amongst the exempt stores. A convenience store, which is subject to the limitations contained in subsections A and F, is by contrast, a smaller store or shop of less than 4500 square feet with less product selection than a grocery store, generally accessible business hours, often located alongside busy roads. A convenience store can take the form of a gas station supplementing its income with retail goods or a retail store that has added gas to the list of goods it has to offer. Size of the facility and limited product selection are key differences between a neighborhood market/grocery store/supermarket and a convenience store; another would be supermarket customers frequently shop by putting their product selections into a shopping cart or basket.

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

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

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

First Consideration ____________________________________

Second Consideration ___________________________________

Approved ______________________________

____
William E. Gluba
Mayor

Attest: ______________________________
Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on ______________________________

City of Davenport

Committee: Public Safety Committee
Department: City Clerk
Contact Info: Jackie Holecek x6163
Wards: 6th

Action / Date
1/7/2015

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

Relationship to Goals:
Support local activities.

Background:
The attached resolution list(s) various requests received for street(s), lane(s) or public grounds to be temporarily closed to hold outdoor events.

Maps of all streets closures are listed on the city's website under City Services – Street Closures, Detours and Special Events Maps.

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	Resolution

RESOLUTION NO. 2015-

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: John Parker
Event: Chili Chase Run
Date: February 22nd
Time: 11:00 AM to 3:00 PM
Closure Location: Duck Creek Road to East Pleasant to Forest Road, to George Washington Blvd to Jersey Ridge Road to Bikepath returning to Duck Creek Park.
Ward: 6

Entity: St. Patrick's Society
Event: St. Patrick's Day Grand Parade
Date: March 14th
Time: 11:00 AM to 1:30 PM
Closure Location: Centennial Bridge and Gaines Street to 3rd Street and 3rd Street east to Iowa Streets; closing Iowa Street between 2nd and 4th Streets.

Entity: C.A.S.I. St. Patrick's Day Race
Event: St. Patrick's Day Race
Date: Saturday, March 14 (setup March 13th)
Time: 7:30 AM to Noon
Closure Location: ***7:30 AM –Noon*** *2nd Street from Main to Brady only for pre and post race activities;* ***9:00 AM – 11:00 AM*** *Race Course: 2nd Street east of the drive up to US Bank east to Brady, north to Third Street then west to Division and return to Brady Street south to 2nd Street to finish line*
Ward: 3

Approved this _28th_________ day of _January___, 2015.

Approved:

William E. Gluba, Mayor

Attest:

Jackie E. Holecek, MMC, Deputy City Clerk

City of Davenport

Committee: Public Works
Department: Public Works
Contact Info: Ron Hocker; 563-327-5169
Wards: All

Action / Date
1/7/2015

Subject:
Second Consideration: Ordinance amending Chapter 16.28.060(A) entitled "Improvements - Sewers" of the Municipal Code of Davenport, Iowa, by amending Section 16.28.060(A) thereto establishing the authority to allow the City to collect compensation for televising services performed in the process of sanitary sewer acceptance. *[All Wards]*

Relationship to Goals:
Financially Responsible City Government.
Upgraded City Infrastructure & Public Facilities.

Background:
New sanitary sewers are routinely constructed as part of private developments throughout the City. Before these sewers are accepted as part of the City's collection system, the Sewer Division uses CCTV cameras to inspect the lines to identify any defects, which must then be repaired prior to acceptance. While such inspection is necessary to ensure that the construction complies with plans and specifications, there is currently no fee charged for this service. The recently passed Storm Water Management Ordinance (Chapter 13.34) provides the statutory authority for the city council to establish fees for the televised inspection of storm sewers. The proposed change to the ordinance will provide the same authority for the televised inspection of sanitary sewers.

ATTACHMENTS:

	Type	Description
	Backup Material	Ordinance

ORDINANCE NO.

ORDINANCE amending Chapter 16.28.060(A) entitled "Improvements - Sewers" of the Municipal Code of Davenport, Iowa, by amending Section 16.28.060(A) thereto establishing the authority to allow the City to collect compensation for televising services performed in the process of sanitary sewer acceptance.

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

That Chapter 16.28.060(A) entitled "Improvements - Sewers" is hereby amended to read as follows:

> Where a public sanitary sewer is reasonably accessible, the subdivider shall connect or provide for the connection with such sanitary sewer and shall provide within the subdivision the sanitary sewer system required to make the sewer accessible to each lot in his subdivision. Sewers on public property or easements shall have the approval of the Iowa State Board of Health. Adequate provision shall be made for the disposal of stormwater, subject to the approval of the city engineer and the city council. Prior to acceptance of sanitary sewer installed by private contractor, the City of Davenport Sewer Division must televise the lines to ensure that they meet acceptable city standards. Fees for this service shall be set from time to time by city council resolution and will be billed to the developer or property owner and must be paid before the system will be accepted and released for further development.

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 not illegal or void provisions.

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

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

First Consideration____

Second Consideration____

Approved____

____

William E. Gluba
Mayor

Attest:____
Jackie Holecek, CMC
Deputy City Clerk

Published in the Quad City Times on
____

City of Davenport

Committee: Public Works
Department: Public Works
Contact Info: Eric Gravert (563) 327-5125
Wards: 3

Action / Date
1/21/2015

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for Freight House North Facade Beautification, CIP Project #10139. *[Ward 3]*

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities.

Background:
This project is for the construction services to landscape the north side of the Freight House. This work will provide better water drainage away from the building, provide a pleasing look surrounding the north area of the Freight House, and prevent pedestrian mishaps due to the drop-off between the new sidewalk and existing brick pavers.

Program management will be completed by the Engineering Division Staff.

Funds for the Freight House North Facade Beautification are budgeted in CIP #10139 at $90,000.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	PW RES Freight House North Facade Beautification

Resolution No.____________

RESOLUTION offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for Freight House North Façade Beautification, CIP Project #10139.

WHEREAS, plans, specifications, form of contract and an estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Freight House North Façade Beautification within the City of Davenport, Iowa; and

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

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

That said plans, specifications, form of contract and estimate of cost are hereby approved as the plans, specifications, form of contract and estimate of cost for said Freight House North Façade Beautification.

Passed and approved this 28th day of January, 2015.

Approved: Attest:

______________________________ ____________________________________

William E. Gluba, Mayor Jackie E. Holecek, City Clerk

City of Davenport

Committee: Public Works
Department: Public Works
Contact Info: Joe Balge
Wards: 8

Action / Date
1/21/2015

Subject:
Resolution of acceptance for the CitiBus Transit Administration Addition, CIP Project #02244. *[Ward 8]*

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities.

Background:
The intent of this project is to accommodate the need to provide office space for the Transit Division. Transit is relocating from the Ground Transportation Center building on Second and Harrison to Davenport Public Works.
Plans and specifications were drawn up by Kueny Architects of Pleasant Prairie, WI. Kueny Architects headed the original design team and Tricon Construction was the general contractor for the project.

Construction Costs: $607,648.43
Architectural and Engineering Fees: $32,900.00
The total cost of the project is $640,548.43.

ATTACHMENTS:

Type	Description
Resolution Letter	PW_RES_CitiBus Admin

Resolution No.______________

Resolution offered by Alderman Ambrose

Resolution accepting the CitiBus Transit Administration Addition, CIP Project #02244.

Whereas, the CitiBus Transit Administration Addition has been satisfactorily completed:

Now, therefore, be it resolved, by the City Council of the City of Davenport that the CitiBus Transit Administration Addition, which work was completed by Tricon Construction of Dubuque, IA, having been satisfactorily completed, be and the same is hereby formally accepted. The final cost totals $640,548.43.

Passed and approved this 28th day of January, 2015.

Approved: Attest:

______________________________ ______________________________

William E. Gluba, Mayor Jackie E. Holecek, City Clerk

City of Davenport

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

Action / Date
1/21/2015

Subject:
Resolution approving and adopting preliminary plans, specifications, plat and schedule covering the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits, CIP Project #01145. *[Ward 6]*

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities.

Background:
This is a joint project with the City of Bettendorf, Davenport being the lead agency. A design contract has been awarded to Missman, Inc. of Bettendorf. The project will be assessed to the benefited property owners according to City Policy and the Iowa State Code.

The project is budgeted at $5,675,000 in CIP Project #01145 including Federal-aid STP Highway funding.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	PW_RES_Forest Grove PG2
🗋	Backup Material	PW_Res_Forest Grove Assesment Schedule

Resolution No._____________

RESOLUTION offered by Alderman Ambrose.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION approving and adopting preliminary plans, specifications, plat and schedule covering the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits, CIP Project #01145.

WHEREAS, this Council has adopted a preliminary resolution pursuant to Section 384.42 of the Code of Iowa, 2013, as amended covering the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits (herein referred to as the "Improvement Project"); and

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

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

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

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

B. That the plat and schedule and estimate of cost are hereby ratified and approved.

C. That this Council proposes to proceed with the Improvement Project and a proposed resolution of necessity shall be prepared in accordance with provisions of the Code of Iowa, 2013, as amended.

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

Passed and approved this 28th day of January, 2015.

Approved: Attest:

____________________________ ____________________________

William E. Gluba, Mayor Jackie E. Holecek, City Clerk

PRELIMINARY ASSESSMENT SCHEDULE

TL 1/9/2015

PROJECT: Veterans Memorial Parkway Paving Project from Jersey Ridge Road to the East Corporate Limits

Parcel Number	Parcel Owner	Assessment Waiver	Ag. Deferment	Parcel Use	Frontage (ft.)	(Fed.-aid Proj.) Ind. / Comm. Frontage x $60.00	Non Ind./Non Com. Frontage x $35.00	Property Value	Value Limit (P.V. x 0.25)	1-2 Family Res. Limit, if Applicable	Double frontage and/or Federal-funded Proj. Credit, if Applicable	Assessment Amount	Deficiency Amount
1	Circle K. Properties, L.L.C.	No	No	Agricultural	485.00	$29,100.00	$16,975.00	$45,000.00	$11,250.00	N/A	N/A	$16,975.00	$12,125.00
2	Virginia L. McCall Trust	No	No	Residential	305.00	$18,300.00	$10,675.00	$400,000.00	$100,000.00	$4,000.00	$4,000.00	$0.00	$18,300.00
3	Circle K. Properties, L.L.C.	No	No	Agricultural	1,068.00	$64,080.00	$37,380.00	$210,000.00	$52,500.00	N/A	N/A	$37,380.00	$26,700.00
4	Circle K. Properties, L.L.C.	No	No	Agricultural	3,541.00	$212,460.00	$123,935.00	$1,050,000.00	$262,500.00	N/A	N/A	$123,935.00	$88,525.00
5	Robert L. Kuehl & Wf. Elaine M. Kuehl	No	No	Residential	720.00	$43,200.00	$25,200.00	$215,000.00	$53,750.00	$4,000.00	$4,000.00	$0.00	$43,200.00
				Totals	6,119.00	$367,140.00	$214,165.00					$178,290.00	$188,850.00

Parcel Tax Numbers:

1 Y0419-09B
2 Y0419-09C
3 Y0419-09B, Y0421-11 & Y0423-12
4 Y0419-09B,
5 Y0423-14

Note: Associated Legal Descriptions for the Assessed Parcels above are listed separately but are considered part of this Preliminary Assessment Schedule.

City of Davenport

Committee: Public Works
Department: Public Works
Contact Info: Tom Leabhart; (563) 326-7729
Wards: 3 & 4

Action / Date
1/21/2015

Subject:
Resolution approving the contract for the Harrison Street Resurfacing and Sanitary Sewer Repair Project from River Drive to 12th Street, CIP Project #10424, and the Marquette Street Sanitary Sewer Repair Project from River Drive to 2nd Street, to Stanley Consultants, Inc. CIP Project #10537. *[Wards 3&4]*

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities.

Background:
NOTE: IT IS INTENDED THAT THE CONTRACT AND COSTS WILL BE SUMITTED FOR THE PUBLIC WORKS COMMITTEE ON THE 21ST. Previous investigations have found deficiencies in the sanitary sewers along Harrison Street from River Drive to 12th Street and Marquette Street from River Drive to 2nd Street. There is storm water infiltration and sections that show signs of emanate collapse. In addition this section of Harrison Street is scheduled to be resurfaced in 2015 in part using a state grant of up to $800,000.

The scope of work addresses the project design, construction plans and specifications for repairs to the sanitary sewers and work related thereto on both projects. On Harrison Street the contract will also include resurfacing of the street.

Funds for the for the Harrison Street Resurfacing and Sanitary Sewer Repair Project are budgeted in CIP Project #10424, and funds for the Marquette Street Sanitary Sewer Repair Project are budgeted in CIP Project #10537.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	PW_RES Harrison

Resolution No. ____________________

Resolution offered by Alderman Ambrose

Resolved by the City Council of the City of Davenport.

Resolution approving Contract for the Harrison Street Resurfacing and Sanitary Sewer Repair Project from River Drive to 12^{th} Street, CIP Project #10424, and the Marquette Street Sanitary Sewer Repair Project from River Drive to 2^{nd} Street, CIP Project #10537 to Stanley Consultants, Inc. in the amount Not-To-Exceed $XXX.

Whereas, the City of Davenport previously completed an investigation of the sanitary sewers in the Harrison Street from River Drive to 12^{th} Street and Marquette Street from River Drive to 2^{nd} Street;

Whereas, as a result of the investigation recommendations were made to repair these sewers and mitigate sanitary sewer stormwater infiltration problems in the Birchwood Area;

Whereas, the work is to be performed at agreed upon prices;

Now, therefore, be it resolved, by the City Council of the City of Davenport, Iowa: that the Contract is hereby approved, and the Public Works Director is hereby authorized to execute said document.

Passed and approved this 28th day of January, 2015.

Approved:	Attest:
______________________________	______________________________
William E. Gluba, Mayor	Jackie E. Holecek, Deputy City Clerk

City of Davenport

Committee: Public Works
Department: Public Works
Contact Info: Tom Leabhart; (563) 326-7729
Wards: 1 & 3

Action / Date
1/21/2015

Subject:
Resolution approving the contract for the Rockingham Road Circulation Improvements Phase One, Truck Bypass Feasibility Study with Stanley Consultants, Inc. in the amount Not-To-Exceed $66,818, CIP Project #35001. *[Wards 1& 2]*

Relationship to Goals:
Upgraded City Infrastructure & Public Facilities.

Background:
The City desires to develop Rockingham Road into a user friendly “complete streets” corridor by connecting the neighborhoods, parks and schools through use of trails and greenways and by redirecting truck traffic away and off of Rockingham Road. The phase one scope of work addresses removing truck traffic from Rockingham Road roughly between Minnie Avenue and Division Street. This could be accomplished by way of constructing a new truck route and other improvements to existing streets and intersections. The attached Professional Services Agreement contains a map and additional information. Funds for this Feasibility Study are budgeted in CIP #35001.

ATTACHMENTS:

Type	Description
Cover Memo	PW_RES_APPR_CONTRACT STANLEY ROCKING PAGE 2

RESOLUTION # ____________________

Resolution offered by Alderman Ambrose

Resolved by the City Council of the City of Davenport.

Resolution approving the contract for the Rockingham Road Circulation Improvements Phase One, Truck Bypass Feasibility Study with Stanley Consultants, Inc. in the amount Not-To-Exceed $66,818. CIP Project #xxxx

Whereas, truck traffic along Rockingham Road is problematic for the neighborhoods thru which it travels;

Whereas, as a result of these concerns the City desires to improve these neighborhoods;

Whereas, the work is to be performed as shown in the attached contract;

Now, therefore, be it resolved, by the City Council of the City of Davenport, Iowa: that the Contract is hereby approved, and the Public Works Director is hereby authorized to execute said document.

Passed and approved this 28th day of January, 2015.

Approved:

____

William E. Gluba, Mayor

Attest:

____

Jackie E. Holecek, Deputy City Clerk

City of Davenport

Committee: Public Works **Action / Date**
Department: Traffic Engineering **1/21/2015**
Contact Info: Gary Statz; (563) 326-7754
Wards: All

Subject:
Motion accepting the agreement with the Iowa Department of Transportation to provide up to $5,000 worth of regulatory and warning sign materials to the City of Davenport at no cost as part of the Department's All Town Sign Replacement Program. *[All Wards]*

Relationship to Goals:
Financially Responsible City Government. Upgraded City Infrastructure & Public Facilities

Background:
The Iowa Department of Transportation has a program in place to provide up to $5,000 worth of signing material for cities to replace worn out and obsolete regulatory and warning signs. It had never been available to cities over 10,000 in population until 2013. The City was awarded a $5,000 grant in 2013 and in 2014 and the program starts over in 2015. The funds will be provided on a first come, first-served basis. The City will be required to install the signs within 180 days of receipt.

City of Davenport

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

Action / Date
1/21/2015

Subject:
Motion determining property values for the Forest Grove Road Paving Project from Utica Ridge Road to the east corporate limits, CIP Project #01145. *[Ward 6]*

Relationship to Goals:
Upgraded City Infrastructure and Public Facilities.

Background:
This is a joint project with the City of Bettendorf, Davenport being the lead agency. A design contract has been awarded to Missman, Inc. of Bettendorf. The project will be assessed to the benefited property owners according to City Policy and the Iowa State Code.

The project is budgeted at $5,675,000 in CIP Project #01145 including Federal-aid STP Highway funding.

City of Davenport

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

Action / Date
1/21/2015

Subject:
Resolution setting February 11, 2015 as the date for the sale of General Obligation Corporate Bonds, Series 2015; and approving the Preliminary Official Statement. (All Wards)

Relationship to Goals:
Financially Responsible City Government

Background:
This resolution has two components:

1. Setting February 11, 2015 as the date for the sale of General Obligation Corporate Bonds, Series 2015. On May 7, 2014 a public hearing was held and on May 14, 2014 a resolution was adopted making provision for the issuance of not-to-exceed $32,225,000 General Obligation Corporate Bonds. Proceeds of these bonds are to finance the FY2015 Capital Improvement Program.

2. Approving the Preliminary Official Statement. In order to satisfy Securities and Exchange Commission (SEC) Rule 15(c)(2)-12, the City's bond counsel, Robert Josten of Dorsey & Whitney LLP, has recommended this resolution be adopted prior to the sale and issurance 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 & APPROVING POS
Backup Material	PRELIMINARY OFFICIAL STATEMENT

RESOLUTION NO. _____

Resolution setting February 11, 2015, as date for sale of General Obligation Corporate Bonds, Series 2015 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 $32,255,000 General Obligation Corporate Bonds, Series 2015, for the purpose of paying costs in connection with various improvements and projects in the City; and

WHEREAS, the City now proposes to issue General Obligation Corporate Bonds, Series 2015 (the "Series 2015 Bonds") in the amount of $19,325,000; and

WHEREAS, it is deemed advisable and in the best interest of the City that the Series 2015 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 2015 Bonds and to give proper notice of such sale, as required by Chapter 75 of the Code of Iowa;

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

Section 1. The Series 2015 Bonds shall be offered and advertised for sale and shall be in the principal amount, be dated, bear interest and mature as set forth in the Notice of Sale hereinafter set out.

Section 2. A preliminary official statement (the "Preliminary Official Statement") has been prepared in connection with the sale of the Series 2015 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.

Section 3. Sealed bids for the Series 2015 Bonds shall be received until 10:00 o'clock a.m. on February 11, 2015, 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 11, 2015, at the Council Chambers, City Hall, Davenport, Iowa.

Section 4. The Deputy City Clerk is hereby authorized and directed to publish notice of such sale, 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
$19,325,000* General Obligation Corporate Bonds,
Series 2015

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 o'clock a.m. on February 11, 2015, for the purchase of $19,325,000* General Obligation Corporate Bonds, Series 2015 (the "Series 2015 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 11, 2015, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2015 Bonds will be sold to the best bidder for cash.

The Series 2015 Bonds will be issued as fully registered bonds in denominations of $5,000 or any integral multiple thereof, will be dated March 10, 2015, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2015, and will mature on June 1 in the following years and amounts:

Year	Principal Amount	Year	Principal Amount
2016	$1,220,000	2024	$1,215,000
2017	$1,405,000	2025	$1,245,000
2018	$1,445,000	2026	$1,180,000
2019	$1,490,000	2027	$1,220,000
2020	$1,535,000	2028	$1,265,000
2021	$1,105,000	2029	$1,315,000
2022	$1,145,000	2030	$1,360,000
2023	$1,180,000		

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2015 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 2015 Bonds maturing in the years 2024 to 2030, inclusive, in whole or from time to time in part, in one or more units of $5,000, on June 1, 2023, 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 $19,180,063, 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 $193,250 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 2015 Bonds.

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

The Series 2015 Bonds are being issued pursuant to the provisions of Division III of Chapter 384 of the Code of Iowa 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 2015 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 2015 Bonds contain additional bidding terms and information relative to the Series 2015 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 2015 Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

By order of the City Council of Davenport, Iowa.

Jackie E. Holecek
Deputy City Clerk

Section 5. The use by Public Financial Management of the Preliminary Official Statement related to the Series 2015 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 2015 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 2015 Bonds and the ordinance that will be adopted to authorize the issuance of the Series 2015 Bonds, and the appropriate City officials are hereby authorized to execute the final Official Statement for the Series 2015 Bonds, if requested. The Preliminary Official Statement is deemed final by the City, as of its date, within the meaning of Rule 15c2-12 of the Securities and Exchange Commission.

Section 6. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Series 2015 Bonds through PARITY®, and hereby finds and determines that the PARITY® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 7. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved January 28, 2015.

____
Mayor

Attest:

____
Deputy Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy Clerk of the City of Davenport, Iowa, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council of the City relating to setting a date for the sale of General Obligation Corporate Bonds, Series 2015.

WITNESS MY HAND this ______ day of _______________, 2015.

____
Deputy Clerk

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy Clerk of the City of Davenport, Iowa, do hereby certify that pursuant to the resolution of its Council setting the date for the sale of General Obligation Corporate Bonds, Series 2015, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published in the *Quad City Times* on the date specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this ______ day of ________________, 2015.

____
Deputy Clerk

(Attach here publisher's original affidavit with a clipping of the notice, as published.

NEW ISSUE: FULL BOOK ENTRY

RATINGS: STANDARD & POOR'S RATING REQUESTED
MOODY'S INVESTORS SERVICE RATING REQUESTED

(Electronic and Sealed Bids accepted)

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions (assuming compliance with certain covenants), interest on the Bonds will be excluded from gross income for federal income tax purposes. Interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax imposed 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). The City will NOT designate the Bonds as "qualified tax-exempt obligations." See "TAX EXEMPTION AND RELATED CONSIDERATIONS" herein.

CITY OF DAVENPORT, IOWA

$19,325,000* General Obligation Corporate Bonds, Series 2015

Bonds Dated: March 10, 2015 | **Principal Due:** June 1, 2016-2030
Minimum Bid: $19,180,063 (99.3% of Par) | **Good Faith Deposit:** Required of Purchaser Only

The $19,325,000* General Obligation Corporate Bonds, Series 2015 (the "Bonds") are being 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, to provide funds to pay costs in connection with improvements to sanitary sewers, sewage treatment works, storm sewers, streets, streetscapes, bridges, airport, municipal housing facilities, police department facilities, fire department facilities, mass transit facilities, parks and other municipal buildings and facilities, acquisition of equipment for solid waste, mass transit, fire department, parks, library, traffic control and information technology and economic development projects. 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's Finance Director, as designated paying agent/registrar (the "Registrar"), will pay principal of the Bonds, payable annually on each June 1 beginning June 1, 2016, and interest on the Bonds, payable initially on December 1, 2015, 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 preceding the interest payment date (the "Record Date").

The Bonds will mature June 1 in the years and amounts as follows:

Year	Amount*	Interest Rate [1]	Yield [1]	CUSIP Base 238388 [1]	Year	Amount*	Interest Rate [1]	Yield [1]	CUSIP Base 238388 [1]
2016	$ 1,220,000	_.__%	_.__%	____	2024	$1,215,000	_.__%	_.__%	____
2017	1,405,000	_.__%	_.__%	____	2025	1,245,000	_.__%	_.__%	____
2018	1,445,000	_.__%	_.__%	____	2026	1,180,000	_.__%	_.__%	____
2019	1,490,000	_.__%	_.__%	____	2027	1,220,000	_.__%	_.__%	____
2020	1,535,000	_.__%	_.__%	____	2028	1,265,000	_.__%	_.__%	____
2021	1,105,000	_.__%	_.__%	____	2029	1,315,000	_.__%	_.__%	____
2022	1,145,000	_.__%	_.__%	____	2030	1,360,000	_.__%	_.__%	____
2023	1,180,000	_.__%	_.__%	____					

*** PRINCIPAL ADJUSTMENT:** The Issuer reserves the right to increase or decrease the aggregate principal amount of the Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The Issuer may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $21,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the Issuer. The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

TAX STATUS: 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 11, 2015
Office of the Finance Director, City Hall, Davenport, Iowa
BIDS CONSIDERED: 5:30 P.M. Central Time on Wednesday, February 11, 2015
City Council Chambers, City Hall, Davenport, Iowa
REDEMPTION: Bonds due after June 1, 2023 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.
DELIVERY: Delivery is anticipated to occur on March 10, 2015.

The date of this Preliminary Official Statement is January 28, 2015.

[1] Interest rates, prices or reoffering yields, selling compensation, and Cusip numbers will be set forth in the Final Official Statement described herein.

(*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.)*

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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.

TABLE OF CONTENTS

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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 $19,325,000 General Obligation Corporate Bonds, Series 2015, (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 proceeds from the Bonds will be used to provide funds to pay costs in connection with improvements to sanitary sewers, sewage treatment works, storm sewers, streets, streetscapes, bridges, airport, municipal housing facilities, police department facilities, fire department facilities, mass transit facilities, parks and other municipal buildings and facilities; acquisition of equipment for solid waste, mass transit, fire department, parks, library, traffic control and information technology and economic development projects.	
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:	Bonds due after June 1, 2023 will be subject to call for prior redemption on said date or on any date thereafter upon terms of par plus accrued interest to the date of call.	
Principal Payments:	Principal is payable on June 1 in the years 2016 through 2030.	
Interest Payments:	Interest on the Bonds is payable on June 1 and December 1 of each year commencing December 1, 2015.	
Bank Qualification:	The Bonds will NOT be designated as "qualified tax-exempt obligations".	
Tax Status:	Interest on the Bonds will be exempt from federal but not state income taxes. 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 15th day of the month 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 opinion of Dorsey & Whitney LLP.	

* Preliminary; subject to change.

Limitations on Offering or Reoffering Securities: No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriters to give any information or to make any representations other than those contained in this Preliminary Official Statement or the Final Official Statement and, if given or made, such information and representations must not be relied upon as having been authorized by the City, the Municipal Advisor or the underwriters. This Preliminary Official Statement or the Final Official Statement does not constitute an offer to sell or solicitation of an offer to buy, nor shall there be any sale of the Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale.

Legal Matters: Legal matters incident to the authorization and issuance of the Bonds are subject to the opinions of Dorsey & Whitney LLP, Bond Counsel, Des Moines, Iowa, as to validity and tax status. The opinions will be substantially in the form set forth in APPENDIX B attached hereto. The opinions will accompany the Bonds. Bond Counsel has not participated in the preparation of this Preliminary Official Statement except for information under the headings "TAX EXEMPTION AND RELATED CONSIDERATIONS", "LEGAL MATTERS" and Continuing Disclosure 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).

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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 an ordinance adopted by the City Council on February 11, 2015 (the "Ordinance"). The proceeds of the Bonds will be used to provide funds to pay costs in connection with improvements to sanitary sewers, sewage treatment works, storm sewers, streets, streetscapes, bridges, airport, municipal housing facilities, police department facilities, fire department facilities, mass transit facilities, parks and other municipal buildings and facilities; acquisition of equipment for solid waste, mass transit, fire department, parks, library, traffic control and information technology and economic development projects.

Sources and Uses of Funds

Table 1 below presents the estimated sources and uses of funds for the Bonds.

Table 1
Estimated Sources and Uses of Funds for the Bonds

Sources:	
Par Amount of Bonds	$19,325,000.00*
Uses:	
Deposit to Project Fund	$19,074,000.00
Underwriter's Discount	144,937.50
Estimated Cost of Issuance and Contingency	106,062.50
Total Uses of Funds	$19,325,000.00*

* Preliminary; subject to change.

Interest Computation

Interest on the Bonds will be payable semi-annually commencing December 1, 2015. 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 preceding the interest payment date (the "Record Date"). Payments coming due on a non-business day will be paid on the next business day.

Optional Redemption

Bonds due after June 1, 2023 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

Security

The Bonds will be general obligations of the City for which its unlimited taxing powers are pledged, without limitation as to rate or amount.

Registration and Transfers

The Registrar will be the Finance Director (the "Registrar"). 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 of the Bonds is payable annually on each June 1, beginning June 1, 2016. The interest on the Bonds, payable initially on December 1, 2015 and thereafter on each June 1 and December 1, will be paid to DTC by the Registrar. DTC 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 as of the 15th day of the month preceding the payment date (the "Record Date"). 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 Issuance

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, 2009, 2010, and 2011 were posted between one and 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, 2009 through 2013 were published within subsequent Official Statements; however, the specific reference to those Official Statements as including the disclosure tables was 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 June 1, 2010 Bond Call Notices for the redemption of Series 2001B and Series 2001C were not posted as required; October 25, 2010 and 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 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.

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THE CITY OF DAVENPORT

Introduction

The City of Davenport, Iowa (the "City") is the principal city of eastern Iowa and the county seat of Scott County. The City is located on the Iowa bank of the Mississippi River approximately midway between the cities of Des Moines, Iowa and Chicago, Illinois. The City is the third largest city in Iowa. The City, named after Colonel George Davenport, was originally settled in 1808, making it one of the oldest cities in the upper Midwest. Incorporated in 1836, the City continues as one of the four remaining special charter cities in Iowa. The General Assembly of Iowa in 1851 adopted a special charter for the City and with subsequent amendments adopted by the General Assembly in 1853, 1855, and 1857, the charter has remained unchanged to this date. Subsequent changes to the laws of the State of Iowa affecting cities under special charter have been made from time to time and are now codified in Chapter 420, Code of Iowa, 1987 as amended.

The development of the City commenced with the end of the Black Hawk War (1832) and the immigration flowing from political unrest in Europe. Lands west of the Mississippi were first opened for settlement in 1833. The population in 1840 was 600; in 1850, 1,848; in 1860, 11,267; in 1870, 20,038 of whom 8,301 were immigrants from Europe. The Mississippi River and early water transportation established the City as a major grain depot in the heart of the greatest agricultural center in the world, with commercial development prominent as early as 1850.

With its dynamic development, the City has served its area in a unique capacity. The City is the major city of the "Quad-City Metropolitan Area" which includes three counties located in two states. The area includes Scott County, Iowa and Rock Island and Henry Counties, Illinois. The major communities, apart from the City, include the cities of Bettendorf in Iowa, and Rock Island, Moline and East Moline in Illinois. This Davenport-Moline-Rock Island Metropolitan Statistical Area had an official 2010 U. S. Census population of 379,690. The City, with a 2010 U.S. Census population of 99,685, is the largest city in the State of Iowa on the Mississippi River, and ranks high as a retail and business center.

The City is located 335 miles southeast of Minneapolis, 163 miles west of Chicago, 303 miles east of Omaha and 233 miles north of St. Louis. The location of the City along the inland waterway system provides a minimum nine-month shipping season of barge traffic. Coal, petroleum, and grain remain the major commodities shipped by barge. The City's municipal airport, the Quad-City International Airport (the "Airport"), consists of two moderate-length runways serving primarily private, commuter, and corporate aircraft. The Airport provides commercial air service by Allegiant Air, American Eagle, United Express, and Delta Connection. The Airport is also designated as a U.S. Customs Port of Entry, providing clearance on charters and private planes. The City is served by U.S. Highways No. 6, 61, and 67; State Highways No. 22 and 130; and Interstates 74 and 80. The City is served by the Burlington-Northern Railroad, the Soo Line Railroad Co., the Davenport, Rock Island and North Western line, and the Iowa Interstate Railroad.

Intra-city bus service is provided with 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 Alderman-at-Large, and an Alderman for each ward (eight wards are presently established in Davenport) 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
William E. Gluba, Mayor	1/08	1/16
Gene Meeker, Alderman-at-Large	1/08	1/16
Jason Gordon, Alderman-at-Large	1/06	1/16
Rick Dunn, First Ward	1/08	1/16
Bill Edmond, Second Ward	3/09 (1)	1/16
William J. Boom, Third Ward	1/08	1/16
Raymond A. Ambrose, Fourth Ward	1/98	1/16
Morris D. Barnhill, Fifth Ward	1/04	1/16
Jeffrey W. Justin, Sixth Ward	1/08	1/16
Mike Matson, Seventh Ward	1/02	1/16
Kerri Tompkins Eighth Ward	1/08	1/16

(1) Originally elected by voters at a special election held March 3, 2009.

The City has a full-time City Administrator appointed by the City Council for an indefinite term. In addition, there are eleven other 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

Craig Malin, 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
Donald E. Schaeffer, Police Chief
KennethWayne Thompson, 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 Planning and Economic Development Department

The purpose of the Community Planning 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 eleven 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 3,200 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 290,785 volumes of adult and children's books and 76 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, and (f) code enforcement.

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 grant sources, property taxes and charges for services.

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 a soccer field.

Municipal Employees

As of November 30, 2014, the City had 1,084 employees, consisting of 746 full-time employees and 338 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
2014	746	338 (1)
2013	752	397
2012	759	379
2011	781	308
2010	789	270

(1) Totals as of November 30, 2014.

Source: City of Davenport Department of Human Resources.

Table 3
Employees by Department – November 30, 2014

	Full-time	Part-time [1]
City Council	0	10
Mayor	2	0
Administration	6	4
Information Technology	8	1
Human Resources	6	2
Finance	24	0
Legal	4	0
Library	37	35
Civil Rights	4	3
Fire	143	0
Police	186	24
Community & Economic Development	20	2
Public Works	289	48
Leisure Facilities and Services	17	209
	746	338

[1] Part-time employees who will be re-hired the next season are remaining as employees from year to year and not being terminated and re-hired. This explains the increase in part-time employees.

Source: City of Davenport Department of Human Resources.

Retirement Systems and Other Post-Employment Benefits

The City participates in the Iowa Public Employees Retirement System ("IPERS"), the Municipal Fire and Police Retirement System of Iowa ("MFPRSI"), the International City Management Association Retirement Corporation, and the Social Security System. For further information, refer to Note 7 on page 51 of the City's June 30, 2014 Comprehensive Annual Financial Report ("CAFR") contained as APPENDIX A of this Official Statement. In addition, post-retirement health and dental benefits are available to employees of the City who retire at or after age 55 and have fifteen or more years of service with the City or qualify for IPERS or MFPRSI or are granted retiree status by the City. Retirees pay 100% of the City's group rate. Beginning with the fiscal year 2009, the City is required by the Government Accounting Standards Boards Statement No. 45 ("GASB 45"), Accounting by Employers for Other Postemployment Benefits ("OPEB"), to report an actuarially determined cost of post-employment benefits, other than pension, such as health and life insurance for current and future retirees. The City contracted for an actuarial determination of the City's implicit liability under GASB 45, which computed the City's Actuarial Accrued Liability ("AAL") at $14.9 million as of July 1, 2013. For further information, refer to Note 12 on page 60-62 of the City's June 30, 2014 CAFR contained as APPENDIX A of this Official Statement.

Bargaining Units

Table 4 presents the various organizations, number of employees represented and the respective contract expiration dates.

Table 4
Union Representation – November 30, 2014

Union	Employees Represented	Contract Expiration Date
Davenport Association of Professional Firefighters, Local #17 of International Assoc.	131	June 30, 2015
Iowa State Policemen's Association, Local #2	147	June 30, 2016
American Federation of State, County and Municipal Employees, Local #887	123	June 30, 2015
Chauffeurs, Teamsters and Helpers Local Union #238	165	June 30, 2015
Division #312 of the Amalgamated Transit Union	27	June 30, 2015

Source: City of Davenport Payroll Department.

ECONOMIC AND DEMOGRAPHIC INFORMATION

Population

The City covers an area of approximately 66 square miles. Table 5 presents demographic data for the City based on the past five decennial censuses.

Table 5
Demographic Data

Census Year	Quad-City Area	Percent Increase (Decrease)	Scott County	Percent Increase (Decrease)	City of Davenport	Percent Increase (Decrease)	City Density Per Sq. Mile
2010	379,690	1.0%	165,224	4.1%	99,685	1.3%	1,608
2000	376,019	7.2%	158,668	5.1%	98,359	3.2%	1,586
1990	350,861	(8.6%)	150,979	(5.7%)	95,333	(7.7%)	1,538
1980	383,958	5.9%	160,022	12.1%	103,264	4.9%	1,666
1970	362,641	12.6%	142,687	18.7%	98,469	10.7%	1,588

Source: United States Census Bureau.

Employment

Over 425 industrial firms are located in the Quad-Cities Metropolitan Area. Principal products include aluminum sheet and foil, farm implements, aircraft instruments and equipment, animal feeds, laundry machinery, ordnance equipment, pork, beef and other food products, Portland cement, rubber footwear, wheels and wheel balancing equipment, scales, steel castings, traffic controls, ventilation systems and many others.

Prominent employers within the Quad-Cities Metropolitan Area include the Rock Island Arsenal, Deere & Company and Trinity Medical Center. The top employers within Davenport are presented on the next page in Table 6. Table 7 presents other major employers within the Quad-Cities Metropolitan Area.

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Table 6
Major Employers, City of Davenport

Employer Name	Product	Approximate Number of Employees [1]
Genesis Health System	Health Care System	4,900
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	1,149
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]

Employer Name	Product	Approximate Number of Employees [2]
Rock Island Arsenal	Government, Armaments	8,500 [3]
Deere & Company	Industrial and Agricultural Equipment	7,300
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.

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 2010 through 2014.

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
2014[1]	199,402	186,842	6.3%	6.3%	4.4%	6.3%
2013	199,206	185,214	7.0%	6.4%	4.6%	7.4%
2012	200,153	185,884	7.1%	6.7%	5.2%	8.1%
2011	203,240	186,038	8.5%	7.2%	5.8%	8.9%
2010	202,861	186,387	8.1%	7.5%	6.3%	9.6%

(1) January through October 2014.

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 2010 through 2014. Retail sales figures are projections provided during the current year; whereas median household effective buying income is reported for the previous calendar year.

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
2014	N/A	N/A	N/A	$28,154	$20,159	$17,533
2013 1)	$36,659	$40,671	$43,917	14,535	14,732	15,173
2012	34,175	40,619	39,920	25,319	16,113	14,538
2011	34,318	38,133	38,089	24,039	16,127	14,608
2010	34,460	38,114	38,156	21,794	14,922	13,332

(1) Claritas has revised their data sets beginning with the 2013 reports.

Source: Claritas, Inc.

Construction

Construction activity in the City on a fiscal year basis as shown by its building permit records is summarized in Table 10.

Table 10
Building Permits

Fiscal Year	New Commercial No.	New Commercial Value	New Industrial No.	New Industrial Value	Miscellaneous [(2)] No.	Miscellaneous [(2)] Value	New Residential No.	New Residential Value	Other [(3)] Value
2015 [(1)]	13	$10,385,153	0	$0	182	$2,432,997	74	$11,789,089	$33,303,632
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
2011	22	37,557,079	2	4,138,381	384	2,269,939	194	23,873,632	45,734,886

(1) As of November 30, 2014
(2) Includes schools, churches, and other institutions.
(3) Remodeling and other miscellaneous permits.

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

Year	Fiscal Year	Certified Enrollment
2013	2014-15	15,981
2012	2013-14	15,940
2011	2012-13	16,131
2010	2011-12	15,407
2009	2010-11	15,405

Source: Davenport Community School District and the Iowa Department of Education website.

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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 and Doctorial 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 10, 2015)

Legal debt limit of 5% of 100% of actual value for fiscal year 2015 as of January 1, 2013[1]	$ 312,586,386
Debt chargeable against limit:	
Bonded debt (includes the Bonds)	207,620,000*
TIF Rebate Agreements (Table 19)	4,116,175
Total debt subject to debt limit (67.73%)	$ 211,736,175
Legal debt limit margin (32.26%)	$ 100,850,211

[1] Calculated on Gross Actual Value (includes increment value and is less military exemption).

* Preliminary; subject to change.

Debt Administration

The City knows of no instance in which it has defaulted in the payment of principal or interest on its debt.

Overlapping Debt

There are five taxing jurisdictions which overlap the City. These are other governmental entities which exist within the City but which are not governed by the City Council, and are presented below:

Scott County

The City is located within Scott County. The county is a separate governmental agency which provides municipal services such as street maintenance, public safety in areas not governed by other municipalities and health and welfare services. The County Treasurer is responsible for tax collections throughout the county.

Community School Districts

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 10, 2014.

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	$ 10,770,000	51.74%	$ 5,572,398
Davenport Community School District	0	87.79%	0
North Scott Community School District	0	15.64%	0
Bettendorf Community School District	0	22.54%	0
Eastern Iowa Community College (Area IX)	53,655,000	30.53%	16,380,872
Total Overlapping Debt			$ 21,953,270

[1] Based on 1/1/2013 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
2015 [6]	99,685	$ 4,146,465,380	$ 207,620,000	$ 11,589,447	$ 52,349,720	$ 16,662,590	$ 456,225	$ 125,562,018	3.05%	$ 1,260
2014	99,685	4,146,119,509	188,295,000	11,589,447	48,214,720	15,727,590	456,225	111,307,018	2.68%	1,117
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
2011	98,975	3,824,734,817	177,080,000	11,143,979	24,384,300	16,325,850	616,500	124,609,371	3.26%	1,259

(1) Source: 2012-2015 totals are from the 2010 U.S. Census, 2011 total is from the Sales and Marketing Management, Survey of Buying Power.
(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.

Table 15 summarizes the debt outstanding as debt per capita, percent of actual value and total taxable value as of January 1, 2013 payable in fiscal year 2014-15 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 ($6,251,727,715) [5]	Net Bonded Debt to Taxable Value ($4,146,465,380) [6]
G.O. Bonded Debt	$ 207,620,000	$ 11,589,447	$ 52,349,720	$ 16,662,590	$ 456,225	$ 126,562,018	$ 1,270	2.02%	3.05%
Overlapping Debt	21,953,270	--	--	--	--	21,953,270	220	0.35%	0.53%
Total	$ 229,573,270	$ 11,589,447	$ 52,349,720	$ 16,662,590	$ 456,225	$ 148,515,288	$ 1,490	2.37%	3.58%

(1) Includes the Bonds.
(2) As of June 30, 2014.
(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 1/1/2013 Actual Valuation as provided by the Scott County Auditor. Includes TIF Increment, Agricultural Land, Agricultural Buildings and all Utilities.
(6) Based on 1/1/2013 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, 2014 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, 2014	Principal Outstanding Pro Forma March 10, 2015
12/28/06	Taxable Ref Ser B	$ 1,330,000	5.00%	06/01/17	$ 425,000	$ 425,000
03/08/07	Corporate Ser A	14,400,000	4.00%	06/01/15 (1)(4)	870,000	870,000
04/01/08	Refunding Ser B	3,690,000	3.50%	06/01/15	660,000	660,000
05/21/08	Corporate Ser C	11,230,000	4.00%	06/01/15 (2)(5)	615,000	615,000
12/30/08	Taxable Ser D	3,530,000	4.90% - 6.20%	06/01/21	2,365,000	2,365,000
4/22/09	Corporate Ser A	16,530,000	3.50% - 4.00%	06/01/24	10,165,000	10,165,000
4/22/09	Taxable Ser B	7,035,000	4.50% - 6.00%	06/01/28	5,730,000	5,730,000
11/02/09	Taxable Ser C	10,125,000	3.30% - 5.80%	06/01/29	8,645,000	8,645,000
01/05/10	Corporate Ser A	20,650,000	2.90%- 5.00%	06/01/24	12,860,000	12,860,000
03/22/10	Refunding Ser B	10,845,000	2.25% - 3.375%	06/01/21	5,980,000	5,980,000
03/22/10	Refunding Ser C	3,870,000	4.00% - 4.30%	06/01/21	2,660,000	2,660,000
12/27/10	Corporate Ser D	33,745,000	3.50% - 4.00%	06/01/25	22,875,000	22,875,000
01/18/11	Refunding Ser A	6,005,000	3.50% - 4.00%	06/01/17	3,175,000	3,175,000
03/14/12	Corporate Ser A	31,250,000	2.50% - 4.00%	06/01/31	24,520,000	24,520,000
05/07/12	Taxable Ref Ser B	4,460,000	0.90% - 3.10%	06/01/23	3,820,000	3,820,000
05/07/12	Refunding Ser C	11,720,000	3.00% - 4.00%	06/01/19	9,535,000	9,535,000
05/07/12	Refunding Ser D	18,745,000	3.00%	06/01/25	18,745,000	18,745,000
03/05/13	Corporate Ser A	21,870,000	2.00% - 3.25%	06/01/32	20,575,000	20,575,000
03/05/14	Corp & Ref Ser A	23,125,000	3.00% - 5.00%	06/01/29	23,125,000	23,125,000
03/05/14	Refunding Ser B	10,950,000	3.00% - 5.00%	06/01/23	10,950,000	10,950,000
03/10/15	Corporate Ser	19,325,000*	To Be Determined	06/01/30	0	19,325,000*
Total General Obligation Bonds					$188,295,000	$ 207,620,000
Total Abatement Supported (3)					(64,398,535)	(69,468,535)
Net General Obligation Bonded Debt					$ 123,896,465	$ 138,151,465

(1) The 2016-2021 maturities will be crossover refunded by the Series 2014B Bonds on June 1, 2015.
(2) The 2016-2023 maturities will be crossover refunded by the Series 2014B Bonds on June 1, 2015.
(3) The levy for abatement supported general obligation debt has been, and is expected to continue to be, abated with revenue of the sewer clean water, parking, airport and solid waste utilities, public housing rental receipts, curbside recycling fees, hotel/motel tax receipts, municipal improvement district levy, levee rents, and tax increment revenues. See Table 18 for the principal and interest abated by the various revenue sources.
(4) The 2016-2021 maturities in the amount of $5,990,000 will be paid by an escrow fund.
(5) The 2016-2023 maturities in the amount of $5,795,000 will be paid by an escrow fund.

*Preliminary; subject to change.

Debt Service Payments

Table 17 presents 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 2015A Bonds		Total Outstanding			
Fiscal Year Ended June 30	Principal	Interest	Principal*	Interest*	Principal*	Interest*	BABs Credit [1]	Total*
2015 [2]	$ 20,280,000	$ 3,479,588	$ 0	$ 0	$ 20,280,000	$ 3,479,588	(160,088)	$ 23,599,500
2016	20,385,000	6,375,826	1,220,000	772,090	21,605,000	7,147,916	(305,396)	28,447,520
2017	18,510,000	5,718,126	1,405,000	593,678	19,915,000	6,311,804	(287,227)	25,939,577
2018	17,500,000	5,072,669	1,445,000	551,528	18,945,000	5,624,197	(266,001)	24,303,196
2019	16,340,000	4,441,266	1,490,000	508,178	17,830,000	4,949,444	(242,761)	22,536,683
2020	14,895,000	3,781,461	1,535,000	463,478	16,430,000	4,244,939	(217,694)	20,457,245
2021	14,235,000	3,179,864	1,105,000	417,428	15,340,000	3,597,292	(192,172)	18,745,120
2022	11,875,000	2,583,451	1,145,000	384,278	13,020,000	2,967,729	(164,430)	15,823,299
2023	12,325,000	2,107,753	1,180,000	349,928	13,505,000	2,457,681	(134,232)	15,828,449
2024	11,540,000	1,624,113	1,215,000	314,528	12,755,000	1,938,641	(101,480)	14,592,161
2025	9,100,000	1,171,453	1,245,000	278,078	10,345,000	1,449,531	(66,160)	11,728,371
2026	5,690,000	830,533	1,180,000	237,615	6,870,000	1,068,148	(54,684)	7,883,464
2027	4,375,000	607,920	1,220,000	196,315	5,595,000	804,235	(42,372)	6,356,863
2028	4,575,000	433,859	1,265,000	151,785	5,840,000	585,644	(29,108)	6,396,536
2029	3,715,000	250,873	1,315,000	104,348	5,030,000	355,221	(14,960)	5,370,261
2030	1,135,000	102,838	1,360,000	53,720	2,495,000	156,558		2,651,558
2031	1,185,000	63,388			1,185,000	63,388		1,248,388
2032	635,000	20,638			635,000	20,638		655,638
2033								
	$188,295,000		$ 19,325,000		$207,620,000			$252,563,829

[1] The City anticipates receiving a 32.44% Build America Bonds interest subsidy credit on the Series 2009C and 2010A Bonds. The federal subsidy was reduced by 7.3% from its original amount of 35% due to federal sequestration budget cuts.
[2] Excludes the December 1, 2014 interest payment.

* Preliminary; subject to change.

Tax Levy Abatement

Although the data listed in Table 16 and Table 17 is the 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 10, 2015.

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	Total Principal & Interest All Issues [3]
2015 [4]	$ 16,381,167	$ 3,836,281	$ 30,750	$ 2,041,858	$ 191,768	$ 737,128	$ 61,720	$ 54,019	$ 417,500	$ 7,397	$ 23,759,588
2016	19,619,638	4,721,290	30,750	2,493,406	228,450	838,302	68,176	61,584	681,676	9,644	28,752,916
2017	17,291,923	4,590,187		2,377,762	234,225	993,931	75,870	60,511	592,900	9,494	26,226,803
2018	16,077,999	4,148,383		2,379,020	234,575	992,516	75,599	59,261	592,500	9,344	24,569,197
2019	14,484,350	4,024,948		2,399,142	234,250	1,002,656	75,618	48,286	501,000	9,194	22,779,444
2020	13,185,520	3,902,924		2,008,344	227,600	1,000,980	75,577	43,600	221,450	8,944	20,674,939
2021	11,826,470	3,855,301		1,891,336	230,950	1,001,954	75,386	42,200		13,694	18,937,291
2022	10,791,895	3,799,321		1,113,619	228,900			40,800		13,194	15,987,729
2023	10,792,908	3,788,034		1,102,995	226,650			39,400		12,694	15,962,681
2024	10,112,038	3,671,459		630,650	229,200			38,000		12,294	14,693,641
2025	7,475,378	3,453,109		586,050	226,400			41,600		11,994	11,794,531
2026	4,416,983	2,860,284		480,788	168,400					11,694	7,938,149
2027	4,417,920	1,450,046		477,500	42,400					11,369	6,399,235
2028	4,429,763	1,461,650		477,000	41,200					16,031	6,425,644
2029	4,428,570	941,125								15,525	5,385,220
2030	2,292,930	358,628									2,651,558
2031	1,248,388										1,248,388
2032	655,638										655,638
Total	$ 169,929,478	$50,862,970	$ 61,500	$ 20,459,470	$ 2,744,968	$ 6,567,467	$ 507,946	$ 529,261	$ 3,007,026	$ 172,506	$ 254,842,592

[1] Totals may vary due to rounding.
[2] Downtown Davenport Development Self-Supported Municipal Improvement District.
[3] Totals exclude the anticipated 32.44% Build America Bonds interest subsidy credit for the Series 2009C and 2010A Bonds.
[4] Excludes the December 1, 2014 interest payment.

TIF Rebate Agreements

Presented in Table 19 are the City's tax increment rebate agreements as of March 10, 2015.

Table 19
TIF Rebate Agreements

TIF Agreement	Assessment	Remaining Term	Total Obligation Outstanding as of 03/10/15	Total Obligation Subject to Debt Limit	Annual Payment as of 03/10/15
National Weather Service	$ 727,700	4 years	$ 121,000	$ 121,000	$ 17,454
Ryan Companies	19,868,300	6 years	2,752,230	2,752,230	95,561
M.A. Ford (Miracle Tools)	1,513,100	15 years	516,525	54,595	38,001
PCT	2,898,200	4 years	272,000	68,000	36,980
MMS Thermal	1,493,500	2 years	72,000	36,000	19,621
Evolution Power Tools	2,380,300	3 years	82,434	27,478	27,478
eServe	6,105,600	8 years	748,312	93,539	93,539
Tri City Electric	7,062,900	10 years	1,290,000	129,000	69,494
Von Maur	7,999,900	12 years	1,560,000	130,000	130,000
Green Buick Chevrolet	6,208,000	14 years	494,662	35,333	35,333
Von Maur e-commerce	7,999,900	14 years	1,442,000	103,000	5,994
Von Maur HQ & Distribution	8,683,400	15 years	2,025,000	135,000	135,000
Fidlar	4,001,000	14 years	1,344,000	96,000	96,000
Hilltop [1]	N/A	14 years	420,000	30,000	30,000
East Village [1]	N/A	15 years	450,000	30,000	30,000
Heart of America	2,619,200	15 years	6,093,450	0	0
Hardi North America	4,934,600	15 years	255,000	0	0
Internal Debt [2]			275,000	275,000	275,000
Total			$ 20,213,613	$ 4,116,175	$ 1,135,455

(1) Construction has not begun on these projects.
(2) 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 03/10/15
6/10	$10,000,000	Improvements	Sewer Net Revenues	6/41	$9,370,000 (1)
5/13	7,085,000	Improvements	Sewer Net Revenues	6/34	4,952,509
12/11	310,791	Rail Extension	Land	12/23	310,791

(1) $5,000 will be disbursed when final documentation of the project is received.

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 this 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, 2013. 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. See APPENDIX A for the City's June 30, 2014 Comprehensive Annual Financial Report.

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 2014. 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.

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 2011 through 2015. 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 2011 through 2015.

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

	Budget 2015	2014	2013	2012	2011
Revenue					
Taxes	$ 59,552,958	$ 60,207,114	$ 59,199,414	$ 54,023,578	$ 52,161,906
Licenses and Permits	1,418,000	1,679,731	1,525,686	1,271,534	1,190,329
Intergovernmental	1,888,058	1,159,513	1,211,347	1,171,447	1,281,952
Charges for Services	4,078,308	3,951,785	4,060,735	4,339,590	4,016,517
Use of Monies and Property	215,900	308,668	278,969	254,819	238,906
Fines and Forfeits	1,584,000	1,931,967	1,740,494	1,936,641	1,967,004
Other Revenue	265,500	396,986	382,004	573,007	401,103
Total Revenue	$ 69,002,724	$ 69,635,764	$ 68,398,649	$ 63,570,616	$ 61,257,717
Expenditures					
Current					
Public Safety	$ 42,065,643	$ 40,772,552	$ 38,908,780	$ 38,684,296	$ 38,124,033
Public Works	4,702,136	4,758,575	4,680,836	4,430,935	4,983,371
Culture & Recreation	11,386,582	11,213,507	10,897,946	11,088,094	11,068,513
Comm. & Econ. Develop.	1,120,493	1,310,626	1,154,206	1,360,345	1,158,863
General Government	9,554,042	8,639,508	8,443,007	8,447,663	7,928,277
Total Expenditures	$ 68,828,896	$ 66,694,768	$ 64,084,775	$ 64,011,333	$ 63,263,057
Excess of Revenue Over (Under) Expenditures	$173,828	$ 2,940,996	$ 4,313,874	($ 440,717)	($ 2,005,340)
Other Financing Sources (Uses)					
Sale of Fixed Assets	$ 0	$ 0	$ 0	$ 3,867	$ 15,801
Operating Transfers (Net)	(555,500)	(1,237,586)	(588,898)	483,999	1,412,319
Total Other Financing Sources (Uses)	($ 555,500)	($1,237,586)	($ 588,898)	$ 487,866	$ 1,428,120
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses	($ 381,672)	$1,703,410	$ 3,724,976	$ 47,149	($ 577,220)
Beginning Fund Balance	15,320,515	13,617,105	9,892,129	9,844,980	10,422,200
Fund Balance End of Year	$ 14,938,843	$ 15,320,515	$ 13,617,105	$ 9,892,129	$ 9,844,980

[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 of Davenport & the Comprehensive Annual Financial Reports.

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Table 22

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

(Years Ended June 30)

	Budget 2015	2014	2013	2012	2011
Revenue					
Taxes[2]	$ 16,638,543	$ 17,188,550	$ 16,559,167	$ 16,373,203	$ 16,139,428
Special Assessments	0	7,473	28,462	0	31,994
Licenses and Permits	25,000	70,021	93,664	46,270	48,330
Intergovernmental	17,503,386	18,277,976	16,103,400	20,440,390	19,378,760
Charge for Service	85,000	99,834	149,949	139,877	130,025
Use of Monies and Property	241,590	525,572	400,925	384,915	410,366
Fines & Forfeits	0	156,732	0	0	0
Revolving Loan Repayments	1,045,200	979,050	860,284	637,610	753,459
Other	18,000	1,451,985	996,163	1,132,682	1,099,906
Total Revenue	$ 35,556,719	$ 38,757,193	$ 35,192,014	$ 39,154,947	$ 37,992,268
Expenditures					
Current:					
Principal Retirement	$ 55,125	$ 54,275	$ 53,400	$ 52,750	$ 49,950
Interest	13,191	14,277	15,345	16,399	13,519
Public Safety	500,914	444,298	1,252,147	870,245	1,013,668
Public Works	14,431,857	12,799,216	10,607,877	11,074,420	12,089,680
Culture & Recreation	241,181	68,206	77,667	216,999	417,152
Comm. & Econ. Develop.	9,305,069	11,503,642	8,358,618	12,236,131	11,105,958
General Government	204,435	174,911	158,088	138,993	245,302
Total Expenditures	$ 24,751,772	$ 25,058,825	$ 20,523,142	$ 24,605,937	$ 24,935,229
Excess of Revenue Over (Under) Expenditures	$ 10,804,947	$ 13,698,368	$ 14,668,872	$ 14,549,010	$ 13,057,039
Other Financing Sources (Uses)					
Sale of Fixed Assets	$ 0	$ 17,355	$ 1,114,720	$ 105,000	$ 72,757
Operating Transfers (Net)	($ 10,738,939)	($ 11,571,785)	(13,318,948)	(16,626,501)	(13,244,248)
Refunding Proceeds	0	0	0	0	0
Payment to Refunded Escrow	0	0	0	0	0
Total Other Financing Sources (Uses)	($ 10,738,939)	($ 11,554,430)	($ 12,204,228)	($ 16,521,501)	($ 13,171,491)
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses[2]	$ 66,008	$ 2,143,938	$ 2,464,644	($ 1,972,491)	($ 114,452)
Beginning Fund Balance	6,597,280	4,453,342	1,988,698	3,961,189	4,075,641
Ending Fund Balance	$ 6,663,288	$ 6,597,280	$ 4,453,342	$ 1,988,698	$ 3,961,189

(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 Improvement Commission 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 of Davenport & the Comprehensive Annual Financial Reports.

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

	Budget 2015	2014	2013	2012	2011
Revenue					
Taxes	$ 13,520,156	$ 13,026,283	$ 12,503,997	$ 10,487,902	$ 10,429,386
Special Assessments	0	40,580	65,295	58,964	125,689
Intergovernmental	177,980	0	0	0	0
Use of Monies & Property	218,000	302,026	322,568	293,936	280,834
Loan repayments	0	0	0	0	0
Other Revenue	979,000	1,008,964	1,761,844	1,200,682	1,171,063
Total Revenue	$14,895,136	$ 14,377,853	$ 14,653,704	$12,041,484	$ 12,006,972
Expenditures					
Debt service:					
Principal retirement	$ 15,813,985	$ 34,705,510	$ 16,187,775	$ 17,181,600	$ 17,021,625
Interest & Fiscal Charges	5,407,382	6,087,036	6,972,064	6,184,556	6,220,330
Bond issue expense	0	72,385	11,145	0	49,370
Culture & Recreation	0	0	0	0	0
Community & Economic	1,870,891	1,039,395	1,117,049	1,638,138	1,559,176
General Government	0	6,300	0	406,285	4,451
Total Expenditures	$ 23,092,258	$ 41,910,626	$ 24,288,033	$ 25,410,579	$ 24,854,952
Excess of Revenue Over (Under) Expenditures	($ 8,197,122)	($ 27,532,773)	($ 9,634,329)	($ 13,369,095)	($ 12,847,980)
Other Financing Sources (Uses):					
Debt Proceeds	$ 0	$ 0	$ 0	$ 3,321,543	$ 1,377,130
Operating Transfers (Net)	9,292,414	9,329,673	8,901,982	10,048,352	9,249,918
Sale of Capital Assets	0	0	901,873	0	225,000
Refunding Proceeds	0	10,335,000	2,310,000	33,637,890	3,687,250
Payment to Refunded Bond Escrow Agent	0	2,405,596	(17,900,000)	0	(3,880,000)
Total Other Financing Sources (Uses)	$ 9,292,414	$ 22,070,269	($ 5,786,145)	$ 47,007,785	$ 10,659,298
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses	$ 1,095,292	$ (5,462,504)	($ 15,420,474)	$ 33,638,690	($ 2,188,682)
Beginning Fund Balance	16,614,527	22,077,031	37,497,505	3,858,815	6,047,497
Ending Fund Balance	$ 17,709,819	$ 16,614,527	$ 22,077,031	$ 37,497,505	$ 3,858,815

(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 of Davenport & the Comprehensive Annual Financial Reports.

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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
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
2010	21,033,158	38,211,590	17,169,622	12,344,792	20,819,443	8,250,735	117,829,340

(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	Use of Monies and Property	Charges for Services	Fines and Forfeits	Other	Total
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
2010	77,168,031	37,717	1,275,935	20,242,784	3,926,869	1,035,244	1,314,564	3,244,098	108,245,242

[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

Recent Property Tax Legislation

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 54.4002% of Actual Value for fiscal year 2014-15), 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.

Notwithstanding any decrease in property tax revenues that may result from the Act, Iowa Code section 76.2 provides that when an Iowa political subdivision issues general obligation bonds, "the governing authority of these political subdivisions before issuing bonds shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full."

From time to time, other legislative proposals may be considered by the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described in this Preliminary Official Statement. It cannot be predicted whether or in what forms any of such proposals may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for the levy of taxes by the City.

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 2013 are for taxes payable in the fiscal year 2014-15. 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 fiscal year 2014-15 and beyond.

For property values as of January 1, 2013, the taxable value roll back rate was 54.4002% of Actual 100% Valuation for residential property; 43.3997% of Actual 100% Valuation for agricultural property; 95% of Actual 100% Valuation for commercial, industrial and railroad property. No adjustment was ordered for utility property because its assessed value did not increase enough to qualify for reduction. Utility property is limited to an 8% annual growth.

For property values as of January 1, 2014, the taxable value roll back rate was 55.7335% of Actual 100% Valuation for residential property; 44.7021% of Actual 100% Valuation for agricultural property; 90% of Actual 100% Valuation for commercial, industrial and railroad property. No adjustment was ordered for utility property because its assessed value did not increase enough to qualify for reduction. Utility property is limited to an 8% annual growth.

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Table 26 outlines the values of all property within the City for assessment years 2010 through 2014.

Table 26
Assessment of Valuations of Taxable Property

Assessment Year	Fiscal Year	Actual Value[1]	Taxable Value[2]	Taxable Increment Value
2014[3]	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
2010	2012	6,075,043,009	3,880,813,918	100,818,361

(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 1/1/2014 valuations are now available from the State of Iowa and become effective July 1, 2015.

Source: Scott County Auditor & Iowa Department of Management website.

Table 27 lists the classes of property which comprise the City's assessment year 2013 property values by category.

Table 27
2013 Property Values by Category

Category	Actual Value	Taxable Value	% of Gross Taxable Value
Residential	$ 4,139,556,971	$ 2,248,110,909	58.94%
Commercial	1,499,394,560	1,418,141,041	37.18%
Industrial	134,968,505	127,630,822	3.35%
Utilities	17,313,944	17,313,944	0.45%
Other (railroads)	3,024,059	2,872,856	0.08%
Gross Valuation	$ 5,794,258,039	$ 3,814,069,572	100.00%
Less: Military Exemption	(9,150,732) [1]	(9,150,732) [1]	
Net Valuation	$5,785,107,307	$3,804,918,840	
TIF increment (used to compute debt service levies and constitutional debt limit)	$ 145,829,227	$ 145,829,227	
Taxed Separately:			
Agricultural Land	$ 32,489,917 [2]	$ 14,091,018	
Agricultural Building	803,148 [1]	347,518 [1]	
Gas & Electric Utilities	287,481,277	195,717,313	

(1) Reduced by $1,852 of military exemption.
(2) Amount excludes $16,839 of Ag. Land TIF Increment Valuation.

Source: Scott County Auditor & Iowa Department of Management website.

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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
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	97.70%	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%
2010	3.00	15.58	[6]	61,880,687	61,684,773	99.68%	54,688	61,739,461	99.77%

(1) City taxes support general fund activities, debt service payments, liability insurance expense, the City's share of FICA and IPERS expense, payments to the Police and Fire retirement and pension systems, life and health insurance expense and unemployment compensation expense.
(2) Rates are in dollars per thousand taxable valuation.
(3) This tax rate is the only rate applied to agricultural land. The tax rate for agricultural land is established by the State of Iowa.
(4) This tax rate is applied to all property except agricultural land.
(5) The Downtown Davenport Development Self-Supported Municipal Improvement District (DDDSSMID) tax rate is levied on property within this special district in the Downtown area to support downtown capital improvement projects. This rate is applied in addition to the rate for all City purposes.
(6) Beginning July 1, 1997, six self-supported municipal improvement districts exist, with tax levies varying from $2.00 to $5.50.

Source: City of Davenport Finance Department.

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Taxes Per $1,000 of Taxable Value

Table 29 shows the tax rates per $1,000 of taxable value for the City and all overlapping governments in the fiscal years 2009 through 2013.

Table 29
Property Tax Rates
All Overlapping Governments
Last Five Fiscal Years

Assessment Year	Fiscal Year	Scott County	School	Area IX College	Other [(1)]	City of Davenport	Total
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
2009	2011	6.37607	17.11276	0.92444	0.30838	15.53000	40.25165

[(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 2011 through 2015.

Table 30
Tax Rate Comparison
By Operating Funds

Fund	2015	2014	2013	2012	2011
General	8.10000	8.10000	8.10000	8.10000	8.10000
Tort Liability	0.25000	0.25000	0.25000	0.25000	0.25000
Trust & Agency	4.93000	4.93000	4.93000	3.97000	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	13.77000	13.77000
Debt Service	2.05000	2.05000	2.05000	1.76000	1.76000
Total All Funds	16.78000	16.78000	16.78000	15.53000	15.53000

Source: Iowa Department of Management.

Principal Taxpayers

A list of ten larger taxpayers within the City and their 1/1/2013 taxable valuations (taxes payable July 1, 2014 through June 30, 2015) 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[(1) (2)]	Valuation Category	Taxable Valuation[(3)]	% of Total Taxable Value[(4)]
Mid American Energy	Utility	$ 149,544,877 [(5)]	3.61%
SDC Macerich Properties	Commercial	55,488,075	1.34%
Iowa-American Water Co.	Utility	47,533,563	1.15%
John Deere Construction	Commercial	25,510,730	0.62%
RS Davenport Retail LLC [(6)]	Commercial	22,162,550	0.53%
QC Freight Service & John Deere Distribution Center [(6)]	Commercial	18,874,885	0.46%
Hotel Blackhawk LLC	Commercial	17,073,210	0.41%
THF Davenport North Development	Commercial	16,864,305	0.41%
EPT Nineteen Inc.	Commercial	15,038,785	0.36%
Qwest [(6)]	Utility	13,881,474	0.33%
Total		$ 381,972,454	9.22%

(1) This list represents some of the larger taxpayers in the City, not necessarily the 10 largest taxpayers.
(2) Gulf Investments LLC is no longer listed as a Principal Taxpayer as the company subdivided and sold off their property to other owners. Senior Star Investments I LLC, MFR-XI Alexis LLC, and Davenport-Duhler Family Trust's valuation categories were all changed to Residential and they are no longer included in the list.
(3) The 1/1/2013 Taxable Valuation listed represents only those valuations associated with the title holder and may not necessarily represent the entire taxable valuation.
(4) Based on the City's 1/1/2013 Debt Service Levy Valuation of $4,146,465,380.
(5) The previous 1/1/2012 Taxable Valuation for Mid-American Energy of $300,763,815 was reported incorrectly.
(6) New Principal Taxpayer.

Source: Scott County Auditor's Office.

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 $15,840,749 of local option sales tax in fiscal year ended June 30, 2014.

Source: Iowa Department of Revenue.

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, a form 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," "LEGAL MATTERS" and Continuing Disclosure 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, APPENDIX C and APPENDIX D.

TAX EXEMPTION AND RELATED CONSIDERATIONS

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds (including any original issue discount properly allocable to an owner thereof) 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, as amended (the "Code"), provided, however, that such interest must be taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on corporations (as defined for federal income tax purposes).

The opinion set forth in the preceding sentence will be subject to the condition that the City comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the resolution for the Bonds, the City will covenant to comply with all such requirements.

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

<u>Not Qualified Tax-Exempt Bonds</u>: The City will **NOT** designate the Bonds as qualified tax-exempt obligations under Section 265(b)(3) of the Internal Revenue Code of 1986, as amended (the "Code"); therefore the Bonds will **NOT** be bank qualified.

<u>Proposed Changes in Federal and State Tax Law:</u> 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.

<u>Original Issue Discount:</u> The Bonds maturing in the years ____ through _____ (collectively, the "Discount Bonds") are being sold at a discount from the principal amount payable on such Bonds at maturity. The difference between the price at which a substantial amount of the Discount Bonds of a given maturity is first sold to the public (the "Issue Price") and the principal amount payable at maturity constitutes "original issue discount" under the Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner's federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of an Discount Bond who disposes of such Discount Bond prior to maturity should consult owner's tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership Discount Bonds.

The Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of an Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

Original Issue Premium: The Bonds maturing in the years ____ through ____ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder’s constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium might recognize taxable gain upon sale of the Bonds, even if such Bonds are sold for an amount equal to or less than their any original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

RELATED TAX MATTERS

Information Reporting and Back-up Withholding; Audits: In general, information reporting requirements will apply with respect to payments to an owner of principal and interest (and with respect to annual accruals of OID) on the Bonds, and with respect to payments to an owner of any proceeds from a disposition of the Bonds. This information reporting obligation, however, does not apply with respect to certain owners including corporations, tax-exempt organizations, qualified pension and profit sharing trusts, and individual retirement accounts. In the event that an owner subject to the reporting requirements described above fails to supply its correct taxpayer identification number in the manner required by applicable law or is notified by the Internal Revenue Service (the “Service”) that it has failed to properly report payments of interest and dividends, a backup withholding tax (currently at a rate of 28%) generally will be imposed on the amount of any interest and principal and the amount of any sales proceeds received by the owner on or with respect to the Bonds.

Any amounts withheld under the backup withholding provisions may be credited against the United States federal income tax liability of the beneficial owner, and may entitle the beneficial owner to a refund, provided that the required information is furnished to the Service.

The Service has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the Service, interest on such tax-exempt obligations is includable in the gross income of the owners thereof for federal income tax purposes. It cannot be predicted whether or not the Service will commence an audit of the Bonds. If an audit is commenced, under current procedures the Service may treat the City as a taxpayer and the bondholders may have no right to participate in such procedure. The commencement of an audit could adversely affect the market value and liquidity of the Bonds until the audit is concluded, regardless of the ultimate outcome.

Opinion: Bond Counsel’s opinion is not a guarantee of a result, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction, but represents its legal judgment based upon its review of existing statutes, regulations, published rulings and court decisions and the representations and covenants of the City described in this section. No ruling has been sought from the Service with respect to the matters addressed in the opinion of Bond Counsel and Bond Counsel’s opinion is not binding on the Service. Bond Counsel assumes no obligation to update its opinion after the issue date to reflect any further action, fact or circumstance, or change in law or interpretation, or otherwise.

NO LITIGATION

There is no litigation now pending or, to the knowledge of City officials, threatened which questions the validity of the Bonds or of any proceedings of the City taken with respect to the issuance or sale thereof.

It is the opinion of the City's Attorney, based upon the past experience of the payment of claims and judgment amounts, that there are presently no outstanding claims, litigation, impending litigation or contingent liabilities which would exceed the funds accumulated for this purpose and funds currently appropriated by the City Council for these purposes, and that outstanding claims and suits would not materially affect the financial position of the City as of the date of this Preliminary Official Statement.

CLOSING DOCUMENTS

Simultaneously with the delivery of and payment for the Bonds by the original purchasers thereof, the City will furnish to the original purchasers the customary closing documents in form satisfactory to Bond Counsel.

CERTIFICATION

The City will furnish a statement to the effect that this Preliminary Official Statement, to the best of its knowledge and belief as of the date of sale and the date of delivery, is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made herein, in light of the circumstances under which they were made, not misleading.

MISCELLANEOUS

Any statements made in this Preliminary Official Statement involving matters of opinion 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

APPENDIX A

Comprehensive Annual Financial Report
June 30, 2014

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<u>APPENDIX B</u>

Form of Legal Opinion

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[Form of Bond Counsel Opinion]

We hereby certify that we have examined certified copies of the proceedings (the "Proceedings") of the City Council of the City of Davenport (the "Issuer"), in Scott County, Iowa, passed preliminary to the issue by the Issuer of its General Obligation Corporate Bonds, Series 2015 (the "Bonds") in the amount of $19,325,000,* dated March 10, 2015, in the denomination of $5,000 each, or any integral multiple thereof. The Bonds mature on June 1 in each of the respective years and in the principal amounts and bear interest payable semiannually, commencing December 1, 2015, at the respective rates as follows:

Year	Principal Amount	Interest Rate Per Annum	Year	Principal Amount	Interest Rate Per Annum
2016	$1,220,000	____%	2024	$1,215,000	____%
2017	$1,405,000	____%	2025	$1,245,000	____%
2018	$1,445,000	____%	2026	$1,180,000	____%
2019	$1,490,000	____%	2027	$1,220,000	____%
2020	$1,535,000	____%	2028	$1,265,000	____%
2021	$1,105,000	____%	2029	$1,315,000	____%
2022	$1,145,000	____%	2030	$1,360,000	____%
2023	$1,180,000	____%			

but the Bonds maturing in each of the years 2024 to 2030, inclusive, are subject to redemption prior to maturity on June 1, 2023 or any date thereafter, upon terms of par and accrued interest.

Based upon our examination, we are of the opinion, as of the date hereof, that:

1. The Proceedings show lawful authority for such issue under the laws of the State of Iowa.

2. The Bonds are valid and binding general obligations of the Issuer.

3. All taxable property within the corporate boundaries of the Issuer 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.

4. The interest on the Bonds (including any original issue discount properly allocable to an owner thereof) 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; it should be noted, however, that for the purpose of computing

the alternative minimum tax imposed on corporations (as defined for federal income tax purposes), such interest is taken into account in determining adjusted current earnings. The opinions set forth in the preceding sentence are subject to the condition that the Issuer comply with all requirements of the Internal Revenue Code of 1986 (the "Code") that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. The Issuer has covenanted to comply with each such requirement. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds.

We express no opinion regarding other federal tax consequences arising with respect to the Bonds.

The rights of the owners of the Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted to the extent constitutionally applicable, and their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

DORSEY & WHITNEY LLP

*Subject to change

<u>APPENDIX C</u>

Form of Continuing Disclosure Certificate

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CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Davenport, Iowa (the "Issuer"), in connection with the issuance of $19,325,000 General Obligation Corporate Bonds, Series 2015, dated March 10, 2015, (the "Bonds"). The Bonds are being issued pursuant to an ordinance of the Issuer approved on February 11, 2015 (the "Ordinance"). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Bonds and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12.

Section 2. Definitions. In addition to the definitions set forth in the Ordinance, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Bonds (including persons holding Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Bonds for federal income tax purposes.

"Dissemination Agent" shall mean the Dissemination Agent, if any, designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

"Holders" shall mean the registered holders of the Bonds, as recorded in the registration books of the Registrar.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

"Municipal Securities Rulemaking Board" or "MSRB" shall mean the Municipal Securities Rulemaking Board, 1900 Duke Street, Suite 600, Alexandria, VA 22314.

"National Repository" shall mean, at any point in time, a nationally recognized municipal securities information repository which is then recognized as such by the SEC; as of the date of this Disclosure Certificate, the sole National Repository is the MSRB, which accepts filings via its Electronic Municipal Market Access (EMMA) system at http://emma.msrb.org.

"Participating Underwriter" shall mean any of the original underwriters of the Bonds required to comply with the Rule in connection with offering of the Bonds.

"Repository" shall mean each National Repository and each State Repository.

“Rule” shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“State” shall mean the State of Iowa.

“State Repository” shall mean any public or private repository or entity designated by the State as a state repository for the purpose of the Rule and recognized as such by the Securities and Exchange Commission. As of the date of this Certificate, there is no State Repository.

Section 3. Provision of Annual Reports.

(a) As soon as available but not later than twelve months after the end of the Issuer’s fiscal year (presently June 30), commencing with the report for the 2014-2015 fiscal year, the Issuer shall, or shall cause the Dissemination Agent (if any) to, provide to each National Repository an electronic copy of its Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate and which Annual Report is in a format and accompanied by such identifying information as prescribed by the MSRB. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the date required above for the filing of the Annual Report if they are not available by that date. If the Issuer's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c).

(b) If the Issuer has designated a Dissemination Agent, then not later than fifteen (15) business days prior to the filing date in Section 3(a), the Issuer shall provide the Annual Report to the Dissemination Agent.

(c) If the Issuer is unable to provide an Annual Report by the date required in subsection (a), the Issuer shall, or shall cause the Dissemination Agent (if any) to, send a notice to each National Repository stating (1) that there has been a failure to provide an Annual Report on or before the date specified in this Disclosure Certificate and (2) the date by which the Issuer will be able to provide the required report.

(d) The Dissemination Agent (if any) shall file a report with the Issuer certifying that the Annual Report has been provided pursuant to this Disclosure Certificate, stating the date it was provided and confirming that it was filed with each National Repository.

Section 4. Content of Annual Reports. The Issuer's Annual Report shall contain or incorporate by reference the following:

(a) The audited financial statements of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements are not available by the time the Annual Report is required to be filed pursuant to Section 3(a), the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available.

(b) Tables, schedules or other information contained in the Official Statement for the Bonds, under the following captions:

Debt Limit Computation
Overlapping Debt to the City of Davenport
General Obligation Debt Outstanding by Issue
General Obligation Long-Term Bonded Debt
Other Debt
Assessment of Valuations of Taxable Property
Property Values by Category
Property Tax Rates – All Overlapping Governments
Principal Taxpayers

The information to be provided pursuant to Section 4(b) may be unaudited, but is to be certified as to accuracy and completeness in all material respects by the Issuer’s chief financial officer to the best of his or her knowledge, which certification may be based on the reliability of information obtained from governmental or other third party sources. Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which are available to the public on the MSRB’s web site or are filed with the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available from the Municipal Securities Rulemaking Board. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events

(a) Pursuant to the provisions of this Section 5, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Bonds:

(1) Principal and interest payment delinquencies;

(2) Non-payment related defaults, if material;

(3) Unscheduled draws on debt service reserves reflecting financial difficulties;

(4) Unscheduled draws on credit enhancements reflecting financial difficulties;

(5) Substitution of credit or liquidity providers, or their failure to perform;

(6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;

(7) Modifications to rights of security holders, if material;

(8) Bond calls, if material, and tender offers;

(9) Defeasances;

(10) Release, substitution, or sale of property securing repayment of the securities, if material;

(11) Rating changes;

(12) Bankruptcy, insolvency, receivership or similar event of the obligated person;

Note to paragraph (12): For the purposes of the event identified in subparagraph (12), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person;

(13) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(14) Appointment of a successor or additional trustee or the change of name of a trustee, if material; and

(b) If a Listed Event described in paragraph (2), (7), (8) (but only with respect to bond calls under (8)), (10), (13) or (14) above has occurred and the Issuer has determined that such Listed Event is material under applicable federal securities laws, the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file a notice of such occurrence with each National Repository.

(c) If a Listed Event described in paragraph (1), (3), (4), (5), (6), (8) (but only with respect to tender offers under (8)), (9), (11) or (12) above has occurred the Issuer shall, in a timely manner but not later than ten business days after the occurrence of such Listed Event, promptly file a notice of such occurrence with each National Repository. Notwithstanding the foregoing, notice of Listed Events described in subsections (a) (8) and (9) need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to Holders of affected Bonds pursuant to the Ordinance.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds or upon the Issuer's receipt of an opinion of nationally recognized Bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended. If such termination occurs prior to the final maturity of the Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event under Section 5(c).

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be the Issuer.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Section 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized Bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Holders of the Bonds in the same manner as provided in the Ordinance for amendments to the Ordinance with the consent of Holders, or (ii) does not, in the opinion of nationally recognized Bond counsel, materially impair the interests of the Holders or Beneficial Owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Report for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Ordinance, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent, if any, shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Dated: March 10, 2015

CITY OF DAVENPORT, IOWA

By_________________________________
Mayor

Attest:

By_________________________________
Deputy City Clerk

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APPENDIX D

Notice of Sale

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NOTICE OF SALE

City of Davenport, Iowa
$19,325,000* General Obligation Corporate Bonds,
Series 2015

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 o'clock a.m. on February 11, 2015, for the purchase of $19,325,000* General Obligation Corporate Bonds, Series 2015 (the "Series 2015 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 11, 2015, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2015 Bonds will be sold to the best bidder for cash.

The Series 2015 Bonds will be issued as fully registered bonds in denominations of $5,000 or any integral multiple thereof, will be dated March 10, 2015, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2015, and will mature on June 1 in the following years and amounts:

Year	Principal Amount	Year	Principal Amount
2016	$1,220,000	2024	$1,215,000
2017	$1,405,000	2025	$1,245,000
2018	$1,445,000	2026	$1,180,000
2019	$1,490,000	2027	$1,220,000
2020	$1,535,000	2028	$1,265,000
2021	$1,105,000	2029	$1,315,000
2022	$1,145,000	2030	$1,360,000
2023	$1,180,000		

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2015 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 2015 Bonds maturing in the years 2024 to 2030, inclusive, in whole or from time to time in part, in one or more units of $5,000, on June 1, 2023, 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 $19,180,063, 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 $193,250 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 2015 Bonds.

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

The Series 2015 Bonds are being issued pursuant to the provisions of Division III of Chapter 384 of the Code of Iowa 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 2015 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 2015 Bonds contain additional bidding terms and information relative to the Series 2015 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 2015 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

APPENDIX E

TERMS OF OFFERING

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TERMS OF OFFERING

$19,325,000* General Obligation Corporate Bonds, Series 2015
City of Davenport, Scott County, Iowa

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 $19,325,000* General Obligation Corporate Bonds, Series 2015 (the "Bonds"), will be received by the City of Davenport, Iowa (the "City") on Wednesday, February 11, 2015 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 11, 2015. 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 10, 2015, 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:

Year	Amount*	Year	Amount*
2016	$1,220,000	2024	$1,215,000
2017	1,405,000	2025	1,245,000
2018	1,445,000	2026	1,180,000
2019	1,490,000	2027	1,220,000
2020	1,535,000	2028	1,265,000
2021	1,105,000	2029	1,315,000
2022	1,145,000	2030	1,360,000
2023	1,180,000		

ADJUSTMENT TO BOND MATURITY AMOUNTS

The Issuer reserves the right to increase or decrease the aggregate principal amount of the Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The Issuer may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $21,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the Issuer.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

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.

* Preliminary; subject to change.

OPTIONAL REDEMPTION

Bonds due after June 1, 2023 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

INTEREST PAYABLE

Interest on the Bonds will be payable semi-annually commencing December 1, 2015. 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 Bonds are being issued to provide funds to pay costs in connection with improvements to sanitary sewers, sewage treatment works, storm sewers, streets, streetscapes, bridges, airport, municipal housing facilities, police department facilities, fire department facilities, mass transit facilities, parks and other municipal buildings and facilities; acquisition of equipment for solid waste, mass transit, fire department, parks, library, traffic control and information technology and economic development projects.

GOOD FAITH DEPOSIT

A good faith deposit in the amount of $193,250 ("the Deposit") is required from the lowest bidder only of the Bonds. The lowest bidder of the Bonds is required to submit such deposit payable to the order of the City, not later than 12:00 P.M. Central Time on the day of the sale of the bonds and in the form of either (i) a cashier's check provided to the City or its Municipal Advisor or (ii) a wire transfer as instructed by the City's Municipal Advisor. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a deposit and thereafter may award the sale of the Bonds to the same. No interest on a deposit will accrue to the successful bidder (the "Purchaser"). The Deposit will be applied to the purchase price of the Bonds. In the event a Purchaser fails to honor its accepted bid proposal, any deposit will be retained by the City.

FORM OF BIDS AND AWARD

All bids shall be unconditional for the Bonds for a price not less than $19,180,063, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations set forth under the BIDDING PARAMETERS section. Bids must be submitted on or in substantial compliance with the OFFICIAL BID FORM provided by the City. The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a true interest cost (the "TIC") basis assuming compliance with the GOOD FAITH DEPOSIT section. The TIC shall be determined by the present value method, i.e., by ascertaining the semiannual rate, compounded semiannually, necessary to discount to present value as of the dated date of the Bonds, the amount payable on each interest payment date and on each stated maturity date or earlier mandatory redemption, so that the aggregate of such amounts will equal the aggregate purchase price offered therefore. The TIC shall be stated in terms of an annual percentage rate and shall be that rate of interest, which is twice the semiannual rate so ascertained (also known as the "Canadian Method"). The TIC shall be as determined by the Municipal Advisor based on the TERMS OF OFFERING and all amendments, and on the bids as submitted. The Municipal Advisor's computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to: (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

BIDDING PARAMETERS

Each bidder's proposal must conform to the following limitations:

1. Each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. The initial price to the public for each maturity must be 98% or greater.

RECEIPT OF BIDS

Forms of Bids: Bids must be submitted on or in substantial compliance with the TERMS OF OFFERING and OFFICIAL BID FORM provided by the City or through PARITY® competitive bidding system (the "Internet Bid System"). The City shall not be responsible for malfunction or mistake made by any person, or as a result of the use of an electronic bid or the means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

No bid will be received after 10:00 A.M. Central Time on Wednesday, February 11, 2015, as specified in the OFFICIAL BID FORM. The time as maintained by the Internet Bid System shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

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 FORM. The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the Internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORM shall control in the event of conflict with information provided by the Internet Bid System.

BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry-only system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of $5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser, as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC.

MUNICIPAL BOND INSURANCE AT PURCHASER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the Purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser. Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser shall not constitute cause for failure or refusal by the Purchaser to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser.

DELIVERY

The Bonds will be delivered to the Purchaser through DTC in New York, New York, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from date of sale for any reason except failure of performance by a Purchaser, the Purchaser may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City may give the Purchaser five working days notice of the delivery date and the City will expect payment in full on that date, otherwise reserving the right of its option to determine that the Purchaser has failed to comply with the offer of purchase.

INFORMATION FROM PURCHASER

The Purchaser 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 the fair market value of the Bonds on the sale date. The Purchaser 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, selling compensation, 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 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, 2009, 2010, and 2011 were posted between one and 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, 2009 through 2013 were published within subsequent Official Statements; however, the specific reference to those Official Statements as including the disclosure tables was 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 June 1, 2010 Bond Call Notices for the redemption of Series 2001B and Series 2001C were not posted as required; October 25, 2010 and 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 City has implemented procedures intended to assure timely compliance with all its Undertakings.

CUSIP NUMBERS

It is anticipated that the Committee on Uniform Security Identification Procedures ("CUSIP") numbers will be printed on the Bonds and the Purchaser must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinions that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser to refuse to accept delivery of said Bonds.

CITY OF DAVENPORT, IOWA

By: /s/ Brandon E. Wright
Finance Director

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OFFICIAL BID FORM

Members of the City Council
City of Davenport, Iowa

Sale Date: February 11, 2015
Dated Date: March 10, 2015

RE: $19,325,000* General Obligation Corporate Bonds, Series 2015 (the "Bonds")

For the principal amount of $19,325,000* General Obligation Corporate Bonds, Series 2015 of the City of Davenport, Iowa, legally issued and as described in the TERMS OF OFFERING, we will pay the City $____________________ (not less than $19,180,063) plus accrued interest, if any, on the total principal of $19,325,000* to date of delivery, provided the Bonds bear the following interest rates:

Year	Interest Rate	Amount	Year	Interest Rate	Amount
2016	________%	$1,220,000	2024	________%	$1,215,000
2017	________%	1,405,000	2025	________%	1,245,000
2018	________%	1,445,000	2026	________%	1,180,000
2019	________%	1,490,000	2027	________%	1,220,000
2020	________%	1,535,000	2028	________%	1,265,000
2021	________%	1,105,000	2029	________%	1,315,000
2022	________%	1,145,000	2030	________%	1,360,000
2023	________%	1,180,000			

* The Issuer reserves the right to increase or decrease the aggregate principal amount of the Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The Issuer may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $21,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the Issuer.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

The Bonds mature on June 1, in each of the years as indicated above and interest is payable on December 1, 2015 and thereafter on June 1 and December 1 of each year.

We hereby designate that the following Bonds to be aggregated into term bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term bonds are specified):

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 January 28, 2015. In the event of failure to deliver these 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 11th day of February, 2015.

____
William E. Gluba, Mayor

____
Brandon E. Wright, Finance Director

City of Davenport

Committee: Finance Commitee — **Action / Date**
Department: Administration — **1/21/2015**
Contact Info: Craig Malin x6139
Wards: All

Subject:
Resolution approving three strategic goals and sixteen strategies within the 2015 Strategic Plan.

Relationship to Goals:

Background:
The 2015 Strategic Plan includes three strategic goals and sixteen strategies, derived by consensus at worksessions held on December 20, 2014 and January 10, 2015. The three strategic goals, in the form of questions, are:

1) How can Davenport be more welcoming of investment?

2) How can Davenport be more supportive of talent?

3) How can Davenport enhance quality of life through innovation and collaboration?

The sixteen strategies to address the three strategic goals are:

(G1) Review Council Processes (G2) "Customer First" Pre-Council Processes
(G3) Modernize & Regionalize Zoning / Development Code
(G4) Pursue Regional Service Delivery (G5) Strong State Partnership

(T1) Formal Meetings With Education Partners
(T2) Build Out & Utilize Fiber Network (T3) Vital, 21st Century City Workforce
(T4) Put Kids First (T5) Encourage Innovators

(Q1) Strengthen Neighborhoods & Community Connections
(Q2) Diversify Revenue & Eliminate Liabilities
(Q3) Complete Rivervision (Q4) Improve Green & Blue Infrastructure
(Q5) Improve Transportation & Street Network

(GTQ1) Partner to Support Community Commitment for Post-Secondary

City of Davenport

Committee: Finance
Department: Public Works
Contact Info: Michael Clarke
Wards: 8

Action / Date
1/21/2015

Subject:
Motion awarding the contract for the Airport Ditch Clean-up Project to Little H Construction of Davenport, in the amount of $48,515. (Ward 8)

Relationship to Goals:
Government Financial Accountability

Background:
An Invitation to Bid was issued and sent to 98 vendors on December 4, 2014. On January 7, 2015, the Purchasing Division opened six bids. A bid tab is attached.

This project is to clear approximately 9,800 lineal feet of Airport Perimeter Drainage Culvert of vegetation overgrowth that is a habitat for predatory and avian wildlife. This culvert is a required stormwater drainage route away from the airport and now requires re-grading to return its drainage capabilities. It currently fills with water, and combined with the vegetation, provides an ideal habitat for all types of wildlife. The increase in wildlife continues to escalate and if not mitigated quickly, will negatively affect aircraft arrival and departure safety. Erosion control is also planned.

The City of Davenport has been approved for a State grant of $40,749 towards this project's cost. The City's share will be $7,766. Funding for this will come from the Airport's Maintenance Bldgs and Grounds account 51402140 520225, with a current balance of $21,633.

ATTACHMENTS:

Type	Description
Cover Memo	Bid Tab - Airport Ditch Clean-up Project

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: AIRPORT DITCH CLEANING PROJECT

BID NUMBER: 15-74

OPENING DATE: JANUARY 7, 2015

GL ACCOUNT: 51402140 520225 AIRPORT MAINTENANCE BLDG & GRNDS

AWARDED AMOUNT: $48,515

RECOMMENDATION: AWARD THE CONTRACT TO LITTLE H CONSTRUCTION OF DAVENPORT, IA

VENDOR NAME	BID AMOUNT
Little H Construction of Davenport	**$48,515**
Langman Construction of Rock Island IL	$88,362.40
Valley Construction Company of Rock Island IL	$95,402.50
Phoenix Corporation of the Quad Cities of Port Byron IL	$126,945
Miller Trucking & Excavating of Silvis IL	$178,220
McCleary Excavating Co Inc of Blue Grass IA	$230,360

Prepared By Kristi Keller
Purchasing

Approved By ____________________
Department Director

Approved By Mallory Merritt
Budget/CIP

Approved By ____________________
Finance Director

City of Davenport

Committee: Finance
Department: Finance
Contact Info: Jim Odean
Wards: All

Action / Date
1/21/2015

Subject:
Motion approving a three-year contract with two one-year extensions possible, for printing and mailing services for the Finance Department/Revenue Division to Postal Pros, Inc. of Albuquerque, NM. (All Wards)

Relationship to Goals:
Financially Responsible City Government

Background:
A request for proposals was sent out to 27 vendors on December 5, 2014. On December 30, 2014, Purchasing received and opened two proposals. Documents Southwest, DBA Postal Pros, Inc. is recommended for the contract.

The proposals were evaluated on the following criteria: Experience and Qualifications 20%; Resources 20%; Scope of Work 15%; Proposal Quality 10%; Location 10%; References 5%.

The purpose of this contract is to establish a partnership with a contractor that will design, print, and mail various invoice and envelope forms for the City on a regular basis for the Revenue Division.

The estimated yearly contract amount is $120,000; that amount includes the cost of postage.

The contract will be paid for by accounts from several operational departments.

ATTACHMENTS:

Type	Description
Backup Material	RFP Tabulation

CITY OF DAVENPORT, IOWA
PROPOSAL TABULATION

DESCRIPTION: PRINTING AND MAILING SERVICES

RFP NUMBER: 15-49

OPENING DATE: DECEMBER 30, 2014

RECOMMENDATION: AWARD THE CONTRACT TO DOCUMENTS SOUTHWEST, DBA POSTAL PROS, INC., OF ALBUQUERQUE, NM

VENDOR NAME	LOCATION
POSTAL PROS, INC.	**ALBUQUERQUE, NM**
DIMENSIONAL GRAPHICS & PRINTING	DAVENPORT, IA

Prepared By Cindy Whitaker
Purchasing

Approved By
~~Department Director~~ Revenue Manager

Approved By Mallory Merritt
Budget/CIP

Approved By
Finance Director

City of Davenport

Committee: Finance
Department: Public Works
Contact Info: Jon Meeks
Wards: All

Action / Date
1/21/2015

Subject:
Motion awarding the purchase of one 19,000 GVW dump truck to Courtesy Ford of Davenport, IA in the amount of $62,012 with options and including a trade-in. (All Wards)

Relationship to Goals:
Financial accountability.

Background:
Requests for bids were sent to 65 vendors on November 18, 2014. On December 9, 2014, the Purchasing Division opened and recieved one bid.

The Streets Division will be replacing unit T317 with a new one-ton truck with a plow. This truck and equipment will also be used for the Hot Patch Box that is for the pot hole crew.

Funding for this purchase is from vehicle replacement account 54702031-530302 with an available balance of $210,710. The source of funds is from Road Use Tax.

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	BIDTAB DUMP TRUCK

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: ONE 19,000 GVW DUMP TRUCK

BID NUMBER: 15-65

OPENING DATE DECEMBER 9, 2014

RECOMMENDATION: AWARD THE PURCHASE TO COURTESY FORD, OF DAVENPORT, IA

VENDOR NAME	LOCATION	AMOUNT
COURTESY FORD	**DAVENPORT, IA**	**$63,007**

Prepared By Cindy Whitaker
Purchasing

Approved By 13 January 2015
Department Director

Approved By Mallory Merritt
Budget/CIP

Approved By
Finance Director

City of Davenport

Committee: Finance
Department: Public Works - Transit
Contact Info: Andy Dibbern
Wards: 3

Action / Date
1/21/2015

Subject:
Motion awarding a contract for the door replacement and related construction at the Ground Transportation Center to Daxon Construction Company of Rock Island, IL in the amount of $158,000. (Ward 3)

Relationship to Goals:
Financially Responsible City Government

Background:
A request for bids was issued on December 2, 2014 and was sent to 192 contractors. On December 30, 2014, the Purchasing Division received and opened three bids. Daxon Construction Company was the lowest responsive and responsible bidder. A bid tab is attached.

The swinging doors at the Ground Transportation Center need to be replaced with sliding doors. The current doors are beyond repair and parts to repair the doors are no longer available.

The funds for this project are from CIP account 77018695-530350-10492 with an available amount of $150,875. The City received a grant from the Federal Transit Authority for partial funding of this project; the City's match contribution will be $35,800.

ATTACHMENTS:

Type	Description
Backup Material	BID TAB GTC DOORS

CITY OF DAVENPORT, IOWA
REQUEST FOR BIDS RESPONDENTS

DESCRIPTION: DOOR REPLACEMENT AT GTC

BID NUMBER: 15-64

OPENING DATE DECEMBER 30, 2014

RECOMMENDATION: AWARD THE CONTRACT TO DAXON CONSTRUCTION COMPANY OF ROCK ISLAND, IL

VENDOR NAME	LOCATION	AMOUNT
DAXON CONSTRUCTION CO	**ROCK ISLAND, IL**	**$158,000**
ESTES CONSTRUCTION	DAVENPORT, IA	$162,700
SWANSON CONSTRUCTION CO	ROCK ISLAND, IL	$180,695

Prepared By Cindy Whitaker
Purchasing

Approved By [signature]
Department Director

Approved By Mallory Merritt
Budget/CIP

Approved By [signature]
Finance Director

City of Davenport

Committee: Council
Department: City Clerk
Contact Info: Jackie Holecek x6163
Wards: All

Action / Date
1/28/2015

Subject:
Civil Service Certification List

Relationship to Goals:

Background:

ATTACHMENTS:

	Type	Description
🗋	Cover Memo	Civil Service Lists

City of Davenport

CIVIL SERVICE COMMISSION—CERTIFICATION ROSTER

POSITION PLANNER III. . . . . . . Job Code # 000 Exam Plan # 000

TYPE OF LIST . . . . PROMOTIONAL

CERTIFICATION DATE. . JAN 14, 2015
EXPIRATION DATE JAN 13, 2017

To be completed by Hiring Department.
Please enter the appropriate code from the list below for each candidate on each job opening.

Please return this form to the Human Resources Department. Thank you.

ELIGIBLE CANDIDATES	PREFERENCE CODE	RESULT CODE	DATE OF APPOINTMENT
RYAN RUSNAK			

INITIAL OF APPOINTING AUTHORITY

Chair Mary Ellen Chamberlin Date 1-14-15

Commissioner Dennis J Burns

Commissioner Thomas D Martin

Commissioner Davis-Locke

Commissioner

RESULT CODES:
1. Appointed
2. Hired other candidate
3. Disqualified (Attach Documentation)
4. Not interested in this position, retain on list
5. No longer interested, remove from list
6. Not contacted
7. Unable to contact at given location
8. Failed to report for interview

PREFERENCE CODE:
P—Eligible for preference
See Iowa Code 400.28

PAGE 1 of 1

City of Davenport

Committee: Council
Department: Human Resources
Contact Info: Dawn Sherman
Wards: All

Action / Date
1/28/2015

Subject:
Executive Session for the purpose of discussing strategy for upcoming labor negotiations with the City's organized employees pursuant to Iowa Code Section 21.17(3)

Relationship to Goals:

Background:

City of Davenport

Committee: Council
Department: Legal
Contact Info: T Warner 7735
Wards: All

Action / Date
1/28/2015

Subject:
Executive Session to discuss strategy with counsel in matters involving litigation pursuant to Iowa Code Section 21.5(1)(c)

Relationship to Goals:

Background: