CITY COUNCIL MEETING

City of Davenport, Iowa

Wednesday, January 12, 2022; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Administration of Oaths of Office

1. City Council

Second Ward | Maria Dickmann

At Large | Kyle Gripp

II. Moment of Silence

III. Pledge of Allegiance

IV. Roll Call

V. Meeting Protocol and Decorum

VI. Approval of Minutes

Approval of the Special City Council Meeting minutes for December 7, 2021.

Approval of the City Council Meeting minutes for December 8, 2021.

VII. City Administrator Update

VIII. Report on Committee of the Whole

Approval of the Report on Committee of the Whole for January 5, 2022.

IX. Appointments, Proclamations, Etc.

A. Appointments

1. Civil Rights Commission
-Angela Reyes (new appointment)
2. Parks & Recreation Advisory Board
-Linda Greenlee (new appointment | 7th Ward)
3. Citizens Advisory Committee - Grievance Subcommittee
-Austin Bird

B. Proclamations

1. Slavery and Human Trafficking Prevention and Awareness Month | January 2022
2. Juneteenth Observed Holiday Declaration

X. Presentations

A. Davenport Police Department Swearing In Ceremony
- Benjamin Betsworth
- Joshua Bender
- Eric Long
- Mason Laud

B. GFOA Distinguished Budget Presentation Award

XI. Petitions and Communications from Council Members and the Mayor

XII. Individual Approval of Items on the Discussion Agenda

1. Resolution approving Case P21-05 being the request of Beckett Place Development, LLC on behalf of Glen and Kathleen Moeller for a preliminary plat of Beckett Place, a 51-lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74. [Ward 6]

2. Resolution authorizing the submission of an application to the Economic Development Administration (EDA) for grant assistance with the design and construction of the RiverCenter Convention Center Recovery and Adler Theatre Ventilation Upgrade project. [Ward 3]

XIII. Approval of All Items on the Consent Agenda

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

1. Resolution approving Case F20-11 being a request of DA Montana LLC for a final plat of Shirley's Shire, a 3-lot subdivision on 12.04 acres located north of Telegraph Road and west of Wisconsin Avenue. [Ward 1]

2. Resolution approving Case F21-12 being the request of XL Development LLC for a final plat of West Lake Business Park 5th Addition, an 8-lot subdivision on 11.03 acres located east of Louis Rich Court. [Ward 1]

3. Resolution approving Case F21-16 being the request of Birchwood South, LLC for a final plat of Birchwood South Second Addition, a 7-lot subdivision on 17.92 acres located at 4607 East 53rd Street. [Ward 6]

4. Resolution approving the revised plans, specifications, form of contract, and estimate of cost for the Downtown Davenport Streetscape | East 2nd Street project, CIP #35049. [Ward 3]

5. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Wisconsin Avenue Davenport Community School District Site/Silver Creek Stream Bank Stabilization State Revolving Fund (SRF) project, CIP #33052. [Ward 2]

6. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Garden Addition Berm Restoration | Phase I project, CIP #68015. [Ward 1]

7. Resolution awarding a sole source contract for the Engine #1 Overhaul at the Water Pollution Control Plant project to Altorfer, Inc of Davenport, Iowa in the amount of $120,856. [Ward 1]

8. Resolution awarding a contract for the Hillandale Road and Northwest Boulevard and West 76th Street and Northwest Boulevard (RISE RMX-1827(689)-9D-82) project to Langman Construction, Inc of Rock Island, Illinois in the amount of $1,016,631.16, CIP #35057. [Wards 2 & 8]

9. Resolution awarding a contract for the FY 2021/2022 Sewer Manhole Rehabilitation Program to Langman Construction, Inc of Rock Island, Illinois in the amount of $2,704,693, CIP #30050. [All Wards]

10. Resolution awarding a contract for construction-related services for the FY 2021/2022 Collection System and Manhole Rehabilitation Program to Strand Associates, Inc of Madison, Wisconsin in an amount not-to-exceed $431,500, CIP #30050. [All Wards]

11. Resolution accepting work completed under the CY 2021 Sidewalk Program by AmeriCore, LLC of Blue Grass, Iowa in the amount of $286,953.14, CIP #28025. [All Wards]

12. Resolution accepting work completed under the Water Pollution Control Plant Emergency Lift Station Repairs project by Ragan Mechanical of Davenport, Iowa in the amount of $161,400. [Ward 1]

13. Resolution accepting work completed under the Emerald Drive (West Lombard Street to West Central Park Avenue) Reconstruction project by Langman Construction, Inc of Rock Island, Illinois in the amount of $463,772.55, CIP #35046. [Ward 1]

14. Resolution setting February 9, 2022 as the date for the sale of General Obligation Corporate and Refunding Bonds, Series 2022A, and approving the Preliminary Official Statement. [All Wards]

15. Resolution setting a Public Hearing for the FY 2023 proposed maximum property tax levy rate and amount. [All Wards]

16. Resolution authorizing the Mayor to execute the necessary documents to grant an easement to Iowa American Water Company across the southernmost 46 feet of City-owned parcel X0155-27J. [Ward 8]

17. Resolution establishing the interest rate for special assessments. [All Wards]

18. Resolution approving the updated fee schedule for rental license and inspection fees. [All Wards]

19. Resolution awarding a contract for architectural and engineering services for the Fairmount Library Community Center project to OPN Architects of Cedar Rapids, Iowa in an amount not-to-exceed $200,000, ARP09. [Ward 1]

20. Resolution approving the purchase of a 2022 John Deere 544P End Loader from Martin Equipment of Rock Island, Illinois in the amount of $182,731 using Sourcewell contract #032119-JDC. [All Wards]

21. Resolution adopting the City of Davenport's 2022 State Legislative Program.

[All Wards]

22. Resolution renaming the First Tee Classroom at Red Hawk Golf Course as the Jim Hasley First Tee Learning Center. [Ward 8]

23. Motion approving the local objectives for the Community Development Block Grant program for the Year 48 Annual Action Plan covering July 1, 2022 – June 30, 2023. [All Wards]

24. Motion approving beer and liquor license applications.

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

    Ward 3

    Front Street Brewery, Inc (Front Street Brewery, Inc.) - 421 W River Dr - Extended Outdoor Area - Icestravaganza January 14-January 16, 2022 - License Type: Class C Liquor

    Rudy's Tacos (Jacal, LLC) - 326 Cedar St - New License - License Type: Class C Liquor (*ratification*)

    Ward 6

    The Coffee House QC (Area 309 Coffee, LLC) - 1315 Jersey Ridge Rd - New License - License Type: Beer/Wine

    La Flama Restaurant (Jam Brothers, Inc) - 3871 Elmore Ave - New License - License Type: Class C Liquor

    Royal King Liquor (Guru Nanak Food Mart) - 3340 E Kimberly Rd - New License - License Type: Class E Liquor (*200' letters mailed 12/29/2021*)

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

    Ward 1

    Happy Joes Pizza (Dynamic Restaurant Acquisition, Inc) - 817 S Farragut St - License Type: Class B Beer

    Ward 3

    Chuck's Tap (White T Corporation) - 1731 W 6th St - License Type: Class C Liquor

    Abarrotes Carrilo, LLC (Abarrotes Carrilo, LLC) - 903 W 3rd St - License Type: Class B Beer

    Aramark @ Palmer College (Aramark Services, Inc) - 1001 Brady St - Outdoor Area - License Type: Beer/Wine

Ward 4

Happy Joes Pizza (Dynamic Restaurant Acquisition, Inc) - 1616 W Locust St - Outdoor Area - License Type: Class C Liquor

Kwik Star #123 (Kwik Trip, Inc) - 2850 W Locust St - License Type: Class C Beer

Ward 5

Los Primos Mexican Grill (Los Primos Mexican Grill, LLC) - 1143 E Locust St - License Type: Class C Liquor

Ward 6

Big 10 Mart (Molo Oil Company) - 5310 Corporate Park Dr - License Type: Class C Beer

Hy-Vee Food & Drugstore #3 (Hy-Vee, Inc) - 1823 E Kimberly Rd - License Type: Class E Liquor

Hy-Vee #4 (Hy-Vee, Inc) - 4064 E 53rd St - License Type: Class E Liquor

Ward 7

R & C Brazilian Steakhouse, LLC (R & C Brazilian Steakhouse, LLC) - 320 W Kimberly Rd - License Type: Class C Liquor

Ward 8

Happy Joes Pizza (Dynamic Restaurant Acquisition, Inc) - 201 W 50th St - License Type: Beer/Wine

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

Davenport Chapter Izaak Walton League of America (Davenport Chapter IWLA) - 8402 N Harrison St - Outdoor Area - License Type: Class C Liquor

25. Motion accepting work completed under the West Lombard Street (Clark Street to Elsie Avenue) Resurfacing project by Langman Construction Inc of Rock Island, Illinois in the amount of $86,735.01, CIP #35054. [Wards 1 & 4]
26. Motion accepting work completed under the Sunderbruch Trail Reconstruction project by Valley Construction Company of Rock Island, Illinois in the amount of $70,346, CIP #28030. [Ward 1]
27. Motion approving the purchase of repairs to a John Deere Wheel Loader at the Compost Facility by Martin Equipment of Rock Island, Illinois in the amount of $62,074. [Ward 1]

28. Motion approving Change Order #8 to Valley Construction of Rock Island, Illinois in the amount of $48,791.37 for the West 76th Street Extension project, CIP #01629. [Ward 8]

29. Motion accepting the Airport Rescue Grant in the amount of $59,000 and approving the associated Grant Agreement between the City of Davenport and the Federal Aviation Administration. [Ward 8]

30. Motion approving professional service agreements for golf professional services with Brant McGivern, Matthew Hasley, and Ronnie Thrapp at Red Hawk, Duck Creek, and Emeis Golf Courses, respectively. [Wards 1, 6, & 8]

XIV. Other Ordinances, Resolutions and Motions

XV. Public with Business

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

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

XVI. Reports of City Officials

XVII Adjourn

City of Davenport

Department: City Clerk
Contact Info: Brian Krup | 563-326-6163

Action / Date
1/12/2022

Subject:
Approval of the Special City Council Meeting minutes for December 7, 2021.

ATTACHMENTS:

	Type	Description
	Backup Material	SPCC Min 120721

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/3/2022 - 12:37 PM

City of Davenport, Iowa

Special City Council Meeting Minutes

Tuesday, December 7, 2021

The City Council of Davenport, Iowa met in a special session on Tuesday, December 7, 2021 at 3:46 p.m. in the Community Room at the Davenport Police Department, 416 Harrison Street, Davenport, Iowa with Mayor Mike Matson presiding and all Aldermen present except Alderwoman Dickmann (Alderman Dunn, Alderman Dohrmann, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon*, Alderman Cornette, Alderman Jobgen, and Alderman Ambrose).
**Arrived after the roll call and vote to recess to Executive Session*

I. Call to Order

II. Roll Call

III. Executive Session

*On motion by Alderman Ambrose, second by Alderwoman Meginnis with all Aldermen present voting aye, Council recessed to Executive Session at **3:47 p.m.** to evaluate the performance of individuals in closed session as requested by those individuals pursuant to Iowa Code Section 21.5(1)(i).*

*Council reconvened in Executive Session at **3:47 p.m.** with Mayor Matson and all Aldermen present except Alderwoman Dickmann (Alderman Dunn, Alderman Dohrmann, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderman Cornette, Alderman Jobgen, and Alderman Ambrose). Others present included Human Resources Director Alison Fleming, CFO/Assistant City Administrator Mallory Merritt, City Administrator Corri Spiegel, and Corporation Counsel Tom Warner. On motion by Alderman Ambrose, second by Alderman Jobgen, Council went back into open session and adjourned at **5:25 p.m.***

IV. Adjourn **5:25 p.m.**

Brian J. Krup

Brian J. Krup
Deputy City Clerk

City of Davenport

Department: City Clerk
Contact Info: Brian Krup | 563-326-6163

Action / Date
1/12/2022

Subject:
Approval of the City Council Meeting minutes for December 8, 2021.

ATTACHMENTS:

Type	Description
Cover Memo	CC Min 120821

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/3/2022 - 12:40 PM

City of Davenport, Iowa

City Council Meeting Minutes

Wednesday, December 8, 2021

The City Council of Davenport, Iowa met in regular session on Wednesday, December 8, 2021 at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa with Mayor Mike Matson presiding and all Aldermen present (Alderman Dunn, Alderman Dohrmann, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderman Cornette, Alderwoman Dickmann, Alderman Jobgen, and Alderman Ambrose).

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderman Gripp

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes **APPROVED**

Approval of the City Council Meeting minutes for November 23, 2021.

VI. City Administrator Update

VII. Report on Committee of the Whole **APPROVED**

Approval of the Report on Committee of the Whole for December 1, 2021.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, ***Wednesday, December 1, 2021*** *-- The Davenport City Council met in Committee of the Whole at 5:30 p.m. with Mayor Matson presiding. The Council observed a moment of silence. Pledge of Allegiance led by Alderwoman Lee. Upon the roll being called, all Aldermen were present (Alderman Dunn, Alderman Dohrmann, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderman Cornette, Alderwoman Dickmann, Alderman Jobgen, and Alderman Ambrose.).*

There were no ***Public Hearings*** *scheduled.*

Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) ***Community Development:*** *Alderman Gripp reviewed all items listed. On motion by Alderwoman Lee, second by Alderwoman Dickmann item #2, Resolution opposing any plans to redevelop the site at West 4th and Warren Streets for a new, larger Scott County Juvenile Detention Center, moved to the Discussion Agenda and the other item moved to the Consent Agenda.* ***Public Safety:*** *Alderman Jobgen reviewed all items listed. On motion by Alderwoman Dickmann, second by Alderman Dunn the liquor license for Hilltop Grocery under item #3 moved to the Discussion Agenda and all other items moved to the Consent Agenda.* ***Public Works:*** *Alderman Dunn reviewed all items listed. On motion by Alderman Dohrmann, second by Alderwoman Dickmann all items moved to the Consent Agenda.* ***Finance:*** *Alderman Condon reviewed all items listed. On motion by Alderman Cornette, second by Alderwoman Dickmann item #1, Second Consideration: Ordinance amending Chapter 2.04 of the Davenport Municipal Code entitled "Precincts and Wards" to establish precinct and ward boundaries based upon the 2020 Census, moved to the Discussion Agenda with a recommendation from staff for suspension of the rules and passage of third consideration and all other items moved to the Consent Agenda.*

Council adjourned at ***7:11 p.m.***

VIII. Appointments, Proclamations, Etc.

A. Appointments **APPROVED 2021-465**

1. Affirmative Action Advisory Commission

- Ruby Batimana (new appointment)

IX. Petitions and Communications from Council Members and the Mayor

X. Individual Approval of Items on the Discussion Agenda

1. *On motion by Alderwoman Dickmann, second by Alderman Gripp and all Aldermen present voting aye, the Ordinance below moved to third consideration with a recommendation by staff for suspension of the rules and passage of third consideration.*

On motion by Alderwoman Meginnis, second by Alderman Dunn and all Aldermen present voting aye, the rules were suspended.

On motion by Alderwoman Meginnis, second by Alderwoman Dickmann and all Aldermen present voting yes, the following Ordinance was adopted.

Second Consideration: Ordinance amending Chapter 2.04 of the Davenport Municipal Code entitled "Precincts and Wards" to establish precinct and ward boundaries based upon the 2020 Census. [All Wards] **ADOPTED 2021-466**

2. *On motion by Alderwoman Dickmann, second by Alderman Dunn and all Aldermen present voting aye, the following Resolution was adopted:*

Resolution opposing any plans to redevelop the site at West 4th and Warren Streets for a new, larger Scott County Juvenile Detention Center. [Ward 3] **ADOPTED 2021-467**

3. *On motion by Alderman Ambrose, second by Alderman Dunn and all Aldermen present voting aye, the following Motion passed:*

Motion approving the following beer and liquor license application. **PASSED 2021-468**

Ward 4

Hilltop Grocery (Hilltop Grocery LLC) - 1312 Harrison St - License Type: Class E Liquor

XI. Approval of All Items on the Consent Agenda

On motion by Alderman Ambrose, second by Alderwoman Dickmann and all Aldermen present voting aye with Alderman Dohrmann abstaining from item #5 and Alderman Ambrose voting nay to items #2 and #19, the Consent Agenda was approved as follows:

1. Third Consideration: Ordinance amending Schedule XVII of Chapter 10.96 entitled "No Stopping, Standing or Parking" by adding 54th Street along the south side from Pine Street west 550 feet between the hours of 7:00 a.m. and 4:00 p.m. on school days. [Ward 2]
ADOPTED 2021-469

Ordinance No. **2021-469**

AN ORDINANCE AMENDING CHAPTER 10.96 ENTITLED SECTIONS OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING SCHEDULE XVII ENTITLED "NO STOPPING, STANDING OR PARKING" THERETO BY ADDING 54TH STREET ALONG THE SOUTH SIDE FROM PINE STREET WEST 550 FEET BETWEEN THE HOURS OF 7 AM AND 4 PM ON SCHOOL DAYS.

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

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

54th St along the south side from Pine St west 550 feet between the hours of 7:00 a.m. and 4:00 p.m. on school days.

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

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

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.
Approved 12/8/2021: Mike Matson, Mayor; Attest: Brian Krup, Deputy City Clerk

2. Third Consideration: Ordinance adding Chapter 13.40 to the Davenport Municipal Code entitled "Public Water Supply Well Protection." [All Wards] **ADOPTED 2021-470**

ORDINANCE NO. **2021-470**

ORDINANCE ADDING CHAPTER 13.40 ENTITLED "PUBLIC WATER SUPPLY WELL PROTECTION."

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

Section 1. That a new Chapter 13.40 entitled "Public Water Supply Well Protection" is hereby added to the Davenport Municipal Code and reads as follows:

Chapter 13.40 **PUBLIC WATER SUPPLY WELL PROTECTION**

13.40.010 **Separation Distance and allowable locations.**

13.40.020 **Public meetings required.**

13.40.010 **Separation Distance and allowable locations**.

A. No construction of any source of contamination shall be permitted within 200 feet of any public water supply well, except as provided in the section of the Iowa Administrative Code cited below. No alteration to a source of contamination that exists on November 1, 2021 is allowed.

Applicable definition of terms and requirements for separation distances shall be controlled by Chapter 43 of Part 567 of the Iowa Administrative Code (455B), specifically subrule 43.3(7) and Table A as amended and implemented by the Iowa Department of Natural Resources.

B. In addition to the separation requirements in subsection A above, the location(s) of public water supply wells within the City of Davenport are restricted to:

1) "Genesis East Well" - specific location is on file with the City Engineer.

13.40.020 **Public meetings required.**

Should the water company wish to request the council add another allowable location for a public water supply well, it must first hold two public meetings at least three weeks apart, and the water company must provide reasonable notice by mail of such meeting to all residents within 500 feet of the parcel upon which the proposed well will be located.

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

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

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.
Approved 12/8/2021: Mike Matson, Mayor; Attest: Brian Krup, Deputy City Clerk

3. Resolution approving Case P21-06 being the request of C&L Plaza for a preliminary plat of Prairie Pointe 2nd Addition for a 45-lot subdivision on 19.26 acres, located north of East 58th Street and east of Eastern Avenue. [Ward 8] **ADOPTED 2021-471**

4. Resolution approving the following lane closures on the listed dates and times. **ADOPTED 2021-472**

Evan Esser; Ballet Quad Cities Nutcracker School Program 2021; Adler Theatre | 136 East 3rd Street; Friday, December 10, 2021 7:00 a.m. - 1:30 p.m.; **Closure:** northernmost parking lane and northernmost and middle travel lanes on East 3rd Street from Brady Street to Iowa Street. [Ward 3]

5. Resolution introducing the proposed Resolution of Necessity for the FY 2022 Alley Resurfacing Program. [Wards 3 & 5] **ADOPTED 2021-473**

6. Resolution approving and authorizing the use of condemnation and commencement of condemnation proceedings, if necessary, for rights-of-way and easements associated with the Veterans Memorial Parkway (VMP) Trail Extension project, CIP #28027. [Ward 8] **ADOPTED 2021-474**

7. Resolution approving and authorizing the execution of an agreement between the City of Davenport and the Iowa Department of Transportation (DOT) that would provide State

funding through the City Bridge Construction Program for the West 46th Street Bridge Over Cardinal Creek Replacement project, CIP #21010. [Ward 2] **ADOPTED 2021-475**

8. Resolution awarding the contract for the Partial Roof Replacement at Public Works project to White Roofing Co, Inc of Eldridge, Iowa in the amount of $555,779, CIP #23033. [Ward 7] **ADOPTED 2021-476**

9. Resolution accepting work performed under the FY 2021 Contract Sewer Repair Program by Petersen Plumbing & Heating Co, Inc of Davenport, IA in the amount of $527,668.47, CIP #30053 and #33001. [All Wards] **ADOPTED 2021-477**

10. Resolution accepting work completed under the CY 2021 ADA Ramp Program by Kelly Construction of Davenport, Inc of Davenport, Iowa in the amount of $259,616.48, CIP #28026. [All Wards] **ADOPTED 2021-478**

11. Resolution assessing the cost of boarding up building at various lots and tracts of real estate. [All Wards] **ADOPTED 2021-479**

12. Resolution assessing the cost of brush and debris removal at various lots and tracts of real estate. [All Wards] **ADOPTED 2021-480**

13. Resolution assessing the cost of condemned property demolitions at various lots and tracts of real estate. [All Wards] **ADOPTED 2021-481**

14. Resolution assessing the cost of sidewalk repair at various lots and tracts of real estate. [All Wards] **ADOPTED 2021-482**

15. Resolution assessing the cost of tree removal at various lots and tracts of real estate. [All Wards] **ADOPTED 2021-483**

16. Resolution assessing the cost of weed cutting at various lots and tracts of real estate. [All Wards] **ADOPTED 2021-484**

17. Resolution setting a Public Hearing on granting an easement to Iowa American Water Company across the southernmost 46 feet of City-owned parcel X0155-27J. [Ward 8] **ADOPTED 2021-485**

18. Resolution awarding a service contract for occupational health services to Genesis Occupational Health of Davenport, Iowa. [All Wards] **ADOPTED 2021-486**

19. Resolution awarding a sole source contract to National Network for Safe Communities at John Jay College for technical advising and assistance to implement Group Violence Intervention in Davenport with a 2-year project cost of $385,000. [All Wards] **ADOPTED 2021-487**

20. Motion approving beer and liquor license applications. **PASSED 2021-488**

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

Ward 1

A&S Food and Gas (Kuljeet Kaur) - 2365 Rockingham Rd - License Type: Class E Liquor

Ward 3

Analog Arcade Bar (Analog LLC) - 302 Brady St - License Type: Class C Liquor

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

Ward 4

St. Ambrose University (Sodexo America, LLC) - 518 W Locust St - Outdoor Area - License Type: Class C Liquor

Stoeger's Bar and Grill (Stoeger's, Inc) - 1520 Washington St - License Type: Class C Liquor

21. Motion approving Change Order #2 to AmeriCore LLC of Blue Grass, Iowa in the amount of $75,000 for the CY 2021 Sidewalk Repair Program, CIP #28025. [All Wards]

PASSED 2021-489

XIII. Other Ordinances, Resolutions and Motions

1. *On motion by Alderman Ambrose, second by Alderman Dunn with all Aldermen present voting aye, the rules were suspended to add and vote on the item below.*

2. *On motion by Alderman Ambrose, second by Alderman Dunn and all Aldermen present voting aye, the following Motion passed:*

Motion awarding an engineering contract for design services associated with the West Central Park Avenue and Hickory Grove Road Reconstruction Project to Klingner & Associates of Davenport, Iowa in the amount of $63,500, CIP #35053. [Ward 2 & 4]

PASSED 2021-490

XIV. Public with Business

XV. Reports of City Officials

XVI. Adjourn **6:09 p.m.**

Brian J. Krup

Brian J. Krup
Deputy City Clerk

City of Davenport

Department: City Clerk
Contact Info: Brian Krup | 563-326-6163

Action / Date
1/12/2022

Subject:
Approval of the Report on Committee of the Whole for January 5, 2022.

ATTACHMENTS:

	Type	Description
	Backup Material	COW Report 010522

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	1/6/2022 - 4:54 PM

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, January 5, 2022 – The meeting began at 5:31 p.m. with the Presentation of Colors by the Central High School Army JROTC Color Guard. National Anthem performed by Anna Winn and Madison Smith. Administration of Oaths of Office by the Honorable Justice Thomas D. Waterman to Mike Matson, Mayor; Rick Dunn, First Ward; Marion Meginnis, Third Ward; Robby Ortiz, Fourth Ward; Tim Kelly, Fifth Ward; Ben Jobgen, Sixth Ward; Derek Cornette, Seventh Ward; Judith Lee, Eighth Ward; and JJ Condon, At Large. Mayor Matson called the meeting to order at 5:52 p.m. with an invocation performed by Pastor Matthrew Peterson followed by a moment of silence. Pledge of Allegiance led by Alderman Dunn. Upon the roll being called, all Aldermen were present (*In person:* Alderman Dunn, Alderman Kelly, Alderwoman Meginnis, Alderwoman Lee, Alderman Condon, Alderman Cornette, Alderman Jobgen, and Alderman Ortiz; *Via telephone:* Alderman Gripp and Alderwoman Dickmann).

The following Public Hearings were held: **Public Works:** 1. on the revised plans, specifications, form of contract, and estimate of cost for the Downtown Davenport Streetscape | East 2nd Street project, CIP #35049; 2. on the plans, specifications, form of contract, and estimate of cost for the Wisconsin Avenue Davenport Community School District Site/Silver Creek Stream Bank Stabilization State Revolving Fund (SRF) project, CIP #33052; 3. on the plans, specifications, form of contract, and estimate of cost for the Garden Addition Berm Restoration | Phase I project, CIP #68015; and 4. on the proposed Resolution of Necessity covering the 2022 Alley Resurfacing Program. **Finance:** 1. on granting an easement to Iowa American Water Company across the southernmost 46 feet of City-owned parcel X0155-27J.

Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderwoman Lee reviewed all items listed. On motion by Alderwoman Gripp, second by Alderman Dunn item #4, Resolution approving Case P21-05 being the request of Beckett Place Development, LLC on behalf of Glen and Kathleen Moeller for a preliminary plat of Beckett Place, a 51-lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74, moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Public Safety:** Alderman Jobgen reviewed the items listed. On motion by Alderwoman Dickmann, second by Alderman Dunn all items moved to the Consent Agenda. **Public Works:** Alderman Dunn reviewed all items listed. On motion by Alderman Kelly, second by Alderman Condon item #8, Resolution authorizing the submission of an application to the Economic Development Administration (EDA) for grant assistance with the design and construction of the RiverCenter Convention Center Recovery and Adler Theatre Ventilation Upgrade project, moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Finance:** Alderman Condon reviewed all items listed. On motion by Alderman Cornette, second by Alderman Dunn all items moved to the Consent Agenda.

Council adjourned at **6:30 p.m.**

City of Davenport

Department: Office of the Mayor
Contact Info: Tiffany Thorndike | 563-888-2066

Action / Date
1/12/2022

Subject:
Civil Rights Commission
-Angela Reyes (new appointment)

Background:
Angela Reyes is a new appointment to the Civil Rights Commission, filling a vacancy created by a previous commissioner who chose not to serve another term. Angela's term dates are January 13, 2022 - November 30, 2023.

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	1/10/2022 - 10:37 AM

City of Davenport

Department: Office of the Mayor
Contact Info: Tiffany Thorndike | 563-888-2066

Action / Date
1/12/2022

Subject:
Parks & Recreation Advisory Board
-Linda Greenlee (new appointment | 7th Ward)

Background:
Linda Greenlee is a new appointment to the Parks & Recreation Advisory Board as the 7th Ward appointment. Linda is filling a vacancy created when the former 7th ward appointment chose not to serve another term. Term dates for this appointment are January 13, 2022 to June 30, 2024.

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	1/10/2022 - 10:39 AM

City of Davenport

Department: Office of the Mayor **Action / Date**
Contact Info: Tiffany Thorndike | 563-888-2066 **1/12/2022**

Subject:
Citizens Advisory Committee - Grievance Subcommittee
-Austin Bird

Background:
The Citizen's Advisory Committee has one standing subcommittee, the Grievance Subcommittee. This subcommittee is tasked with reviewing complaints/concerns brought forward by CDBG program participants. According to the By-Laws, the Grievance Subcommittee must be composed of five members, three of which must be residents of low- to moderate-income Census Tracts.

There are no standing meetings of this committee; rather, meetings are called as necessary.

Due to CAC membership changes, there has been one vacancy on the subcommittee, which will be filled by Austin Bird.

Per the bylaws, the CAC requests that the Mayor appoint this member to the CAC's Grievance Subcommittee.

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	1/10/2022 - 10:46 AM

City of Davenport

Department: Office of the Mayor
Contact Info: Tiffany Thorndike | 563-888-2066

Action / Date
1/12/2022

Subject:
Slavery and Human Trafficking Prevention and Awareness Month | January 2022

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	1/10/2022 - 10:47 AM

City of Davenport

Department: Office of the Mayor
Contact Info: Tiffany Thorndike | 563-888-2066

Action / Date
1/12/2022

Subject:
Juneteenth Observed Holiday Declaration

REVIEWERS:

Department	Reviewer	Action	Date
Office of the Mayor	Admin, Default	Approved	1/10/2022 - 10:48 AM

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **1/12/2022**

Subject:
Resolution approving Case P21-05 being the request of Beckett Place Development, LLC on behalf of Glen and Kathleen Moeller for a preliminary plat of Beckett Place, a 51-lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74. [Ward 6]

Recommendation:
Adopt the Resolution.

Background:
The request is for a 51-lot subdivision to facilitate single-family residential development. The Plan and Zoning Commission reviewed Case P21-05 at its November 30, 2021 meeting and are recommending approval subject to the following findings and conditions:

Findings:

1. The preliminary plat conforms to the comprehensive plan Davenport +2035.
2. The preliminary plat prepares the area for future development.
3. A variance to Section 16.24.040C is warranted due to topographical challenges and safety concerns.
4. The preliminary plat (with conditions and variance recommended by City staff) would achieve consistency with subdivision requirements.

Conditions:

1. Madelyn Way shall be renamed to Madelyn Court.
2. A variance to Section 16.24.040C for a cul-de-sac exceeding maximum length is granted for Madelyn Court.
3. Standard plat notes shall be added.
4. The new street connecting the existing Lakehurst Drive to Thomas Pointe Road shall be renamed to Thomas Pointe Road throughout the entire subdivision.
5. A street name is required for the east-west roadway connecting Lakehurst Drive to Whispering Pine Drive.
6. On-street parking shall be limited to one side of the street. No parking will be permitted within the cul-de-sac.
7. Remove the island from the Madelyn Court cul-de-sac.
8. Remove the Madelyn Court mid-block turn around as public right-of-way and maintain a 50 foot width. The hammerhead turnaround does not meet the requirements of the International Fire Code.
9. Add the following note to the plat, "Acceptable sewer size and drainage easement width depend upon pipe depth and storm water flows. Until construction plans and stormwater calculations are submitted and approved, sewer size and easement widths are to be considered as preliminary only and may change with final platting."
10. Shift the right-of-way line on lot 5 to the south to align with the north property line of 6325 Lakehurst Drive. The entirety of the sidewalk shall be located within the public right-of-way.
11. Add a note stating, "Sidewalks shall be constructed along all street frontages prior to the

completion of residential construction for each lot, or as so ordered by the City of Davenport."

12. All easements shall be a minimum width of 15 feet.
13. Label the easement between lots 24 and 25 as "20' Sanitary Sewer, Utility, and Access Easement"

Variance Review: The proposed subdivision requires a variance to exceed the maximum length of cul-de-sac for Madelyn Court. Staff's variance analysis is attached. Plan & Zoning Commission supports a variance to exceed the maximum length of a cul-de-sac on Madelyn Court.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General (RG)

Relevant goals to be considered in this case: Strengthen the existing built environment.

The proposed final plat complies with the Davenport +2035 proposed land use section.

Zoning: R-2 Single-Family Residential District

Technical Review is attached as background material.

Public Input: No Public Hearing is required for a preliminary plat.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Preliminary Plat
🗋	Backup Material	Zoning and Future Land Use Map
🗋	Backup Material	Variance Analysis
🗋	Backup Material	Technical Review Staff Report
🗋	Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	12/30/2021 - 8:38 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Case P21-05 being the request of Beckett Place Development, LLC on behalf of Glen and Kathleen Moeller for a preliminary plat of Beckett Place, a 51-lot subdivision on 25.8 acres located south of Veterans Memorial Parkway and east of Interstate 74.

WHEREAS, the Plan and Zoning Commission reviewed Case P21-05 at the November 30, 2021 regularly scheduled meeting with a recommendation for approval subject to thirteen conditions; and

WHEREAS, a variance to Section 16.24.040C to exceed the maximum length of a cul-de-sac is granted with the approval of this plat.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that the preliminary plat of Beckett Place to the City of Davenport be the same and is hereby approved and accepted subject to all conditions as stated in the November 30, 2021 Plan and Zoning Commission's recommendation for approval.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

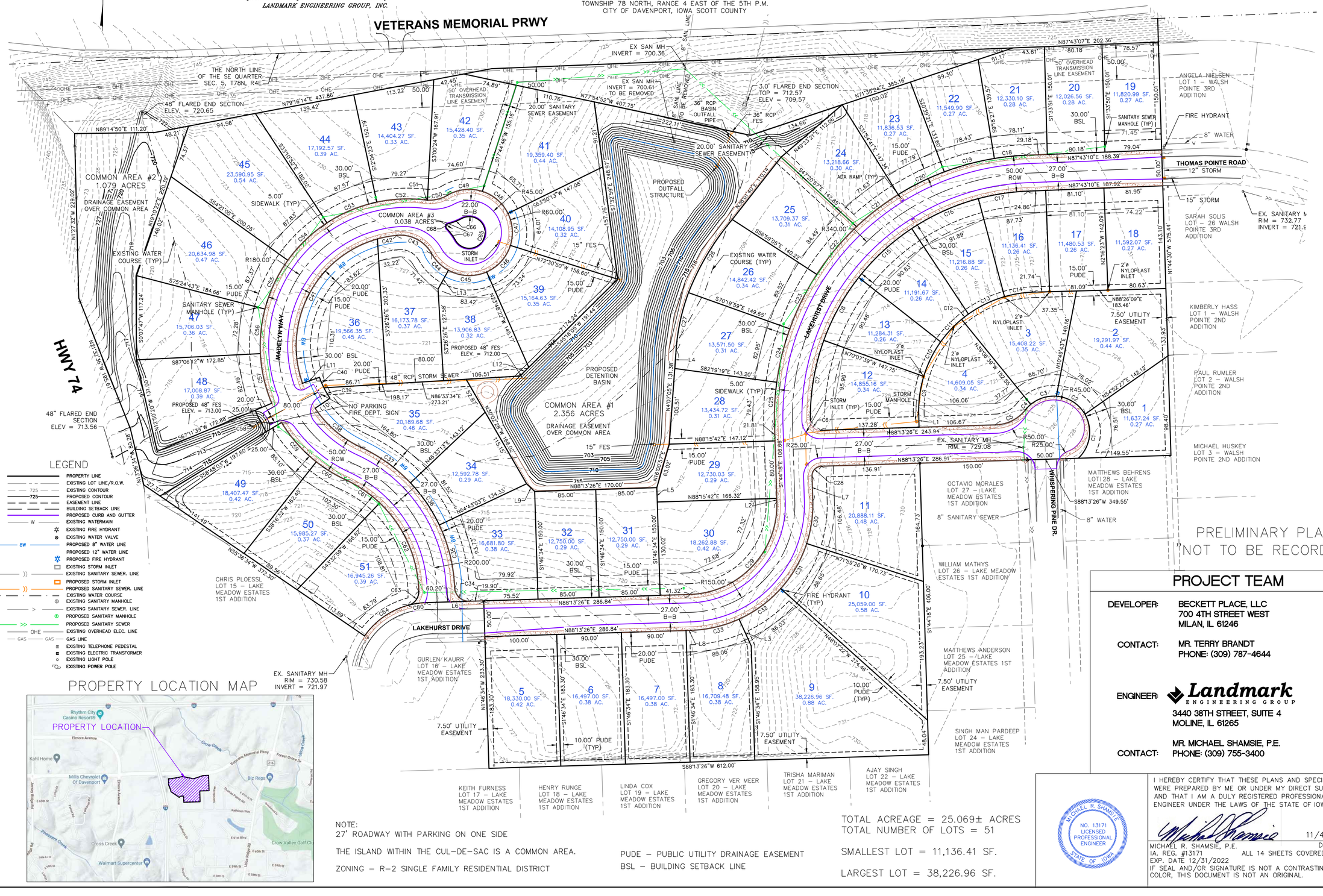
PRELIMINARY PLAT
BECKETT PLACE
DAVENPORT, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.
CITY OF DAVENPORT, IOWA SCOTT COUNTY

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GRAPHIC SCALE 1" = 60'
0 30 60 120



LEGEND

- PROPERTY LINE
- EXISTING LOT LINE/R.O.W.
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EASEMENT LINE
- BUILDING SETBACK LINE
- PROPOSED CURB AND GUTTER
- EXISTING WATERMAIN
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- PROPOSED 8" WATER LINE
- PROPOSED 12" WATER LINE
- PROPOSED FIRE HYDRANT
- EXISTING STORM INLET
- EXISTING SANITARY SEWER. LINE
- PROPOSED STORM INLET
- PROPOSED SANITARY SEWER. LINE
- EXISTING WATER COURSE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER. LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SEWER
- EXISTING OVERHEAD ELEC. LINE
- GAS LINE
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC TRANSFORMER
- EXISTING LIGHT POLE
- EXISTING POWER POLE

PROPERTY LOCATION MAP

NOTE:
27' ROADWAY WITH PARKING ON ONE SIDE

THE ISLAND WITHIN THE CUL–DE–SAC IS A COMMON AREA.

ZONING – R–2 SINGLE FAMILY RESIDENTIAL DISTRICT

PUDE – PUBLIC UTILITY DRAINAGE EASEMENT
BSL – BUILDING SETBACK LINE

TOTAL ACREAGE = 25.069± ACRES
TOTAL NUMBER OF LOTS = 51

SMALLEST LOT = 11,136.41 SF.

LARGEST LOT = 38,226.96 SF.

PRELIMINARY PLAN
"NOT TO BE RECORDED"

PROJECT TEAM

DEVELOPER: BECKETT PLACE, LLC
700 4TH STREET WEST
MILAN, IL 61246

CONTACT: MR. TERRY BRANDT
PHONE: (309) 787–4644

ENGINEER: Landmark ENGINEERING GROUP
3440 38TH STREET, SUITE 4
MOLINE, IL 61265

CONTACT: MR. MICHAEL SHAMSIE, P.E.
PHONE: (309) 755–3400

MICHAEL R. SHAMSIE NO. 13171 LICENSED PROFESSIONAL ENGINEER STATE OF IOWA

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

11/4/2021
MICHAEL R. SHAMSIE, P.E. — DATE
IA. REG. #13171 — ALL 14 SHEETS COVERED BY SEAL
EXP. DATE 12/31/2022
IF SEAL AND/OR SIGNATURE IS NOT A CONTRASTING COLOR, THIS DOCUMENT IS NOT AN ORIGINAL.

REVISIONS

NO.	DESCRIPTION	DATE

Landmark ENGINEERING GROUP
3440 38TH AVENUE, SUITE 4
MOLINE, IL 61265
(309) 755-3400 FAX (309) 755-5322
CIVIL ENGINEERING AND LAND SURVEYING

PRELIMINARY PLAT
BECKETT PLACE
DAVENPORT, IOWA

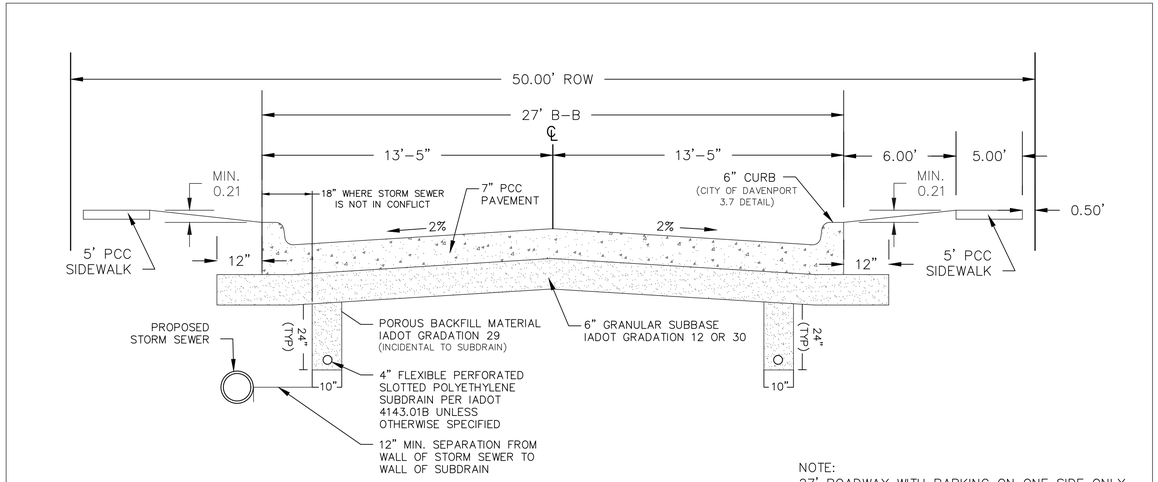
DATE: 11/4/2021
DRAWN BY: HLG
CHECKED BY: MRS

1

01-21-1601

PRELIMINARY PLAT
BECKETT PLACE
DAVENPORT, IOWA

BEING PART OF THE SOUTHEAST QUARTER OF SECTION 5
TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH P.M.
CITY OF DAVENPORT, IOWA SCOTT COUNTY



NOTE:
27' ROADWAY WITH PARKING ON ONE SIDE ONLY

ROADWAY CROSS SECTION

Line Table		
Line #	Length	Direction
L1	19.506	N01° 15' 22.60"W
L2	4.994	S01° 44' 18.24"E
L3	40.998	N24° 25' 15.12"W
L4	25.871	S04° 01' 11.93"W
L5	19.979	S01° 46' 34.24"E
L6	80.090	S88° 13' 25.76"W
L7	34.324	S01° 44' 18.24"E
L8	6.837	S88° 13' 25.76"W
L9	15.469	S46° 32' 45.98"E
L10	25.000	S56° 06' 53.28"W
L11	25.000	S70° 31' 41.60"W
L12	17.204	N45° 16' 04.79"E
L13	30.000	N28° 48' 56.11"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.81	50.00	76.56	N8° 32' 00"E	61.95
C2	48.93	50.00	56.08	N57° 44' 51"W	47.01
C3	38.30	50.00	43.89	S72° 16' 18"W	37.37
C4	10.56	50.00	12.10	S44° 16' 39"W	10.54
C5	47.99	55.00	49.99	N63° 13' 35"E	46.48
C6	21.42	13.50	90.90	S46° 19' 42"E	19.24
C7	114.09	315.00	20.75	S9° 29' 46"W	113.47
C8	100.43	315.00	18.27	S29° 00' 24"W	100.01
C9	51.91	165.00	18.02	S7° 45' 22"W	51.69
C10	53.84	165.00	18.70	S26° 06' 59"W	53.60
C11	42.86	165.00	14.88	S42° 54' 21"W	42.74
C12	11.97	165.00	4.16	S52° 25' 35"W	11.97
C13	56.06	165.00	19.47	S64° 14' 15"W	55.79
C14	41.66	165.00	14.47	S81° 12' 11"W	41.55
C15	100.83	315.00	18.34	S47° 18' 38"W	100.40
C16	102.00	315.00	18.55	S65° 45' 25"W	101.56
C17	69.74	315.00	12.69	S81° 22' 36"W	69.60
C18	44.76	365.00	7.03	S84° 12' 24"W	44.73
C19	72.23	365.00	11.34	S75° 01' 28"W	72.11
C20	71.64	365.00	11.25	S63° 43' 56"W	71.53
C21	73.24	365.00	11.50	S52° 21' 39"W	73.11
C22	86.62	365.00	13.60	S39° 48' 50"W	86.42
C23	84.75	365.00	13.30	S26° 21' 48"W	84.56
C24	76.66	365.00	12.03	S13° 41' 41"W	76.52
C25	59.99	365.00	9.42	S2° 58' 12"W	59.92
C26	119.16	363.17	18.80	S30° 52' 54"W	118.62
C27	81.89	290.00	16.18	S12° 12' 27"W	81.62
C28	21.20	13.50	89.96	S43° 14' 34"W	19.09
C29	196.27	125.00	89.96	N43° 14' 34"E	176.72
C30	60.32	175.00	19.75	N8° 08' 08"E	60.02
C31	72.90	175.00	23.87	N29° 56' 36"E	72.37
C32	72.39	175.00	23.70	N53° 43' 41"E	71.88
C33	69.16	175.00	22.64	N76° 54' 05"E	68.71
C34	31.23	20.00	89.45	S47° 02' 57"E	28.15
C35	90.16	225.00	22.96	N13° 48' 09"W	89.56
C36	71.33	225.00	18.16	N34° 21' 52"W	71.03
C37	85.46	225.00	21.76	N54° 19' 38"W	84.94
C38	84.74	155.00	31.32	S49° 32' 47"E	83.68
C39	16.81	130.00	7.41	S30° 10' 52"E	16.80
C40	15.89	130.00	7.01	S22° 58' 28"E	15.89
C41	253.66	155.00	93.77	S27° 24' 41"W	226.29
C42	27.39	155.00	10.13	S79° 21' 27"W	27.36
C43	57.88	50.00	66.33	N62° 24' 57"W	54.70
C44	33.44	60.00	31.93	S45° 13' 06"E	33.01
C45	55.11	60.00	52.62	S87° 29' 43"E	53.19
C46	51.01	60.00	48.71	N41° 50' 24"E	49.48
C47	45.71	60.00	43.65	N4° 20' 18"W	44.61
C48	48.27	60.00	46.09	N49° 12' 31"W	46.98
C49	50.34	60.00	48.07	S83° 42' 35"W	48.88
C50	29.09	50.00	33.33	N76° 20' 24"E	28.68
C51	3.32	50.00	3.80	S85° 05' 36"E	3.32
C52	67.55	205.00	18.88	S87° 22' 00"W	67.25
C53	75.52	205.00	21.11	S67° 22' 22"W	75.10
C54	75.75	205.00	21.17	S46° 14' 02"W	75.32
C55	75.35	205.00	21.06	S25° 07' 06"W	74.93
C56	62.56	205.00	17.48	S5° 50' 45"W	62.32
C57	71.23	205.00	19.91	S12° 51' 04"E	70.88
C58	33.69	230.00	8.39	S27° 00' 09"E	33.66
C59	73.44	205.00	20.53	S41° 27' 42"E	73.05
C60	48.24	205.00	13.48	S58° 27' 58"E	48.13
C61	57.29	175.00	18.76	N55° 49' 45"W	57.04
C62	137.85	175.00	45.13	N23° 53' 00"W	134.32
C63	26.54	20.00	76.02	N36° 41' 38"E	24.63
C64	75.64	109.18	39.69	S54° 51' 26"W	74.13
C65	103.09	22.00	268.47	N16° 08' 36"E	31.52
C66	20.40	83.00	14.09	N68° 57' 02"E	20.35
C67	20.40	83.00	14.09	N36° 39' 50"W	20.35
C68	8.36	4.00	119.70	S16° 08' 36"W	6.92
C80	25.36	109.18	13.31	S81° 21' 30"W	25.30

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REVISIONS

NO.	DESCRIPTION	DATE

Landmark
ENGINEERING GROUP
3449 38TH AVENUE, SUITE 4
(309) 797-0400
MOLINE, IL 61265
FAX (309) 736-5322
CIVIL ENGINEERING AND LAND SURVEYING

PRELIMINARY PLAT
BECKETT PLACE
DAVENPORT, IOWA

DATE: 11/4/2021
DRAWN BY: HLG
CHECKED BY: MRS

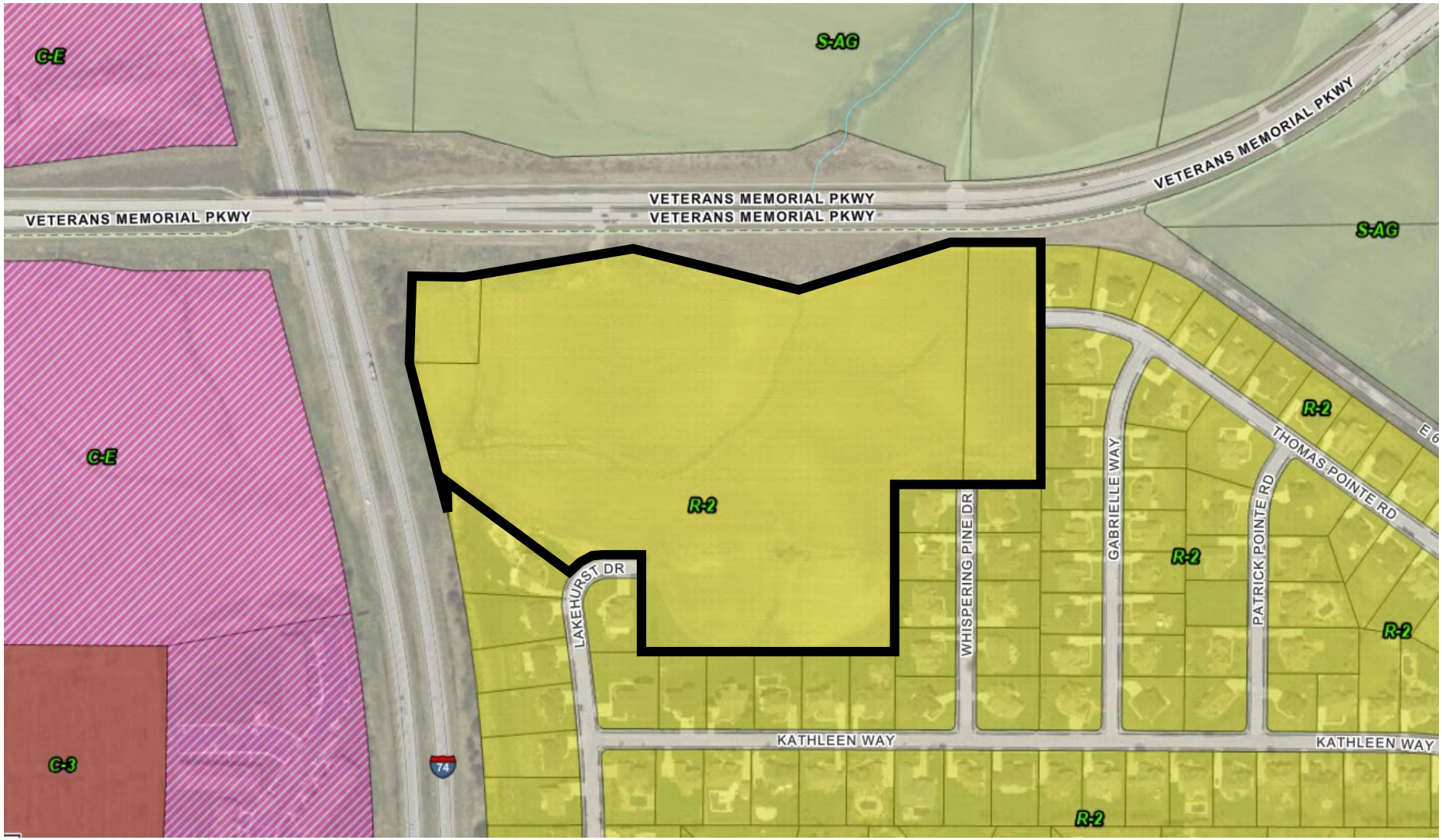
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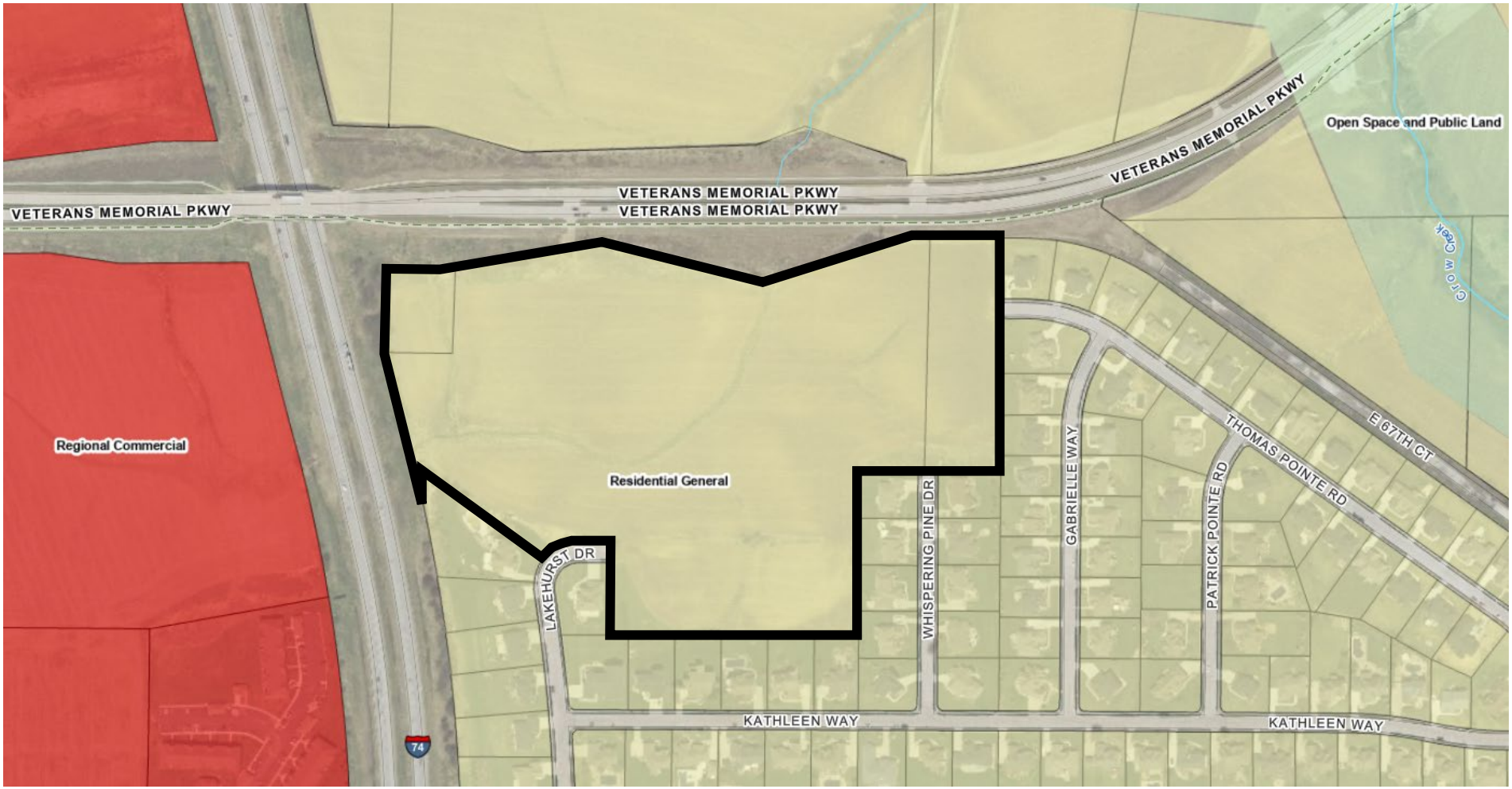
Case P21-05: Beckett Place
Vicinity Map



Case P21-05: Beckett Place
Zoning Map



Case P21-05: Beckett Place
Future Land Use Map



Variance Request Review

Code Section 16.32.010 states:

> *"Whenever the tract to be subdivided is of such unusual size or shape or is surrounded by such development or unusual conditions that the strict application of the requirements contained in the regulations would result in real difficulties and substantial hardships or injustice, the City Plan & Zoning Commission may vary or modify such requirements so that the subdivider is allowed to develop his property in a reasonable manner, but so, at the same time, the public welfare and interests of the City and surrounding area are protected and the general intent and spirit of these regulations are preserved."*

Exceeding Maximum Cul-de-Sac Length of 600 feet

Code Section: 16.24.040(C) states:

> *"Cul-de-sac turnarounds shall be provided at the end of all permanently closed streets. No Cul-de-sac shall exceed 600 feet in length as measured from the centerline of the intersecting street to the termination of the right-of-way."*

Madelyn Way is approximately 900 linear feet from the centerline of Lakehurst Drive to the terminus of the cul-de-sac.

Staff Analysis:

Madelyn Way – The topography of the site provides a natural detention area that would cause a hardship to provide an additional east/west road connection within the subdivision. Connection to Veterans Memorial Parkway would cause a significant safety concern due to traffic volume, limited visibility, speed, and proximity to the I-74 overpass. The City also wishes to limit the number of connection points onto Veterans Memorial Parkway. As a result, staff believes a variance from 16.24.040C is warranted.

Case P21-05: Beckett Place

Technical Review:

1. Streets: The standard specifications call for parking on only one side of the street where street width is 27 feet or less. Madelyn Way will need to be renamed to Madelyn Court and Lakehurst Drive must be renamed to Thomas Pointe Road. Sidewalks are required along all city right-of-way. Staff is recommending the landscape island within the Madelyn Way cul-de-sac be removed. Islands create challenges with snow plowing and general maintenance operations. The existing right-of-way on Lakehurst Drive is 55 feet wide. A more gradual taper is required. The western corner of the front lot line of Lot 5 must align with Lot 16 of Lake Meadow Estates 1st Addition.
2. Storm Water: The site requires stormwater detention and shall meet water quality criteria in the Iowa Storm Water Management Manual. Storm detention is proposed in Common Areas 1 and 2, which should be relabeled as outlots. Access must be provided for maintenance of detention areas and any drainage ways must be maintained to provide for the proper flow of water. The full extent of the trail must be located within an access easement.
3. Sanitary Sewer: Existing sanitary sewer infrastructure is available at Lakehurst Drive, Whispering Pine Drive, Thomas Pointe Road, and Veteran's Memorial Parkway. Sanitary Sewer will be extended throughout the subdivision as development occurs.
4. Parks/Open Space: The proposed plat does not impact any existing or planned parks or public open space. Open space is provided on the site via a walking path surrounding the detention basin at the center of the subdivision.
5. Other: This is an urban area and normal utility services are available. The public utility easement must be increased to 20 feet where water mains are planned. The fire department does not require the hammerhead turnaround midway through Madelyn Way.



Complete application can be emailed to planning@ci.davenport.ia.us

Property Address* Parcels YO537-33B; YO539-34A
***If no property address, please submit a legal description of the property.**

Applicant (Primary Contact)

Name:	Terry Brandt
Company:	Beckett Place Development, LLC
Address:	700 4th Street West
City/State/Zip:	Milan, IL 61264
Phone:	309-787-4644
Email:	tbrandt@brandtconstructionco.com

Owner (if different from Applicant)

Name:	Glen & Kathy Moeller
Company:	
Address:	28140 162nd Avenue
City/State/Zip	Long Grove, Iowa 52756
Phone:	563.370.3101
Email:	sam082622@hotmail.com

Engineer (if applicable)

Name:	Michael Shamsie, PE
Company:	Landmark Engineering Group, Inc
Address:	3440 38th Avenue, Suite 4
City/State/Zip	Moline, IL 61265
Phone:	309.755.3400
Email:	mike.shamsie@landgroup.biz

Architect (if applicable)

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

Attorney (if applicable)

Name:	Clemens A. Werner, Jr.
Company:	Stanley, Lande & Hunter
Address:	201 W. 2nd Street, Suite 1000
City/State/Zip:	Davenport, Iowa 52801
Phone:	
Email:	

Application Form Type:

Plan and Zoning Commission
- Zoning Map Amendment (Rezoning) ☐
- Planned Unit Development ☐
- Zoning Ordinance Text Amendment ☐
- Right-of-way or Easement Vacation ☐
- Voluntary Annexation ☐

Zoning Board of Adjustment
- Zoning Appeal ☐
- Special Use ☐
- Hardship Variance ☐

Design Review Board
- Design Approval ☑
- Demolition Request in the Downtown ☐
- Demolition Request in the Village of East Davenport ☐

Historic Preservation Commission
- Certificate of Appropriateness ☐
- Landmark Nomination ☐
- Demolition Request ☐

Administrative
- Administrative Exception ☐
- Health Services and Congregate Living Permit ☐

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

N of Lake Meadows Estates Subdivision; West of Walsh Point Subdivision; East of I-74 & S of Veteran's Pkwy

Total Land Area: 25 Acres

Total Number of Lots: 53

Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: ☑ Yes ☐ No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot. $1000 + (53)($25/lot) = $2,325.00
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed final plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final plat:
- Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
  - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
  - Executed platting certificate.
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

(4) Recordation:
- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: Michael Shannon Date: August 19, 2021
By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: _____ Date: _____
Planning staff

Date of Plan and Zoning Commission Public Hearing: _____

Plan and Zoning Commission meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

I, Glen Moeller, owner of the property described herein, authorize Terry Brandt and/or Michael Shamsie to act as applicant, representing me/us before the Plan and Zoning Commission and City Council.

25 Acres +/- North of Lake Meadows Estates Subdivision, West of Walsh Pointe Subdivision, East of I-74 and south of Veteran's Memorial Parkway for the proposed Beckett Place Subdivision in the City of Davenport, Iowa

Glen A Moeller
Signature(s)

State of Iowa
County of Scott
Sworn and subscribed to before me

This 19th day of August 2021 Driver's License
Form of Identification

Margaret M Moeller
Notary Public

My Commission Expires: 4.27.2023

NOTARIAL SEAL IOWA
MARGARET M. MOELLER
Commission Number 734207
My Commission Expires
4.27.2023

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
1/12/2022

Subject:
Resolution authorizing the submission of an application to the Economic Development Administration (EDA) for grant assistance with the design and construction of the RiverCenter Convention Center Recovery and Adler Theatre Ventilation Upgrade project. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport is submitting an application to the Economic Development Administration for the design and construction of the Rivercenter Convention Center Recovery and Adler Theatre Ventilation Upgrade project. The total project is estimated at $8,107,344. The City is requesting $6,485,875 from EDA (80% of eligible cost that include preliminary/construction engineering services, construction and 5% contingency) and the City will provide 20% of the eligible cost; the total City share is estimated at $1,621,469.

The purpose of the project is to replace the aging mechanical system within the Adler Theatre with new infrastructure as the City continues to respond to the COVID-19 pandemic. This new equipment will meet industry standards for proper airflow so entertainers and visitors can properly utilize and enjoy the facility. In addition, the lobbies of the Rivercenter, which is connected to the Adler Theatre, will be rejuvenated in order to maintain and attract conventions and events to the City of Davenport. This modernization effort will include, but is not limited to, new lighting, painting, flooring, walls, railings, signage, décor, and furnishings.

In total, this project will greatly assist the recovery of the City of Davenport's and the greater Quad City tourism economy.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	12/29/2021 - 5:03 PM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 5:03 PM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:54 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION authorizing the submission of an application to the Economic Development Administration (EDA) for grant assistance with the design and construction of the RiverCenter Convention Center Recovery and Adler Theatre Ventilation Upgrade project.

WHEREAS, the City of Davenport (the "City") is a political subdivision organized and existing under the law and the Constitution of the State of Iowa (the "State"); and

WHEREAS, the City is committed to improving its infrastructure and economic development; and

WHEREAS, it is a requirement of the EDA that local matching funds in the amount of $1,621,469 be committed to the project and that such funds be readily available and unencumbered; and

WHEREAS, the City endorses the application and has estimated the total project cost to be $8,107,344, and the grant request to be $6,485,875.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa endorses said RiverCenter Convention Center Recovery and Adler Theatre Ventilation Upgrade project and that City staff is authorized to submit an application to the United States Economic Development Administration, authorizes the City Administrator to be the Designated Authorized Representative, and acknowledges that the City's matching funds in the amount of $1,621,469 are readily available and unencumbered.

Passed and approved this 12th day of January, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **1/12/2022**

Subject:
Resolution approving Case F20-11 being a request of DA Montana LLC for a final plat of Shirley's Shire, a 3-lot subdivision on 12.04 acres located north of Telegraph Road and west of Wisconsin Avenue. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
The request is a 3-lot subdivision on 12.04 acres to facilitate single-family residential development. The Plan and Zoning Commission reviewed the final plat at its May 18, 2021 meeting and have recommended approval subject to the listed findings and conditions.

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That the affidavit of existing land uses shall be recorded on the property;
4. Revise the zoning district classification from 'A-1' to 'S-AG'.

Comprehensive Plan:

Within Existing Urban Service Area: No
Within Urban Service Area 2035: Yes
Future Land Use designation: Residential General (RG)
Relevant goals to be considered in this case: Strengthen the existing built environment.

The proposed final plat complies with the Davenport +2035 proposed land use section.

Zoning:

1. R-1 Single-Family Residential District.
2. S-AG Agricultural District.

This subdivision contains split zoning with legal non-conforming agriculture currently present in the R-1 Zoning District. An affidavit of existing land uses has been provided with the acknowledgement that no single-family uses may encroach in the S-AG Zoning District and the legal non-conforming agricultural use cannot be expanded in the R-1 Zoning District.

Technical Review:

Streets: No additional streets are proposed with this subdivision.
Storm Water: No stormwater detention requirements are proposed with this plat; however individual lot owners will be responsible for meeting any stormwater detention and water quality requirements applicable the the time of development.
Sanitary Sewer: The proposed lots are over 200 feet from existing sewer. Septic systems would be permitted.
Other Utilities: Utility services are available.
Parks/Open Space: The proposed plat does not impact any existing or planned parks or public open space.

Public Input: No Public Hearing is required for a final plat.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Application
🗋	Backup Material	Final Plat
🗋	Backup Material	Affidavit
🗋	Backup Material	Zoning and Future Land Use Map

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	12/30/2021 - 8:38 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Case F20-11 being the request of DA Montana LLC for a final plat of Shirley's Shire, a 3-lot subdivision on 12.04 acres located north of Telegraph Road and west of Wisconsin Avenue.

WHEREAS, the Plan and Zoning Commission reviewed Case F20-11 at the May 18, 2021 regularly scheduled meeting with a recommendation for approval subject to four conditions; and

WHEREAS, the conditions will be added to the plat and/or provided.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of Shirely's Shire, an addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk by DA Montana LLC, be the same is hereby approved and accepted; and dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed by the Mayor and Deputy City Clerk of said City; and be it

FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and directed to certify to the adoption of this resolution on said plat as required by law.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk



Complete application can be emailed to planning@ci.davenport.ia.us

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission
Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Zoning Board of Adjustment
Zoning Appeal
Special Use
Hardship Variance

Design Review Board
Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of East Davenport

Historic Preservation Commission
Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative
Administrative Exception
Health Services and Congregate Living Permit

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Linear Feet of Streets Added:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

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- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: Jeff Reed Date: 09/14/2020
By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: Date:
Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

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

_____

_____
Signature(s)

State of ,
County of .
Sworn and subscribed to before me

This day of 20 _____
Form of Identification

_____
Notary Public

My Commission Expires:

2019 PLAN & ZONING COMMISSION CALENDAR

PLAN & ZONING COMMISSION SCHEDULE				CITY COUNCIL SCHEDULE		
REZONING & ROW VACATION SUBMITTAL DEADLINE (12:00 PM - Monday)	*SUBDIVISION PLAT & DEV. PLAN* SUBMITTAL DEADLINE (12:00 PM - Monday)	PLAN & ZONING COMMISSION PUBLIC HEARING (Preview for plats/plans) (5:00 PM - Tuesday)	PLAN & ZONING COMMISION MEETING (5:00 PM - Tuesday)	COUNCIL ITEMS SUBMITTAL DEADLINE (12:00PM - Friday)	COMMITTEE OF THE WHOLE PUBLIC HEARING (5:30 PM - Wednesday)	CITY COUNCIL MEETING (5:30 PM - Wednesday)
11/13/18	11/26/18	12/04/18	12/18/18	12/21/18	01/02/19	01/09/19
11/26/18	12/10/18	12/18/18	**12/31/18**	01/04/19	01/16/19	01/23/19
12/10/18	**12/21/18**	**12/31/18**	01/15/19	01/25/19	02/06/19	02/13/19
12/21/18	01/07/19	01/15/19	02/05/19	02/08/19	02/20/19	02/27/19
01/14/19	01/28/19	02/05/19	02/19/19	02/22/19	03/06/19	03/13/19
01/28/19	02/11/19	02/19/19	03/05/19	03/08/19	03/20/19	03/27/19
02/11/19	02/25/19	03/05/19	03/19/19	03/22/19	04/03/19	04/10/19
02/25/19	03/11/19	03/19/19	04/02/19	04/05/19	04/17/19	04/24/19
03/11/19	03/25/19	04/02/19	04/16/19	04/19/19	05/01/19	05/08/19
03/25/19	04/08/19	04/16/19	04/30/19	05/03/19	05/15/19	05/22/19
04/08/19	04/22/19	04/30/19	05/14/19	05/24/19	06/05/19	06/12/19
04/22/19	05/06/19	05/14/19	06/04/19	06/07/19	06/19/19	06/26/19
05/13/19	**05/24/19**	06/04/19	06/18/19	06/21/19	07/03/19	07/10/19
05/24/19	06/10/19	06/18/19	07/02/19	07/05/19	07/17/19	07/24/19
06/10/19	06/24/19	07/02/19	07/16/19	07/26/19	08/07/19	08/14/19
06/24/19	07/08/19	07/16/19	08/06/19	08/09/19	08/21/19	08/28/19
07/15/19	07/29/19	08/06/19	08/20/19	08/23/19	09/04/19	09/11/19
07/29/19	08/12/19	08/20/19	09/03/19	09/06/19	09/18/19	09/25/19
08/12/19	08/26/19	09/03/19	09/17/19	09/20/19	10/02/19	10/09/19
08/26/19	09/09/19	09/17/19	10/01/19	10/04/19	10/16/19	10/23/19
09/09/19	09/23/19	10/01/19	10/15/19	10/25/19	11/06/19	11/13/19
09/23/19	10/07/19	10/15/19	11/05/19	11/08/19	11/20/19	**11/27/19**
10/14/19	10/28/19	11/05/19	11/19/19	11/22/19	12/04/19	12/11/19
10/28/19	**11/08/19**	11/19/19	12/03/19	**cancelled due to holiday**		
11/11/19	11/25/19	12/03/19	12/17/19	**12/13/19**	**01/02/20**	01/08/20
11/25/19	12/09/19	12/17/19	12/31/19	12/27/19	01/15/20	01/22/20
12/09/19	12/23/19	12/31/19	01/14/20	01/17/20	02/05/20	02/12/20
12/23/19	01/06/20	01/14/20	02/04/20	01/31/20	02/19/20	02/26/20

- **SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY - MARKED IN RED**
- **ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL**
- **DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS - MARKED IN RED**
- **DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA**

FINAL PLAT OF:

SHIRLEY'S SHIRE

AN ADDITION TO THE CITY OF DAVENPORT, IOWA. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30 AND PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA.

1. Area of Subdivision-
   Total: 13.450 Acres +/-

2. Surveyor:
   Michael D. Richmond
   2224 East 12th Street
   Davenport, Iowa 5280
   Ph: (563) 286-4236

3. Attorney:
   Thomas Shirman
   202 N. 2nd Street #A
   Eldridge, Iowa 52748
   (563) 285-9600

NOTES:

SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

NO WATER DETENTION REQUIREMENTS ARE PROPOSED WITH THIS PLAT, HOWEVER, INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MEETING ANY STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS APPLICABLE.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 11 NAD '83 (2011) EPOCH 2010.00.

OWNERSHIP OF OUTLOT "A"SHALL REMAIN IN COMMON OWNERSHIP OF DA MONTANA, LLC.

AS THE SUBDIVISION IS BUILT OUT, THE SHARED ACCESS, DRIVEWAYS AND PARKING PADS MUST BE IMPROVED WITH A HARD SURFACED, ALL WEATHER DUSTLESS MATERIAL. GRAVEL, SEAL COATING AND ROTOTILLINGS ARE PROHIBITED.

APPROVED BY:
CITY OF DAVENPORT, IOWA

BY: _____

DATE: _____ ATTEST: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

_____ DATE: _____
MEDIACOM

_____ DATE: _____
IOWA - AMERICAN WATER COMPANY

_____ DATE: _____
CENTURY LINK

_____ DATE: _____
MIDAMERICAN ENERGY
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD BY MIDAMERICAN

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
AS NOTED =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 =
BOUNDARY LINE =
ROAD CENTER LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1" = 50' (24x36)

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

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1

LICENSED LAND SURVEYOR
MICHAEL D. RICHMOND
23503
IOWA

TOWNSEND ENGINEERING
CIVIL ○ STRUCTURAL ○ LAND DEVELOPMENT

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE: 1-11-18

DRAWN BY: KLC
CHECKED BY: MDR
LOCATION BY: S:\REED-JEFF\SUBDIVISION.DWG

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT
FINAL PLAT
SHIRLEY'S SHIRE
DAVENPORT, IOWA

OWNER
JEFF REED
DA MONTANA, LLC
9114 113TH STREET,
BLUE GRASS, IOWA

SHEET NO.
1
OF
1

Prepared by and Return to Brooks Law Firm, PC, 202 N. Second St., Ste. A, Eldridge, IA 52748

AFFIDAVIT

COMES NOW, the undersigned, the lawful agent of DA Montana, LLC, owner of that real estate described and referenced on the drawing attached hereto as Exhibit A (i.e., Shirley's Shire Addition to the City of Davenport, Iowa), and on behalf of the said DA Montana, LLC, states as follows:

1. Shown on the attached drawing (prepared by Townsend Engineering, Davenport, Iowa) are areas marked for row crop and timber uses (unmarked areas are grass areas). Said designated areas depict a physical location of these uses on the respective lots shown on said drawing.

2. The areas marked and described on said drawing reference crop and timber uses on portions of each lot designated "R-1 Single Family Residential Zoning" and/or "S-AG Agricultural Zoning District."

3. The undersigned, for DA Montana, LLC, acknowledges and agrees that no agricultural use (i.e., crop row cultivation) on any portion of a specified lot currently zoned and designated by the City of Davenport, Iowa, as "R-1 Single Family Residential Zoning" may extend or expand from its present location or area without first obtaining the approval of the City of Davenport, Iowa, which approval may be withheld. The undersigned, for DA Montana, LLC, further acknowledges that the current agricultural use of any portion or areas of the specified lots zoned for residential purposes is a non-conforming use which may expire upon non-use of the same for agricultural purposes for a specified period of time or which otherwise may be disqualified for continued agricultural use in accordance with applicable City of Davenport regulations.

4. By the execution and recording of this document with the Scott County, Iowa, Recorder of Deed, all successors in interest of DA Montana, LLC as an owner of any of the referenced lots are hereby notified of the restriction referenced in this document.

Further the affiant sayeth not.

DA Montana, LLC

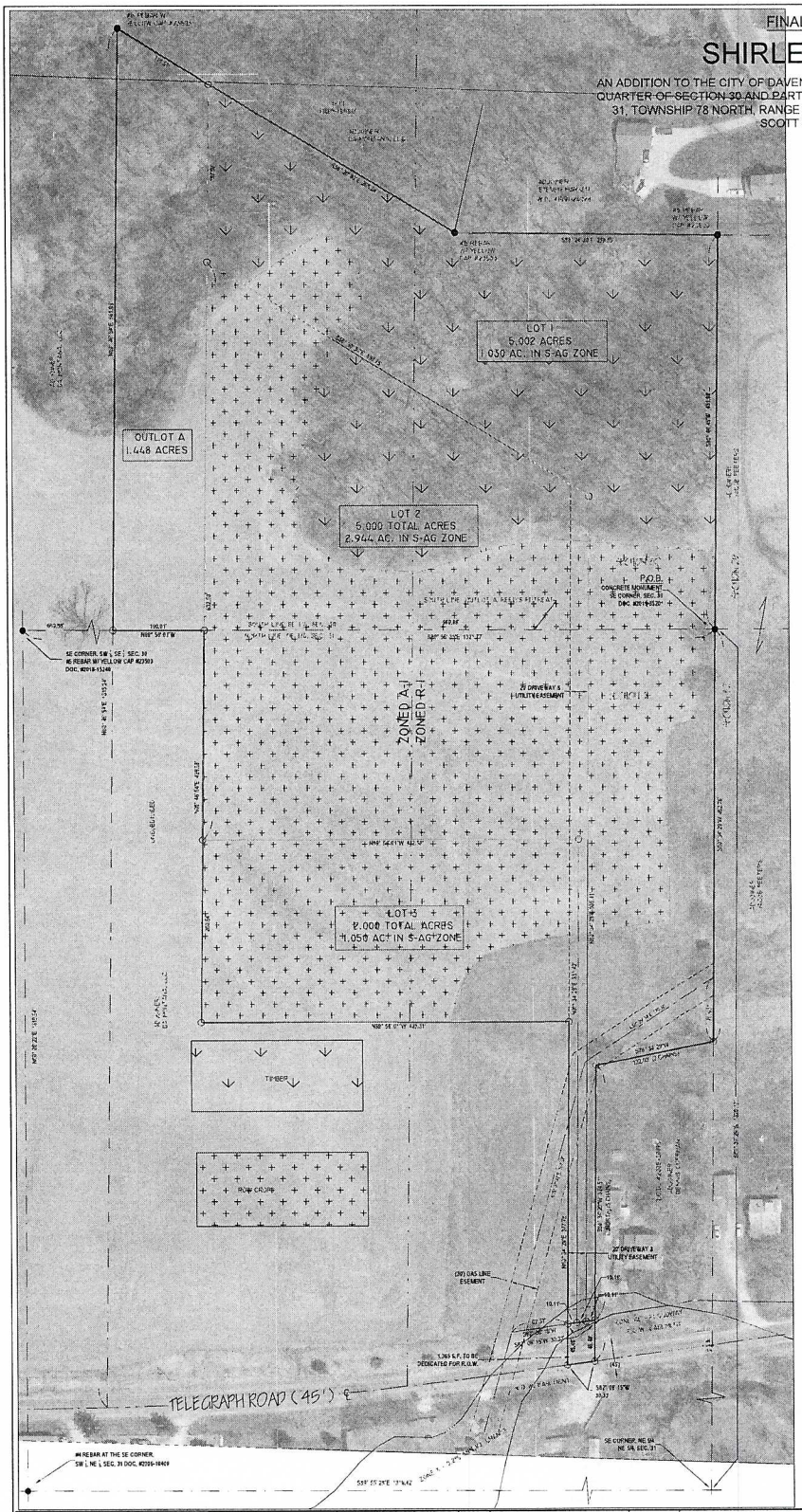
_____

By Jeffery L. Reed, Manager

STATE OF _____, COUNTY OF _____, ss:

Signed and sworn to (or affirmed) before me this ___day of _____, 2021, by Jeffery L. Reed as Manager of DA Montana, LLc.

_____
Signature of Notary Public



FINAL PLAT OF:

SHIRLEY'S SHIRE

AN ADDITION TO THE CITY OF DAVENPORT, IOWA. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 30 AND PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH PRINCIPAL MERIDIAN, SCOTT COUNTY, IOWA.

1. Area of Subdivision-
   Total: 13.450 Acres +/-

2. Surveyor:
   Michael D. Richmond
   2224 East 12th Street
   Davenport, Iowa 5280
   Ph: (563) 286-4236

3. Attorney:
   Thomas Shirman
   202 N. 2nd Street #A
   Eldridge, Iowa 52748
   (563) 285-9600

NOTES:

SIDEWALKS SHALL BE CONSTRUCTED ALONG STREET RIGHT OF WAYS WHEN SO ORDERED BY THE CITY.

NO WATER DETENTION REQUIREMENTS ARE PROPOSED WITH THIS PLAT; HOWEVER, INDIVIDUAL LOT OWNERS WILL BE RESPONSIBLE FOR MEETING ANY STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS APPLICABLE.

DIMENSIONS ALONG CURVES ARE ARC DISTANCES.

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.

BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE IOWA REGIONAL COORDINATE SYSTEM, ZONE 11 NAD '83 (2011) EPOCH 2010.00.

OWNERSHIP OF OUTLOT "A" SHALL REMAIN IN COMMON OWNERSHIP OF DA MONTANA, LLC.

APPROVED BY
CITY OF DAVENPORT, IOWA

BY: _____ ATTEST: _____

DATE: _____

CITY PLAN & ZONE COMMISSION

BY: _____ DATE: _____

_____ DATE: _____

MEDIACOM

_____ DATE: _____

IOWA - AMERICAN WATER COMPANY

_____ DATE: _____

CENTURY LINK

_____ DATE: _____

MIDAMERICAN ENERGY
APPROVED SUBJECT TO MIDAMERICAN'S RIGHTS OF RECORD BY MIDAMERICAN

LEGEND
DEED DIMENSION = (D 00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND
AS NOTED =
MONUMENTS SET
#5 REBAR W/ YELLOW CAP #23583 = ○
BOUNDARY LINE =
ROAD CENTER LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1" = 50' (24x36)

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

Michael D. Richmond
Iowa License Number 23583
My license renewal date is December 31, 2019
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING CIVIL · STRUCTURAL · LAND DEVELOPMENT	DATE: 1-11-18	DRAWN BY: KLC	REVISIONS:		PROJECT	OWNER	SHEET NO.
	PH: 386.4236 386.4231 2224 East 12th Street, Davenport, IA 52803	CHECKED BY: MDR	NO.	DESCRIPTION	DATE	FINAL PLAT SHIRLEY'S SHIRE DAVENPORT, IOWA	JEFF REED DA MONTANA, LLC 9114 113TH STREET, BLUE GRASS, IOWA	1 OF 1
		LOCATION BY: S:\REED-JEFF\SUBDIVISION.DWG						

Maps



Zoning Map



Future Land Use Map

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **1/12/2022**

Subject:
Resolution approving Case F21-12 being the request of XL Development LLC for a final plat of West Lake Business Park 5th Addition, an 8-lot subdivision on 11.03 acres located east of Louis Rich Court. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
The 11.03 acre property, located at the terminus of Louis Rich Court, is currently being developed as commercial storage units. The purpose of the final plat is to place each of the eight storage buildings on its own separate parcel. Access onto Louis Rich Court will be provided through a 50-foot private road easement spanning across each flag lot.

The Plan and Zoning Commission reviewed the final plat at its November 16, 2021 meeting with a recommendation to approve Case F21-12 subject to the listed findings and conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Add an approval signature line for Metronet.
4. Rename "Outlot 1" to "Outlot A". Provide a note stating the purpose of the outlot.
5. Include a note stating, "Drainage easements shall not be impeded."
6. Add a drainage easement to carry flow from the I-280 culvert. A grading plan shall confirm that the culvert flow is maintained.
7. Relabel the 20 foot drainage easement as "Sewer, Drainage, and Access Easement".

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Industry (I)

Relevant goals to be considered in this case: strengthen the existing built environment.

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

Zoning: I-1 Light Industrial District.

Technical Review:

- Streets: The development will have a 50-foot private road easement, which will provide each lot access to Louis Rich Court. No public right-of-way improvements are required.
- Storm Water: Stormwater detention and water quality treatment are required with this subdivision and development. Detention is provided in Outlot 1 at the northwest corner of the site as well as the existing pond on the southern portion of the property.
- Sanitary Sewer: Sanitary sewers will be extended from existing infrastructure to serve this subdivision.
- Other Utilities: Other normal utility services are available.

Public Input:

No Public Hearing is required for a final plat.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Final Plat
🗋	Backup Material	Zoning Map & Future Land Use Map
🗋	Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	12/30/2021 - 8:39 AM

Resolution No. _____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Case F21-12 being the request of XL Development LLC for a final plat of West Lake Business Park 5th addition, an 8-lot subdivision on 11.03 acres located east of Louis Rich Court.

WHEREAS, the Plan and Zoning Commission reviewed Case F21-12 at the November 16, 2021 regularly scheduled meeting with a recommendation for approval subject to seven conditions; and

WHEREAS, the conditions will be added to the plat and/or provided.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport that the final plat of West Lake Business Park 5th Addition, and addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk by XL Development, LLC, an Iowa limited liability company, be the same and is hereby approved and accepted; and the dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed; and be it

FURTHER RESOLVED that the Mayor and Deputy City Clerk be and they are hereby authorized and directed to certify to the adoption of this Resolution on said plat as required by law.

Passed and approved this 12th day of January, 2022.

Approved: Attest:

_____ _____

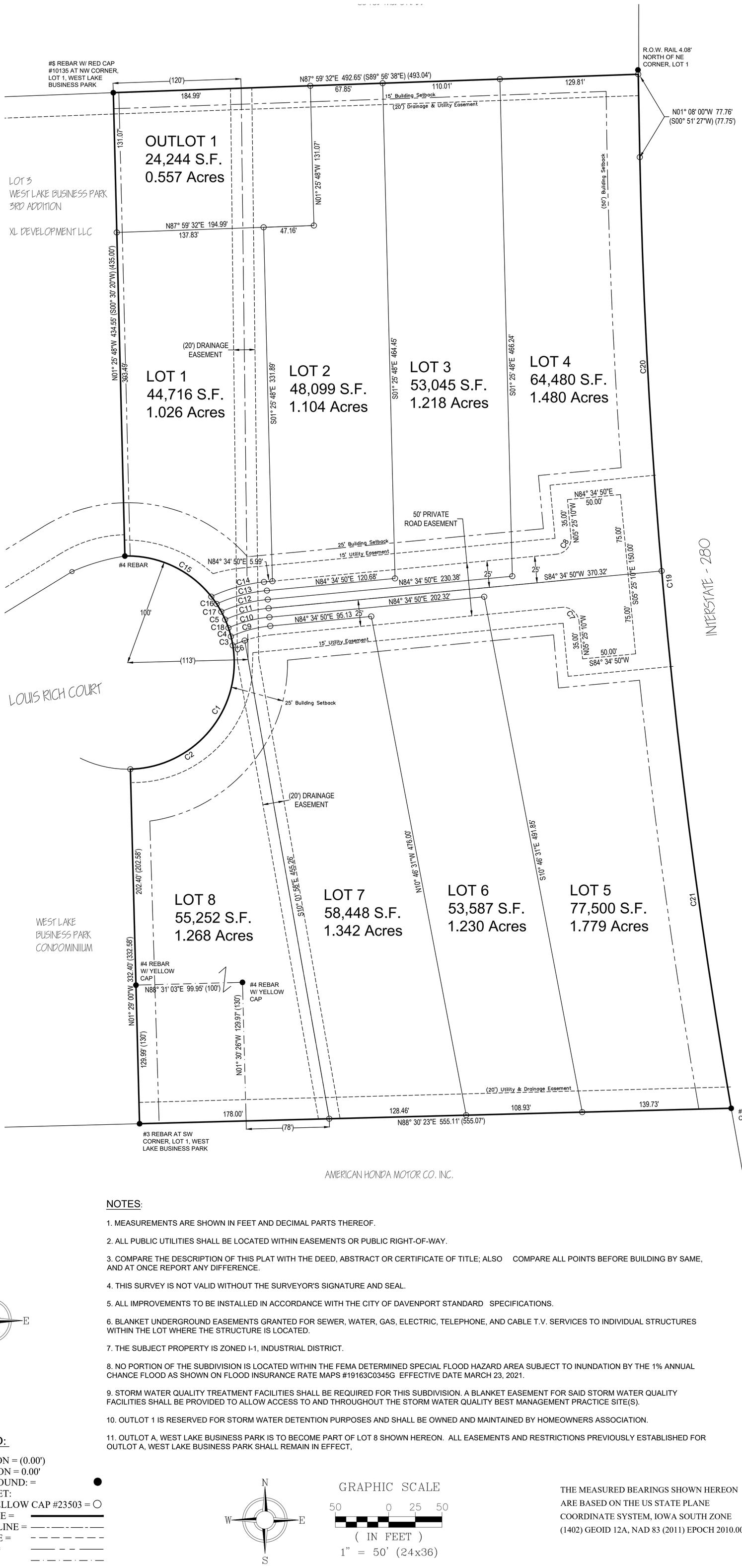
Mike Matson
Mayor

Brian Krup
Deputy City Clerk

FINAL PLAT

WEST LAKE BUSINESS PARK
5TH ADDITION

BEING A REPLAT OF LOT 1 AND OUTLOT A OF WESTLAKE BUSINESS PARK ADDITION TO THE CITY OF DAVENPORT, IOWA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 2 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.



Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	314.16'	100.00'	180°00'00"	314.16'	N01° 29' 00"W
C2	170.68'	100.00'	97°47'41"	170.68'	N39° 37' 10"E
C3	8.56'	100.00'	04°54'17"	8.56'	N11° 43' 49"W
C4	8.41'	100.00'	04°49'00"	8.41'	N16° 35' 28"W
C5	8.34'	100.00'	04°46'41"	8.34'	N26° 10' 22"W
C6	12.03'	106.92'	05°52'40"	12.03	S67° 43' 32"W
C7	23.56'	15.00'	90°00'00"	23.56'	N50° 25' 10"W
C8	23.56'	15.00'	90°00'00"	23.56'	N39° 34' 50"E
C9	38.37'	115.25'	19°04'33"	38.37'	S75° 03' 08"W
C10	39.99'	123.58'	18°32'26"	39.99'	S75° 19' 11"W
C11	42.29'	131.92'	18°22'09"	42.29'	S75° 23' 45"W
C12	45.31'	140.25'	18°30'39"	45.31'	S75° 19' 30"W
C13	49.04'	148.59'	18°54'28"	49.04'	S75° 07' 36"W
C14	53.47'	156.92'	19°31'30"	53.47'	S74° 49' 05"W
C15	92.92'	100.00'	53°14'28"	92.92'	N64° 51' 46"W
C16	8.49'	100.00'	04°51'59"	8.49'	N35° 48' 33"W
C17	8.40'	100.00'	04°48'51"	8.40'	N30° 58' 08"W
C18	8.35'	100.00'	04°47'04"	8.35'	N21° 23' 30"W
C19	896.65'	5899.58'	08°42'29"	896.65'	S05° 29' 15"E
C20	388.59'	5899.58'	03°46'26"	388.59'	S03° 01' 13"E
C21	508.07'	5899.58'	04°56'03"	508.07'	S07° 22' 28"E

PLAT INFORMATION

1. Owner:
   XL Development, LLC
   7620 Louis Rich Ct.
   Davenport, Iowa 52804
2. Engineer:
   Townsend Engineering
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
3. Surveyor:
   Michael D. Richmond
   2224 East 12th Street
   Davenport, Iowa 52803
   Ph: (563) 386-4236
4. Attorney:
   Tom Pastrnak
   Pastrnak Law Firm P.C.
   313 W. 3rd Street
   Davenport, Iowa 52801
   Ph: (563) 323-7737

APPROVAL SIGNATURES:

MAYOR DATE:

CITY CLERK DATE:

CHAIRMAN PLAN & ZONE DATE:

CENTURY LINK DATE:

IOWA - AMERICAN WATER COMPANY DATE:

MEDIACOM DATE:

MIDAMERICAN ENERGY DATE:
APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C.

NOTES:

1. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
3. COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
4. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
5. ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
6. BLANKET UNDERGROUND EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED.
7. THE SUBJECT PROPERTY IS ZONED I-1, INDUSTRIAL DISTRICT.
8. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE FEMA DETERMINED SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON FLOOD INSURANCE RATE MAPS #19163C0345G EFFECTIVE DATE MARCH 23, 2021.
9. STORM WATER QUALITY TREATMENT FACILITIES SHALL BE REQUIRED FOR THIS SUBDIVISION. A BLANKET EASEMENT FOR SAID STORM WATER QUALITY FACILITIES SHALL BE PROVIDED TO ALLOW ACCESS TO AND THROUGHOUT THE STORM WATER QUALITY BEST MANAGEMENT PRACTICE SITE(S).
10. OUTLOT 1 IS RESERVED FOR STORM WATER DETENTION PURPOSES AND SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
11. OUTLOT A, WEST LAKE BUSINESS PARK IS TO BECOME PART OF LOT 8 SHOWN HEREON. ALL EASEMENTS AND RESTRICTIONS PREVIOUSLY ESTABLISHED FOR OUTLOT A, WEST LAKE BUSINESS PARK SHALL REMAIN IN EFFECT,

LEGEND:

DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND: =
MONUMENTS SET:
#5 REBAR W/ YELLOW CAP #23503 =
BOUNDARY LINE =
ROAD CENTER LINE =
EASEMENT LINE =
SETBACK LINE=
SECTION LINE=

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1" = 50' (24x36)

THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE US STATE PLANE COORDINATE SYSTEM, IOWA SOUTH ZONE (1402) GEOID 12A, NAD 83 (2011) EPOCH 2010.00.

LICENSED LAND SURVEYOR
MICHAEL D. RICHMOND
23503
IOWA

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

MICHAEL D. RICHMOND
Iowa License Number: 23503
My license renewal date is December 31, 2021
Pages or sheets covered by this seal: 1

TOWNSEND ENGINEERING
CIVIL ◦ STRUCTURAL ◦ LAND DEVELOPMENT
563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DATE: 10/21/2021
DRAWN BY: KLC
CHECKED BY: MDR
DRAWING LOCATION: S:\GUIZAR\LOT 10

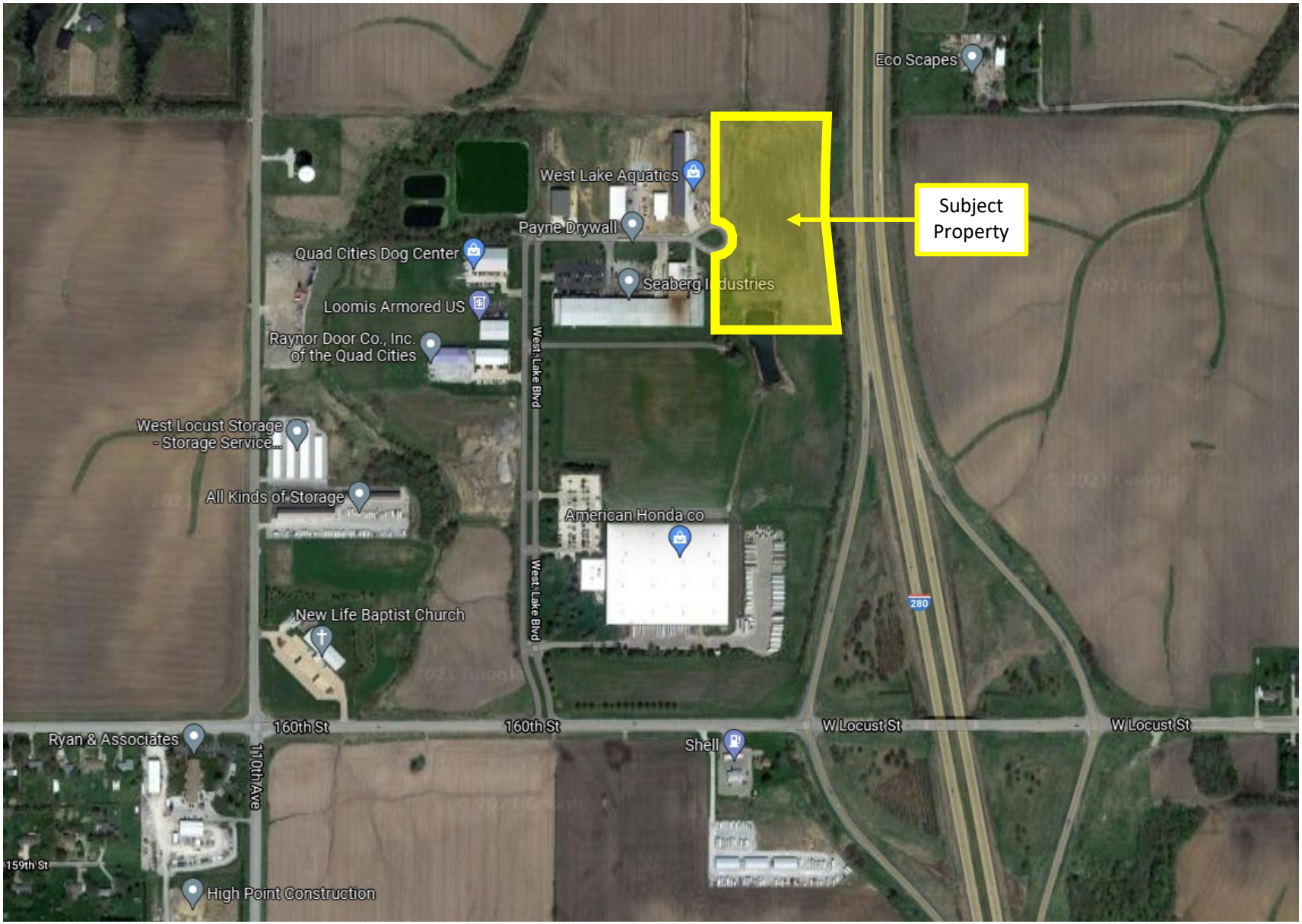
NO.	REVISIONS: DESCRIPTION	DATE
1.		

PROJECT
FINAL PLAT
WEST LAKE BUSINESS PARK 4TH ADD.
DAVENPORT, IOWA

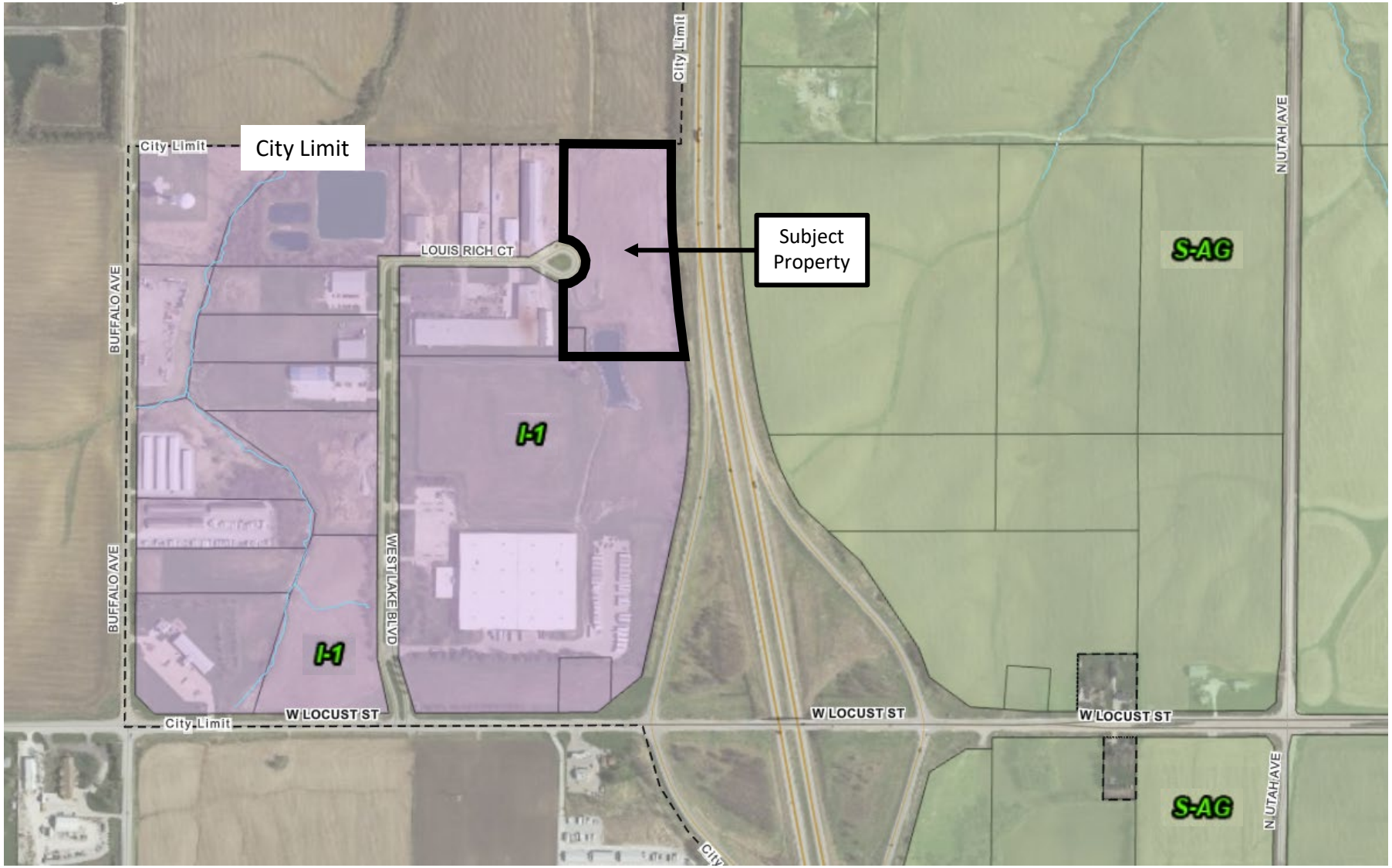
DEVELOPER
XL DEVELOPMENT, LLC
7620 LOUIS RICH CT #1
DAVENPORT, IOWA 52804

SHEET NO.
1 OF 1

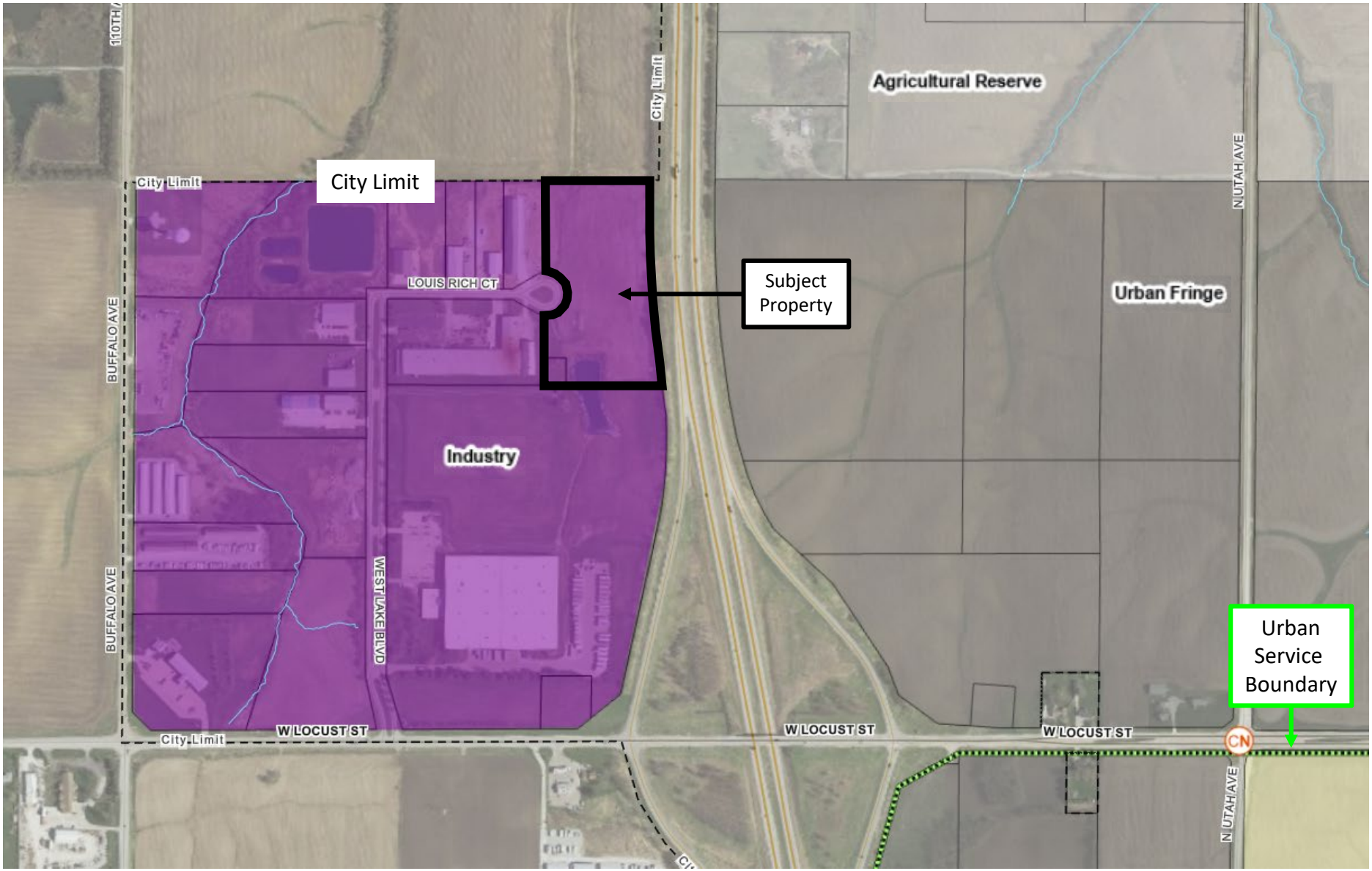
Case F21-12: West Lake Business Park 5th Addition
Vicinity Map



Case F21-12: West Lake Business Park 5th Addition
Zoning Map



Case F21-12: West Lake Business Park 5th Addition
Future Land Use Map





1200 E 46th Street
Davenport, Iowa 52807
(563) 326-6198
Planning@davenportiowa.com

Complete application can be emailed to planning@davenportiowa.com

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

Applicant (Primary Contact)
Name:
Company:
Address: , Unit #1
City/State/Zip:
Phone:
Email:

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission
Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Zoning Board of Adjustment
Zoning Appeal
Special Use
Hardship Variance

Design Review Board
Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of East Davenport

Historic Preservation Commission
Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative
Administrative Exception
Health Services and Congregate Living Permit

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Linear Feet of Streets Added:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed final plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final plat:
- Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
  - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
  - Executed platting certificate.
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

(4) Recordation:
- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: Tim Guizar Date:
By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: Date:
Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held the Tuesday prior to City Council Committee of the Whole meetings at 5:00 p.m. in City Hall Council Chambers, 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

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

_____

_____
Signature(s)

State of ,
County of .
Sworn and subscribed to before me

This day of 20 _____
Form of Identification

_____
Notary Public

My Commission Expires:

WEST LAKE BUSINESS PARK
5TH ADDITION
LEGAL DESCRIPTION

BEING A REPLAT OF LOT 1 OF WESTLAKE BUSINESS PARK ADDITION TO THE CITY OF DAVENPORT, IOWA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 78 NORTH, RANGE 2 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA.

City of Davenport

Department: Community Planning & Economic Development **Action / Date**
Contact Info: Laura Berkley | 563-888-3553 **1/12/2022**

Subject:
Resolution approving Case F21-16 being the request of Birchwood South, LLC for a final plat of Birchwood South Second Addition, a 7-lot subdivision on 17.92 acres located at 4607 East 53rd Street. [Ward 6]

Recommendation:
Adopt the Resolution.

Background:
The request is for a seven-lot final plat on 17.92 acres of property to facilitate commercial development. The purpose of the final plat is to modify existing lot lines to better facilitate commercial development. An additional lot has been added to the east of Ravenwood Lane. City Council approved Birchwood South 1st Addition on September 8, 2021.

The Plan and Zoning Commission reviewed Case F21-16 at its November 30, 2021 meeting with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The plat (with conditions recommended by City Staff) would achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Include a note stating, "The sidewalk along East 53rd Street shall be constructed as a ten foot wide trail."
4. Provide the following note, "The access location to lot 5 from Ravenwood Lane shall be no closer to East 53rd Street than the East 52nd Street intersection."
5. Provide an access easement along the south lot line in Lot 1.

Comprehensive Plan:

Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes
Future Land Use designation: Regional Commercial (RC)
Relevant goals to be considered in this case: Strengthen the existing built environment.

The proposed final plat complies with the Davenport +2035 proposed land use section.

Zoning: C-2 Corridor Commercial District. The subdivision has been reviewed to ensure it meets the conditions the rezoning in Ordinance 2021-105.

Technical Review:

Streets: Sidewalks are required along all city right-of-way. There is a multi-use trail that will extend to the west along E. 53rd Street.
Storm Water: Storm water infrastructure associated with this development will connect into the City of Bettendorf storm sewer on the east and drain into Stafford Creek on the west. Storm detention is planned in Lots A and B.
Sanitary Sewer: Sanitary sewer service is located to the south in the proposed Birchwood Grove subdivision. Sanitary sewer is being extended along the proposed public streets.
Other Utilities: This is an urban area and normal utility services are available.
Parks/Open Space: The proposed plat does not impact any existing or planned parks or public open space.

Public Input: No Public Hearing is required for a final plat. The City of Bettendorf has been notified and included in the technical review.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Final Plat
🗋	Backup Material	Zoning Map & Future Land Use Map
🗋	Backup Material	Application

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	12/30/2021 - 8:39 AM

Resolution No._____

Resolution offered by Alderman Gripp.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving Case F21-16 being the request of Birchwood South LLC for a final plat of Birchwood South Second Addition, a 7-lot subdivision on 17.92 acres located at 4607 East 53rd Street.

WHEREAS, the Plan and Zoning Commission reviewed Case F21-16 at its November 30, 2021 regularly scheduled meeting with a recommendation for approval subject to five conditions; and

WHEREAS, the conditions will be added to the plat and/or provided.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of Birchwood South Second Addition, an addition to the City of Davenport, Scott County, Iowa as filed with the City Clerk by Birchwood South LLC, be the same is hereby approved and accepted; and dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed; and be it

FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and directed to certify to the adoption of this resolution on said plat as required by law.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

PLANNING & ZONING COMMISSION

BY: _____

DATE: _____

CITY OF DAVENPORT, IOWA

BY: _____

ATTEST: _____

DATE: _____

IOWA-AMERICAN WATER COMPANY (WATER)

BY: _____

DATE: _____

METRONET

BY: _____

DATE: _____

FLOOD ZONE

THIS PARCEL IS LOCATED WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON FLOOD INSURANCE RATE MAP, MAP NUMBER 19163CO360G DATED MARCH 23, 2021.

CENTURYLINK (TELEPHONE)

BY: _____

DATE: _____

MIDAMERICAN ENERGY COMPANY (GAS/ELECTRIC)

BY: _____

DATE: _____

MEDIACOM (CABLEVISION)

BY: _____

DATE: _____

ZONING

1. THIS PARCEL IS ZONED C-2, CORRIDOR COMMERCIAL ZONING DISTRICT, DAVENPORT, IOWA JURISDICTION AND SUBJECT TO CONDITIONS WITHIN ORDINANCE 2021-105 INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
2. AN INGRESS/EGRESS POINT IS REQUIRED AT LAKEVIEW PARKWAY AND A SECOND INGRESS/EGRESS POINT TO EAST 53RD STREET IS REQUIRED AND IS BEING PROVIDED AT RAVENWOOD LANE.
3. A 20-FOOT SETBACK ON THE EASTERN AND WESTERN-MOST PROPERTY LINES IN THE C-2 ZONING DISTRICT SHALL BE REQUIRED WHERE ABUTTING COMMERCIAL ZONING DISTRICTS.
4. A 30-FOOT LANDSCAPED SETBACK SHALL BE REQUIRED ON THE EASTERN AND WESTERN MOST PROPERTY LINES OF THE SUBJECT PROPERTY WHERE ABUTTING RESIDENTIAL.
5. CARWASHES AND GAS STATIONS SHALL BE PROHIBITED WEST OF LAKEVIEW PARKWAY.
6. THE FENCE ASSOCIATED WITH THE REQUIRED BUFFER BETWEEN RESIDENTIAL AND COMMERCIAL SHALL BE INSTALLED AFTER FINAL GRADING IS COMPLETED.
7. BUILDINGS WITHIN 100 FEET OF THE WEST PROPERTY, ABUTTING EXISTING RESIDENTIAL LINES SHALL BE LIMITED TO 35 FEET IN HEIGHT.
8. THE MULTI-PURPOSE TRAIL SHALL BE EXTENDED TO THE WEST PROPERTY LINE AS INDIVIDUAL LOTS FRONTING EAST 53RD STREET ARE DEVELOPED.

LEGEND

SURVEY	
PLAN MARK	DESCRIPTION
●	IRON ROD - FOUND
○	IRON ROD - SET W/CAP 16850
▣	X CUT FOUND
00	MEASURED BEARING/DISTANCE
POB	POINT OF BEGINNING
POR	POINT OF REFERENCE
LOT #	BIRCHWOOD SOUTH FIRST ADDITION LOT

PROFESSIONAL LAND SURVEYOR — GARY D. GROSS 16850 — IOWA

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

SIGNATURE: _____

NAME: GARY D. GROSS

DATE: _____ LICENSE NUMBER: 16850

MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2022

PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: B1.01,

SURVEYOR'S NOTES

1. THIS SUBDIVISION CONTAINS 17.921 ACRES MORE OR LESS OF WHICH 2.584 ACRES ARE DEDICATED TO THE CITY OF DAVENPORT FOR RIGHT-OF-WAY PURPOSES.
2. SIDEWALKS WILL BE CONSTRUCTED ALONG ALL PUBLIC STREET FRONTAGES. INSTALLATION OF SIDEWALKS SHALL OCCUR WHEN THE ABUTTING PROPERTY IS DEVELOPED OR WHEN SO ORDERED BY THE CITY.

GENERAL NOTES

1. LOTS A & B SHALL HAVE BLANKET ACCESS, UTILITY, STORM SEWER, DRAINAGE, SANITARY SEWER, AND WATER EASEMENTS AND BE OWNED AND MAINTAINED BY THE OWNER'S ASSOCIATION.
2. OWNERS OF LOTS ON WHICH A DRAINAGE EASEMENT HAS BEEN ESTABLISHED AS STORMWATER PASSAGEWAY SHALL MAINTAIN SAID EASEMENT AS A LAWN, PLANTED IN GRASS AND FREE OF STRUCTURES, SWIMMING POOLS, FENCES, FILL, BUSHES, TREES, OR OTHER LANDSCAPING THAT WOULD IMPEDE THE FLOW OF WATER.
3. RIGHT-OF-WAY SHALL BE DEDICATED TO THE CITY UPON RECORDING OF THE PLAT.
4. NO LOTS SHALL HAVE DIRECT ACCESS TO 53RD STREET.
5. A TRAFFIC SIGNAL WILL BE REQUIRED AT THE INTERSECTION OF LAKEVIEW PARKWAY AND EAST 53RD STREET.
6. SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPERS OF INDIVIDUAL LOTS. MAINTENANCE OF SIDEWALKS IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS. MAINTENANCE OF TRAIL SHALL SHALL BE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS.
7. A FENCE IN ACCORDANCE WITH CITY OF DAVENPORT ZONING CODE IS REQUIRED IN THE 30' LANDSCAPE SETBACKS. TREES, SHRUBS, AND PERENNIALS ARE NOT REQUIRED WHERE THE LANDSCAPE SETBACK IS WITHIN LOTS A AND B.

FINAL PLAT
FOR
BIRCHWOOD SOUTH SECOND ADDITION
TO THE CITY OF DAVENPORT, IOWA
A REPLAT OF BIRCHWOOD SOUTH FIRST ADDITION

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5th P.M., IN SCOTT COUNTY, IOWA

OWNER
BIRCHWOOD SOUTH LLC
4700 E 53RD ST
DAVENPORT, IA 52807

DEVELOPER
S.J. RUSSELL, L.C.
4700 E 53RD ST
DAVENPORT, IA 52807

RETURN TO:
SHIVE-HATTERY
2144 56TH AVE W.
BETTENDORF, IA 52712

N

0 25 50 100
SCALE IN FEET

SHIVEHATTERY
ARCHITECTURE + ENGINEERING
2144 56th Avenue West | Bettendorf, Iowa 52722
563.835.7300 | www.shive-hattery.com
Iowa | Illinois | Indiana | Nebraska | Wisconsin

BIRCHWOOD SOUTH SECOND ADDITION
DAVENPORT, IOWA

DRAWN: JJB
APPROVED: GDG
ISSUED FOR: REVIEW
DATE: 11/04/2021
PROJECT NO: 3204340
FIELD BOOK: 655
CLIENT NO: --

FINAL PLAT

B102

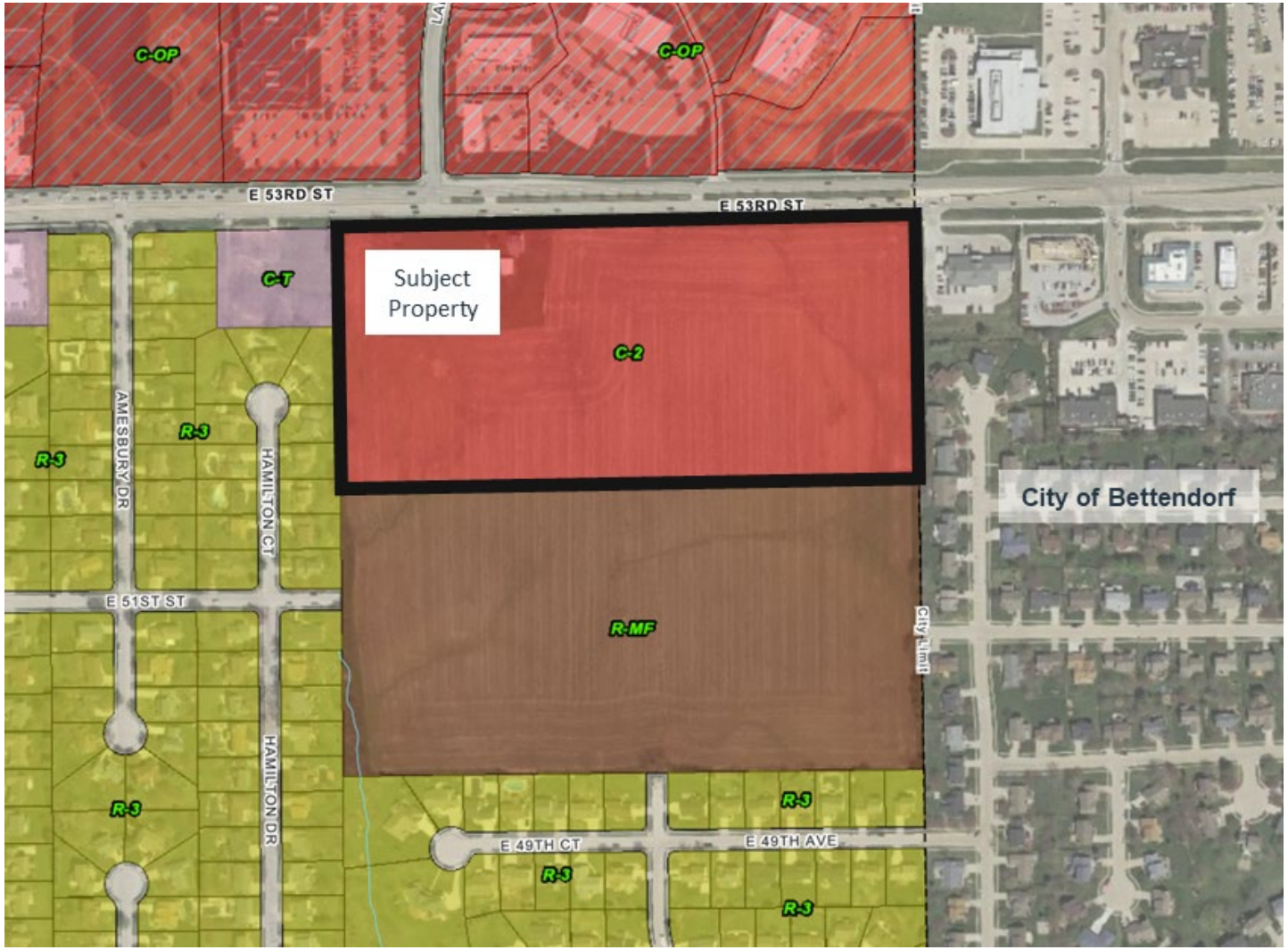
P:\Projects\3203\3204340\Drawings\1s_Survey\B102 Final Plat - Second Addition.dwg
Plotted: 11/4/2021 2:54:49 PM

Vicinity Map



Zoning Map

DAVENPORT
IOWA | USA



Future Land Use Map

DAVENPORT
IOWA | USA





Complete application can be emailed to planning@ci.davenport.ia.us

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

Applicant (Primary Contact)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Owner (if different from Applicant)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Engineer (if applicable)
Name:
Company:
Address:
City/State/Zip
Phone:
Email:

Architect (if applicable)
Name:
Company
Address:
City/State/Zip:
Phone:
Email:

Attorney (if applicable)
Name:
Company:
Address:
City/State/Zip:
Phone:
Email:

Application Form Type:

Plan and Zoning Commission
Zoning Map Amendment (Rezoning)
Planned Unit Development
Zoning Ordinance Text Amendment
Right-of-way or Easement Vacation
Voluntary Annexation

Zoning Board of Adjustment
Zoning Appeal
Special Use
Hardship Variance

Design Review Board
Design Approval
Demolition Request in the Downtown
Demolition Request in the Village of East Davenport

Historic Preservation Commission
Certificate of Appropriateness
Landmark Nomination
Demolition Request

Administrative
Administrative Exception
Health Services and Congregate Living Permit

Preliminary Plat – Required for subdivisions of four lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed plat at a scale of not less than one inch per one hundred feet, which depicts the following:
  - The location of existing property lines, section lines, easements, corporate limits and other legally established districts, streets, buildings, watercourses, tree masses and other existing features within the area to be subdivided and similar facts regarding existing conditions on the land.
  - The proposed location and width of streets, alleys, lots, building setback lines and easements.
  - Existing sanitary and storm sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto. The location and size of the nearest water main and sewer or outlet shall be indicated in a general way upon the plat.
  - Proposed name of the subdivision (which shall not duplicate any previously filed plat), the name of the land owner, land developer, and land surveyor.
  - The names and adjoining boundaries of all adjacent subdivisions and the names of record owners of adjoining parcels of unsubdivided land.
  - Existing contours with intervals of five feet or less.
  - North point, scale and date.
  - A vicinity sketch showing the proposed subdivision in relationship to surrounding development and street systems.

Final Plat – Required for subdivisions of two lots or more.

Property Location:

Total Land Area:
Total Number of Lots:
Linear Feet of Streets Added:
Does the Property Contain a Drainage Way or is it Located in a Floodplain Area: Yes No

Submittal Requirements:

- The completed application form.
- Required fee:
  Ten or fewer lots - $400 plus $25 per lot.
  Eleven to twenty-five lots - $700 plus $25 per lot.
  More than twenty-five lots - $1,000 plus $25 per lot.
- A PDF of the proposed final plat at a scale of not less than one inch per one fifty feet, which depicts the following:
  - The boundary lines of the area being subdivided with accurate distances and bearings.
  - The lines of all proposed streets and alleys with their width and names.
  - The accurate outline of any property which is offered for dedication for public use.
  - The lines of all adjoining lands and the lines of adjacent streets and alleys with their width and names.
  - All lot lines and an identification system for lots and blocks.
  - Building lines and easements for any right-of-way provided for public use, services or utilities, or excess storm water passageways with figures showing their dimensions.
  - All dimensions, both linear and angular, necessary for locating subdivision boundaries, lots, streets, alleys, and of any other areas for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot.
  - Radii, arcs and chords, points of tangency, central angles for all curvilinear streets, and radii and tangents for all rounded corners.
  - All survey monuments and bench marks together with their descriptions.
  - Name of subdivision and description of property subdivided showing its location by distance and bearing to the nearest quarter section monument; points of compass; graphic scale of map; and name and address of owner or owners or the subdivider, or in the case of corporate ownership, the name and address of the registered agent of said corporation shall also appear on the plat;
- Prior to forwarding the proposed final plat to City Council:
  - One full size copy of corrected final plat with the original mylar/sepia and one reduced copy signed/stamped by the utility companies.
  - Executed platting certificates acceptable to the City of Davenport:
    - Acceptance by the City of Davenport.
    - Hold Harmless Agreement.
    - Assessment waiver (sidewalks and subdivision improvements).
    - Dedication of Owner.
    - Consent to platting where applicable.
    - Certificate of Attorney.
    - Surveyor's Certificate.
    - Certificate of County Treasurer.
    - Certificate of Subdivision Name by Scott County Auditor.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Preliminary Plat:

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed preliminary plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the proposed preliminary plat:
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

The petitioner hereby acknowledges and agrees to the following procedure and requirements for submission and approval of a Final Plat:

(1) Application:
- The submission of the application does not constitute official acceptance by the City of Davenport. Planning staff will review the application for completeness and notify the applicant that the application has been accepted or additional information is required. Inaccurate or incomplete applications may result in delay of required public hearings.

(2) Plan and Zoning Commission's consideration of the proposed final plat:
- Planning staff will perform a technical review of the petition and present its findings and recommendation to the Plan and Zoning Commission.
- The Plan and Zoning Commission will vote to provide its recommendation to the City Council. The Plan and Zoning Commission's recommendation is forwarded to the City Council.

(3) City Council's consideration of the final plat:
- Prior to forwarding the petition to the City Council, the following must be provided to the Community Planning and Economic Development Department:
  - One full size copy of the corrected final plat and one reduced copy of the corrected final plat signed/stamped by the utility companies.
  - Executed platting certificate.
- The Committee of the Whole (COW) will consider the petition. Subsequently, the City Council will vote on the petition.

(4) Recordation:
- After the Mayor signs the approved final plats and Acceptance by the City of Davenport, the final will be released to the Surveyor to obtain and return 21 full size copies to the Community Planning and Economic Development Department.
- After the 21 copies are returned, two copies of the final plat and platting certificates will be released to the petitioner.
- It is the petitioner's responsibility to record the final plat with the Scott County Recorder's Office.

Petitioner: Date:

By typing your name, you acknowledge and agree to the aforementioned procedure and requirements.

Received by: Date:

Planning staff

Date of Plan and Zoning Commission Public Hearing:

Plan and Zoning Commission meetings are held in City Hall Council Chambers located at 226 West 4th Street, Davenport, Iowa.

Authorization to Act as Applicant

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

_____

_____
Signature(s)

State of ,
County of .
Sworn and subscribed to before me

This day of 20 _____
Form of Identification

_____
Notary Public

My Commission Expires:

2020 DEVELOPOMENT CALENDAR

CITY PLAN & ZONING COMMISSION SCHEDULE				CITY COUNCIL SCHEDULE		
REZONING & ROW VACATION SUBMITTAL DEADLINE	*SUBDIVISION & DEV. PLAN* SUBMITTAL DEADLINE	PLAN & ZONING PUBLIC HEARING (Preview for plats/plans)	PLAN & ZONING COMMISION MEETING	COUNCIL ITEMS SUBMITTAL DEADLINE	COMMITTEE OF THE WHOLE (PUBLIC HEARING)	CITY COUNCIL MEETING
12:00 PM - Monday	12:00 PM - Monday	5:00 PM - Tuesday	5:00 PM - Tuesday	12:00PM - Friday	5:30 PM - Wednesday	5:30 PM - Wednesday
11/19/19	12/02/19	12/10/19	12/24/19	12/27/19	01/08/20	01/15/20
12/02/19	12/16/19	12/24/19	01/07/20	01/10/20	01/22/20	01/29/20
12/17/19	**12/28/19**	01/07/20	01/21/20	01/24/20	02/05/20	02/12/20
12/27/19	01/13/20	01/21/20	02/04/20	02/07/20	02/19/20	02/26/20
01/13/20	01/27/20	02/04/20	02/18/20	02/21/20	03/04/20	03/11/20
01/27/20	02/10/20	02/18/20	03/03/20	03/06/20	03/18/20	03/25/20
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04/27/20	05/11/20	05/19/20	06/02/20	06/05/20	06/17/20	06/24/20
05/11/20	**05/22/20**	06/02/20	06/16/20	06/19/20	07/01/20	07/08/20
05/22/20	06/08/20	06/16/20	06/30/20	07/03/20	07/15/20	07/22/20
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09/28/20	10/12/20	10/20/20	11/03/20	11/05/20	11/18/20	**11/24/20**
10/12/20	10/26/20	11/03/20	11/17/20	11/20/20	12/02/20	12/09/20
10/26/20	11/09/20	11/17/20	12/01/20	**cancelled due to holiday**		
11/09/20	11/23/20	12/01/20	12/15/20	12/11/20	12/30/20	01/06/21
11/23/20	12/07/20	12/15/20	12/29/20	12/23/20	01/13/21	01/20/21
12/07/20	12/21/20	12/29/20	01/05/21	01/08/21	01/27/21	02/03/21
12/14/20	12/28/20	01/05/21	01/26/21	01/22/21	02/10/21	02/17/21

- **SUBMISSION & MEETING DATES MAY BE CHANGED DUE TO HOLIDAY MARKED IN RED**
- **ORDINANCES REQUIRE THREE CONSIDERATIONS BEFORE CITY COUNCIL**
- **DATES SUBJECT TO CGHHANE DUE TO HOLIDAYS MARKED IN RED**
- **DELAYS MAY OCCUR UPON THE PETITION REACHING THE CITY COUNCIL'S AGENDA**

City of Davenport

Department: Public Works - Admin
Contact Info: Jen Walker | 563-326-6168

Action / Date
1/12/2022

Subject:
Resolution approving the revised plans, specifications, form of contract, and estimate of cost for the Downtown Davenport Streetscape | East 2nd Street project, CIP #35049. [Ward 3]

Recommendation:
Adopt the Resolution.

Background:
This design is for a streetscaping project on the south side of East 2nd Street between 211 East 2nd Street and Iowa Street. The revised design is estimated to save the City just over $69,000.

Parking will be switched from parallel parking to angled parking (front in) in the block between Pershing Avenue and Iowa Street; angled parking is already present in the block between Pershing Avenue and Perry Street. Other streetscape features such as ADA-accessible sidewalks and building entrances, brick banding, decorative lights, and new trees will be implemented. Per the June 2020 Streetscape Improvement Plan, cost will be shared between the City, property owners, and the Downtown Davenport Partnership. The engineer's project estimate is $344,635.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Exhibit	location map

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	12/29/2021 - 11:07 AM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 11:07 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:49 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the revised plans, specifications, forms of contract and estimated cost for the Downtown Davenport Streetscape | East 2nd Street project, CIP #35049.

WHEREAS, revised plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Downtown Davenport Streetscape – East 2nd Street project; 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 the revised plans, specifications, form of contract, and estimate of cost are hereby approved for the Downtown Davenport Streetscape | East 2nd Street project.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

Proposed 2nd Street Streetscaping Project



City of Davenport

Department: Public Works - Admin
Contact Info: Sandy Doran | 563-326-7756

Action / Date
1/12/2022

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Wisconsin Avenue Davenport Community School District Site/Silver Creek Stream Bank Stabilization State Revolving Fund (SRF) project, CIP #33052. [Ward 2]

Recommendation:
Adopt the Resolution.

Background:
In conjunction with the State Revolving Fund (project PRJ-1539) and the UV Disinfection WPCP sanitary sewer improvements, the City has partnered with the Davenport Community School District to implement a water quality improvement project that will stabilize a section of stream bank, remove 18 acres from agricultural production adjacent to the stream, and reconstruct a native prairie.

The current project estimate is $447,545.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Plans & Specs Wisc School site/Silver Creek SRF funded proj

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	12/29/2021 - 11:07 AM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 11:07 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:49 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Wisconsin Avenue Davenport Community School District Site/Silver Creek Stream Bank Stabilization State Revolving Fund (SRF) project, CIP #33052.

WHEREAS, on the 22nd day of December, 2021, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Wisconsin Avenue Davenport Community School District Site/Silver Creek Stream Bank Stabilization State Revolving Fund (SRF) project; 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 Wisconsin Avenue Davenport Community School District Site/Silver Creek Stream Bank Stabilization State Revolving Fund (SRF) project.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

DIVISION 1 - SPECIAL PROVISIONS

Silver Creek Stream Stabilization

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SECTION I – SUPPLEMENTAL SPECIFICATIONS

1. DEFINITIONS

Wherever used in the General Conditions and Covenants or in the other Contract Documents, the following terms shall have the meanings indicated which shall be applicable to both the singular and plural thereof:

A. Owner – City of Davenport, Iowa

B. Engineer – City Engineer, Public Works Department, 1200 E. 46th Street, Davenport, IA 52807

C. Work or Project – Silver Creek Stream Stabilization
(Approximately 22 acres in the southwest corner of the intersection of Wisconsin Avenue and West 60th Street.)

D. The Contract Documents shall consist of:

1. Contract Agreement
2. Shop and working drawings submitted by the Contractor when approved by the Project Manager
3. Addenda
4. Special Provisions
   a. Section I – Supplemental Specifications
   b. Section II – Special Conditions
5. Plan Drawings
6. Advertisement for Bids
7. Instructions to Bidders
8. Standard Specifications
   a. City of Davenport – Davenport SUDAS Supplemental Specifications
   b. Statewide Urban Design and Specifications (SUDAS), latest edition
   c. Standard Specifications for Highway and Bridge Construction, Iowa Department of Transportation, latest edition
9. Standard Drawings
10. General Conditions
11. Contractor's Proposal

In the event that any provision in any of the foregoing component part of this contract conflicts with any of the other component parts, the provision in the component part first enumerated shall govern over any other component part which follows in numerically, except as may be otherwise specifically stated.

2. GENERAL CONSTRUCTION REQUIREMENTS

All construction shall be done in accordance with the Statewide Urban Design and Specifications (SUDAS), City of Davenport – SUDAS Supplemental Specifications, the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, and Iowa Natural Resources Conservation Service Engineering Manual and Electronic Field Office Technical Guide, insofar as applicable and as specified herein.

At no time shall construction begin prior to 7:00 a.m. and it shall not extend past 7:00 PM without approval of the City of Davenport's Project Manager. The Contractor shall coordinate the anticipated hours of work during the pre-construction meeting.

The Contractor shall establish a Public Information and Notification Program. Written notice shall be approved by the City and shall be delivered to each home and/or business within the project limits a minimum of seventy-two (72) hours in advance of any construction. This written notification shall describe work to be performed, schedule, how it affects them and a local telephone number of the Contractor which they can call to discuss the project or their problems. Public Information and Notification Program shall be considered incidental to this contract.

At all times, Contractor shall comply with the City noise ordinance that limits noise to 85 dBA across a real property boundary. Notice must also be given to Citibus at least seventy-two hours (72) prior to any closure that will affect a bus route. Failure to notify the residents as described above may result in project delays. The Contractor will not be allowed any compensation or additional working days for failing to comply with this directive.

The Contractor shall designate a representative to attend meetings as required throughout the project and be available 24 hours a day and 7 days a week in case of emergency, and/or to maintain the required traffic control and protection.

The Contractor shall provide electronic copies of all required submittal items to the City of Davenport for review and approval.

Project Manager: To be determined

3. SCOPE OF WORK AND SCHEDULING

Work under this contract shall commence within 10 days from receipt of written Notice to Proceed from the City.

The Contractor shall complete all work under this contract by March 31, 2022. No work shall commence until a Notice to Proceed has been issued.

Liquidated damages in the amount of $500 per day will be paid to the City for each calendar day that the work is not completed beyond the specified completion date.

4. MONTHLY PROGRESS PAYMENTS

Monthly Progress payments initiated by the Project Manager will be made under this contract. Procedures will be followed as outlined in SUDAS Section 1090 and City of Davenport – SUDAS Supplemental Specifications.

All approved monthly progress payments will have five percent (5%) retained.

5. CHANGES

Contractor shall be required to notify City of changed conditions or items of work not covered by the contract plans and specifications. No extra work shall be performed by the Contractor until a change order can be processed. Any work completed prior to execution of a signed change order is at the contractor's own risk.

6. CONSTRUCTION INSPECTION

City inspector(s) and/or City employed inspectors and independent testing agencies shall be used on this project to ensure compliance to the specifications or other directives issued.

City inspectors and their testing agencies shall have full access to the project. The Contractor shall be cooperative in allowing them to obtain material samples and perform required testing.

City inspectors and their testing agencies shall be provided the opportunity to witness and verify all materials are used in the project and have been placed as per the specifications.

The City will test at the quantity and frequency as determined by the Engineer and project specifications.

The Contractor shall give three (3) days' notice to the Engineer of the date and location of commencement of work so that an inspector can be available.

No pavement shall be placed until the inspector has checked the forms, subgrade, etc. It shall be the contractor's responsibility to inform the inspector when forms are in place and the work is ready for inspection. Final payment for work will not be made until a final inspection has been made checking backfill, cure, finish, workmanship, etc.

7. CITY SIGNS

The Contractor shall be responsible for providing a 24-hour notice to the City of any street name signs or traffic control signs that will conflict with construction operations or are identified on the construction plans for removal and relocation.

The City shall remove, collect and store said signs until construction operations are complete, at which time the City will reinstall the signs. The Contractor may request removal of such signs or provide notice of conflicts by calling the City's Signs and Markings Supervisor at 563-326-7870.

The Contractor shall not remove any regulatory traffic signs without the consent of the City. Without proper notification the Contractor shall be responsible for the cost associated with the replacement of lost or damaged signs.

8. WORKING AREA

Work shall be confined to the street right-of-way, easements, or City-owned land, as may be indicated on plans. The Contractor shall not unnecessarily encroach onto private property, including railroad property, without express permission from the adjacent property owners. The work shall be conducted in such a manner as to minimize any and all damage. Under this contract, storage of materials and equipment shall be within project area or any nearby City owned vacant lots authorized for use. All areas disturbed by the Contractor beyond the limits of construction shall be restored at the Contractor's expense to the satisfaction of the adjacent property owners and the City.

The Contractor shall be responsible for submitting a Construction Staging Plan for review by the City in advance of the preconstruction meeting. The Contractor is to coordinate with the City for City-owned areas at or near the project location staging of equipment and materials throughout the project.

9. WASTE SITES AND SALVAGE

Surplus excavated material, unsuitable material and debris, such as rock, broken concrete, etc. shall become the property of the contractor to be disposed of in a legal manner outside of the limits of the job site at the Contractor's expense.

10. EQUIPMENT RESTRICTIONS

Track type equipment is not permitted on streets or driveways that are not scheduled for removal, unless the tracks are equipped with rubber or neoprene grousers.

11. CLEANUP DURING PROJECT

The contractor shall be responsible to wash out vehicles at appropriate areas within the site, when required, in order to prevent tracking of material outside the project limits or discharge of contaminants into the City storm sewer system.

The contractor shall prevent water from concrete truck washouts or wet sawing of pavement from entering waterways or storm sewer inlets by using, as is necessary, portable and disposable concrete washout containment systems, and may need to further protect storm sewer inlets by means of sediment filter tubes, inlet protection devices, or other approved products that comply with standard industry practice.

Costs associated with providing concrete washout or wet sawing protection devices shall be considered incidental to the project. If necessary, the contractor shall periodically sweep

any tracked material, dried washout or wet saw residue, or other construction debris out of the street, at no cost to the City.

12. FINAL CLEANUP

Before final acceptance of the work, the Contractor shall remove all unused material and rubbish from the site, remedy any objectionable conditions the Contractor may have created on private property, and leave the right-of-way in a neat and presentable condition. The Contractor shall not make agreements which allow salvaged or unused material to remain on private property within view of a road.

All ground occupied by the Contractor in connection with the work shall be restored to its original condition. Surface restoration shall include appropriate smoothing and placement of seed or sod as identified on the construction plans. All material removed from the work site due to final cleaning shall become the property of the Contractor.

Final cleanup shall be subject to approval of the Engineer and in accordance with applicable regulations.

13. UTILITIES

The Contractor shall be responsible for ascertaining the exact locations of all utilities before starting construction and coordinating all construction activities with the utility companies.

It shall be the contractor's responsibility to verify the location of all water and gas valves and coordinate with the appropriate utilities to assure that all adjustments are made. Special care shall be taken with construction activities in the vicinity of private water service lines and service boxes to ensure no damage occurs. It shall be the Contractor's responsibility to repair any damage to services due to construction at no cost to the City or service owner.

All costs for locating, protecting, supporting and replacing or repairing all utilities damaged by construction shall be borne by the Contractor. If the construction causes the permanent relocation of any utility located within City right-of-way, the Utility shall bear all costs involved in the relocation. The Engineer or his representative shall determine at the time of construction whether or not any utilities must be relocated. The Contractor shall coordinate with the utility companies for any required water, gas or telephone relocations if conflicts arise during construction operations.

In the event a utility facility is exposed by construction, adequate measures shall be taken to properly support each utility or service. Bedding and backfilling shall be properly placed and compacted so as not to cause damage or settlement of utility facilities or services. Limestone screenings are not allowed for use as backfill material.

Where a facility is designated for removal and relocation on the plans, the contractor shall coordinate work with the appropriate utility company.

Existing valve boxes that allow for adjustment shall be adjusted to the finished grade elevation by the Contractor in areas of pavement resurfacing or patching. Valve boxes, utility boxes, handholes, manholes located in sidewalk will be adjusted as necessary and will

be included in P.C.C. sidewalk pavement items. Replacement of existing water and gas valve boxes that cannot be readily adjusted to grade by the contractor will be performed by the appropriate utility company. In the event that the contractor is required to remove and replace an existing valve box, that will be considered additional work.

It shall be the Contractor's responsibility to notify and coordinate with the Utility Companies.

A. Field Location

Utilities Location Service (Iowa One Call) 1-800-292-8989

City of Davenport
MidAmerican Energy
Iowa American Water Company
CenturyLink
Mediacom
City I.T.
AT&T
Aureon Network Services
Windstream
ICN (Iowa Communications Network)

B. Contacts

City of Davenport
Brian Schadt (563) 326-7729
(Engineering)
Ron Hocker (563) 327-5169
(Sewer Division)
Larry Keller (563) 326-7908
(Facilities Management)

MidAmerican Energy
Maggie Notton (309) 793-3805
(Utility Coordinator, Gas & Electric)

Iowa American Water
Julie Dubois (563) 343-6092

CenturyLink
Antonio Glessner (563) 355-6402

Mediacom
Mitch Hancock (309) 743-4735

City I.T.
Cory Smith (563) 888-2162

AT&T	
Lenny Vohs	(816) 275-4014
Aureon Network Services	
Jeff Klocko	(515) 830-0455
Windstream	
Kelly Eggers	(563) 385-5004
ICN	
Doug Ebelheiser	(515) 725-4742

14. EROSION CONTROL

This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications, project Pollution Prevention Plan, and Section 22601 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

The Contractor shall install temporary erosion control measures to prevent the migration of soil and sediment from the site as detailed on the construction plans or requested by the Engineer or the City of Davenport. This work may include vehicle traffic control aggregate, silt fence, as well as protection around existing or newly constructed inlet structures until the pavement has been completed, or in areas outside of the pavement, vegetative growth has been established.

At a minimum, the contractor shall provide for storm sewer inlet protection for this project. The Contractor may be required to provide additional erosion control features as required per direction of the engineer at no additional cost.

Temporary erosion control materials shall be removed after completion of construction and stabilization of all disturbed soils pursuant to successful establishment and growth of vegetative or other specified ground covers.

15. WORK BY OTHERS

The City of Davenport will be responsible for;

- Removal and Relocation of Street Signage.
- All testing including concrete testing, HMA testing, and compaction testing.

The contractor shall be responsible for coordinating this work with all parties.

16. INCIDENTAL CONSTRUCTION ITEMS

The following miscellaneous items of work will not be paid for separately and shall be considered incidental to the project.

- Removal of all debris and waste material encountered during construction.
- Any excavated bricks shall be salvaged and taken to the Marquette Street Public Works Yard located on 232 South Marquette Street in Davenport.
- Any manhole castings shall be salvaged and turned over to the City of Davenport.
- Coordination of utility relocations and adjustments with appropriate utility company if needed.
- Potholing and excavation to locate and obtain depths of utilities in conflict. Potholing **must** be done at beginning of construction if there is evidence that potential conflicts are present with proposed excavation, clearing and grubbing, culvert installation, or any other earth disturbing practice.
- Placement of Pre-Construction advance notice message boards.
- Adjoining and adjacent farmsteads and farm fields must remain accessible to local traffic at all times.
- Obtaining and complying with permits applicable to the site and construction practices.

This list may not be all inclusive and any work shown to be completed on the plans without an associated pay item shall be considered incidental.

17. TRENCH BACKFILL AND BEDDING

Trench backfill placed beneath roadway pavement and in areas directly abutting roadway means the material from top of pipe/structure bedding upwards to bottom of 6" aggregate subbase (6" below bottom of pavement) shall be IDOT Gradation No. 11, Class A Crushed Stone. Trench backfill outside of roadway pavement (grass areas, open field/park etc.) shall use native earthen material from top of pipe/structure bedding upwards to 4" below surface. The top 4" shall be topsoil. The use of recycled concrete as trench backfill will be permitted but must meet the requirements of IDOT Gradation No. 11.

Trench backfill is to be placed in 8" lifts and compacted to 95% proctor density.

Disposal and/or stockpiling (to be used in other areas of the project under unpaved surfaces) of excavated backfill material and importing in Class A Crushed stone backfill will be incidental to all respective storm/sanitary piping and structure pay items. There will **not** be a pay item for this backfill. The Contractor shall bid such that the imported trench backfill and removal/disposal of existing excavated soils are to be included in all respective storm/sanitary piping and structure pay items.

Sewer pipe and structure bedding will also be incidental to all respective storm/sanitary piping and structure pay items. Pipe bedding shall follow Iowa SUDAS Trench Bedding standard drawings for Rigid and Flexible Gravity Pipe.

18. PROJECT SITE CONDITIONS

Project is located on an approximately twenty-two (22) acre easement at the southwest corner of the intersection of Wisconsin Avenue and West 60th Street. The project area was previously under agricultural production. The West Branch of Silver Creek bisects the project area and is a perennial stream. Access to the south side of the stream will be via a rock ford crossing installed as part of the project.

19. CONTINGENCY ITEMS

Contingency Items shall be authorized for use per direction of Engineer. Quantities not used will be adjusted when preparing final Change Order for adjustments to plan quantities.

SECTION II – SPECIAL CONDITIONS

Bid Item No. 1 – CONSTRUCTION SURVEY (LS)
This work shall comply with SUDAS Section 11,010, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

This item includes all costs for labor, equipment, and materials to set property limits and easement limits as recorded for the project site.

This item includes all costs for labor, equipment, and materials to provide all construction staking and re-staking necessary for the complete construction of the project. Item also includes utility locates, necessary staking for utility, and **providing as-built plans** after completion of construction.

The contractor shall be responsible for subcontracting with a professional licensed land surveying firm to provide layout stakes as required to construct project.

Payment for this item will be made at the contract Lump Sum price for CONSTRUCTION SURVEY, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 2 – CLEARING & GRUBBING (AC)
This work shall comply with SUDAS Sections 2010, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

The unit price includes clearing of trees, brush, wooden waste, logs, down timber, bushes etc., as well as removal and disposal of all materials and placement of backfill in areas where roots have been removed. No open burning of felled brush or trees shall be allowed.

Trees three inches or more in diameter may only be cut between October 1 and March 31 to protect threatened and endangered bats.

Trees and shrubs within public right-of-way and outside established project clearing and grubbing bounds shall be protected from damage. Only trees and shrubs within excavation limits or as approved by the Engineer shall be removed.

Payment for this item will be made at the unit price bid per Acre of CLEARING & GRUBBING, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 3 – EXCAVATION, CLASS 13 (CY)
This work shall comply with SUDAS Sections 2010, City of Davenport – SUDAS Supplemental Specifications, and Iowa Department of Transportation Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Below grade excavation (core out) will not be measured and paid as extra work.

Stripping, salvaging, and spreading 8 inches of topsoil is included in the payment of Class 13 excavation. All topsoil shall remain on site and be spread within project boundaries or as instructed by the Engineer. Topsoil shall NOT be amended with off-site compost.

All dewatering and bypassing is considered incidental to this item.

Material shall be graded and prepared for seeding as described in SUDAS Section 9010. Saturated soils shall be placed and dried to workable percent soil moisture through discing or other approved method before compacting. Appropriate erosion control measures shall be installed on and around any stockpiled excavation materials.

All excess excavated material shall be hauled away from the project area and disposed of in accordance with local and State regulations and in a manner that does not disturb waters of the United States. Costs for equipment, materials, and labor associated with hauling away excavated Class 13 material is included in this bid item.

Payment for this item will be made at the unit price bid per Cubic Yard of EXCAVATION, CLASS 13, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 4 – SUBGRADE TREATMENT, GEOTEXTILE (SY)
This work shall comply with SUDAS Section 2010, City of Davenport – SUDAS Supplemental Specifications, and Iowa NRCS Construction Specification 000 IA-95 Geotextile, and as specified herein.

Geotextile shall be Class I non-woven fabric as specified herein. Geotextile shall conform to the following listed physical properties (all values are minimum average roll values in the weakest principal direction):

Property	Test Method	Minimum Testing Requirement
Grab tensile strength	ASTM D4632 grab test	202 lbs.
Elongation at failure	ASTM D4632	50%
Trapezoidal tear strength	ASTM D4533	79 lbs.
Puncture strength	ASTM D6241	433 lbs.
Ultraviolet light (retained strength)	ASTM D4355	50%
Permittivity	ASTM D4491	0.70 sec^{-1}
Apparent opening size (AOS)	ASTM D4751	0.22 mm

Nonwoven geotextile shall be manufactured from randomly oriented fibers that have been mechanically bonded together by the needle-punched process. In addition, one side may be slightly heat bonded. The filaments shall contain stabilizers and/or inhibitors to enhance their resistance to ultraviolet light or heat exposure.

The geotextile shall be shipped in rolls wrapped with a protective covering to keep out mud, dirt, dust, debris, and direct sunlight. Each roll of geotextile shall be clearly marked to identify the brand, type, and production run.

Payment for this item shall be made at the unit price bid per Square Yard of SUBGRADE TREATMENT, GEOTEXTILE, which price will include all labor, equipment, and materials necessary to complete this item.

Bid Item No. 5 – PIPE CULVERT, TRENCHED, CMP, 72-INCH (LF)
Bid Item No. 6 – PIPE CULVERT, TRENCHED, CMP, 15-INCH (LF)
This work shall comply with SUDAS Sections 4030, City of Davenport – SUDAS Supplemental Specifications, and Section 2417 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Corrugated metal pipe for a 72-inch entrance culvert shall be round. Corrugations shall allow for connection to existing CMP culvert with approved coupling bands.

Installation shall follow IDOT Specification Section 2417.

This item shall include all excavation as required. All rubble and excess excavated material generated by construction shall be kept separate and disposed of by the Contractor.

Payment shall be made at the contract unit price per Lineal Foot of PIPE CULVERT, TRENCHED, CMP, 72-INCH and PIPE CULVERT, TRENCHED, CMP, 15-INCH. Price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No.7 – PIPE APRON, METAL, 72-INCH (EA)
Bid Item No. 8 – PIPE APRON, METAL, 15-INCH (EA)
This work shall comply with SUDAS Sections 4030, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Pipe apron dimensions shall conform to SUDAS detail 4030.225. Material shall comply with pipe material for CMP pipe culvert.

This item shall include all excavation as required. All rubble and excess excavated material generated by construction shall be kept separate and disposed of by the Contractor.

Payment shall be made at the contract unit price per Each of PIPE APRON, METAL, 72-INCH and Each of PIPE APRON, METAL, 15-INCH. Price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 9 – DRIVEWAY, GRANULAR (SY)
This work shall comply with SUDAS Section 7030, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

The granular surfacing will conform to Iowa DOT Standard Specifications, Section 4120.04, Gradation No. 11, Class A crushed stone. Surfacing shall be a uniform 2-feet thick.

Payment shall be made at the contract unit price bid per Square Yard of DRIVEWAY, GRANULAR, furnished and placed, which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 10 – DRIVEWAY, HMA, 7-INCH (SY)
This work shall comply with SUDAS Section 7030, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Mix design shall comply with Low Traffic (LT), 1/2-inch mix, and asphalt binder with a performance grade of PG 58-28S.

Payment shall be made at the contract unit price bid per Square Yard of DRIVEWAY, HMA, 7-INCH, furnished and placed, which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 11 – FULL DEPTH PATCHES, HMA (SY)
This work shall comply with SUDAS Section 7040, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Mix design shall comply with Low Traffic (LT), 1/2-inch mix, and asphalt binder with a performance grade of PG 58-28S.

Payment shall be made at the contract unit price bid per Square Yard of FULL DEPTH PATCHES, HMA, furnished and placed, which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 12 – CONVENTIONAL SEEDING AND MULCHING, TEMPORARY SEEDING (AC)

This work shall comply with SUDAS Section 9010, City of Davenport – SUDAS Supplemental Specifications, Iowa Natural Resources Conservation Service Conservation Practice Standards 327 and 342, and as specified herein.

Execution of all conventional seeding installations shall follow SUDAS Section 9010. All seeding rates for native species shall be based on pounds of pure live seed (PLS). Any seeding completed outside of specified seeding window and requiring adjusted seeding rates shall not be paid based on a prorated scale but at original bid item rate.

Temporary erosion control seed mix shall follow SUDAS Type 5 Rural Temporary Erosion Control Mixture, including seeding dates. No fertilizer or lime shall be applied to temporarily seeded areas. Follow Pollution Prevention Plan for timing of temporary erosion control seeding.

Temporary Erosion Control Seeding Plan

Species, Common Name	Seeding Rate (Lbs./acre)
March 1 – October 31	
Canada wildrye	5
Oats	50
Spring/Winter wheat	50
November 1 – February 28/29	
Canada wildrye	7
Oats	62
Winter wheat	62

Work shall include removal of rock and other undesirable debris from the areas to be seeded, repairing rills and washes, preparing the seedbed, furnishing, and placing the seed, and furnishing water and other care as necessary to establish growth.

Any additional seeding required due to construction operations or contractor storage outside of the grading and construction limits will not be paid for and shall be considered incidental.

Payment for these items shall be made at the unit price bid per Acre of CONVENTIONAL SEEDING AND MULCHING, by type, which price will include all labor, equipment, and materials necessary to complete this item.

Bid Item No. 13 – TEMPORARY RECP, TYPE 3 (SY)
This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Temporary RECP shall comply with RECP Type 3.B, open weave textile as specified in SUDAS section 9040. RECP with netting shall not be allowed for installation due to wildlife safety concerns. Roll widths shall be a minimum of 10 feet. Installation shall follow SUDAS standard details 9040.103 and 9040.104. Areas designated for temporary RECP installation are shown on plan sheet RR.1. This practice may be installed as needed in other areas as approved by the Engineer to meet Pollution Prevention Plan requirements.

Temporary RECP along ditch and creek shall be installed in such a manner to ensure the tow of the bank is adequately protected from erosive forces. Roll seams and overlaps shall be placed to minimize potential intrusion of high-water flows. Temporary RECP shall be installed a minimum of 10 feet outside the banks of the creek and ditch.

Payment will be made at the unit bid price per Square Yard of TEMPORARY RECP, TYPE 3, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 14 – WATTLE, 12-INCH DIAMETER (LF)
This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Wattles installed in project area are designed to remain and degrade on site after seedings have begun establishment. Use of tightly rolled erosion fabric shall only be allowed with approval from the Engineer.

Plan sheet RR.1 indicates locations of proposed wattles for erosion control. This practice may be installed as needed in other areas as approved by the Engineer to meet Pollution Prevention Plan requirements.

Payment will be made at the unit bid price per Lineal Foot of WATTLE, 12-INCH DIAMETER, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 15 – RIP RAP, CLASS D REVETMENT (TON)
Bid Item No. 16 – RIP RAP, CLASS E REVETMENT (TON)
Bid Item No. 17 – RIP RAP, EROSION STONE (TON)
This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications, and Section 4130 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, and as specified herein.

Class D revetment shall be installed at the rock lined chute installation as detailed on plan sheet U.4. Stone shall comply with Iowa DOT section 4130 for class D revetment.

Class E revetment shall be installed in rock riffles as detailed on plan sheet U.3. Stone shall comply with Iowa DOT section 4130 for Class E revetment.

Erosion stone shall be installed in rock ford crossing as detail on plan sheet U.2. Stone shall comply with Iowa DOT section 4130 for Erosion Stone.

Payment will be made at the unit bid price per Ton of RIP RAP, by type, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 18 – RIP RAP, IDOT MACADAM STONE (TON)
This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications, and Section 4122 Iowa Department of Transportation Specifications for Highway and Bridge Construction, latest edition, and as specified herein.

Macadam stone shall be installed in rock ford crossing as detailed on plan sheet U.2. Stone shall comply with Iowa DOT section 4122 for Macadam stone.

Payment for this item shall be made at the unit price bid per Ton of RIP RAP, IDOT MACADAM STONE, which price will include all labor, equipment, and materials necessary to complete this item.

Bid Item No. 19 – SILT FENCE OR SILT FENCE DITCH CHECK (LF)
This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Included in the payment of this item is the removal and spreading of sediment trapped by silt fencing and removal of devices. Installation shall follow SUDAS standard details 9040.106 or 9040.119, as determined by installation practice type.

This item is to be used in the event silt fencing is required for erosion control purposes to meet the provisions of the Pollution Prevention Plan. The use of this bid item shall be authorized by the City Project Manager. This bid item was created to establish unit price and will not necessarily be used.

Payment will be made at the unit bid price per Lineal Foot SILT FENCE OR SILT FENCE DITCH CHECK, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 20 – EROSION CONTROL MULCHING, CONVENTIONAL (AC)
This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Minimum areas for erosion control are identified on sheet RR.1 of plan set. This practice may be installed as needed in other areas as approved by the Engineer.

Payment will be made at the unit bid price per Acre of EROSION CONTROL MUCHING, CONVENTIONAL, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 21 – TEMPORARY TRAFFIC CONTROL (LS)
This work shall comply with SUDAS Section 8030 City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Contractor shall follow all local regulations regarding notification and approval of any traffic control impacting vehicular traffic to the City of Davenport.

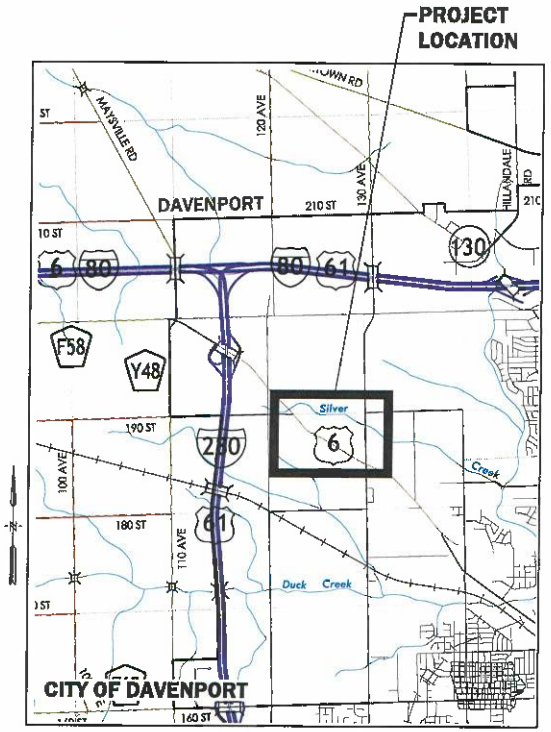
Payment will be made at the unit LUMP SUM bid price of TEMPORARY TRAFFIC CONTROL, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item No. 22 – CONTINGENCY ALLOWANCE (LS)
This item shall include the cost of all labor, equipment, and materials required for unforeseen circumstances. This item shall be used only with proper authorization and written approval of the engineer.

This item shall be paid per Lump Sum. Payment shall be made based upon approved individual incidences.

PLANS FOR
SILVER CREEK STREAM STABILIZATION
DAVENPORT, IOWA

SRF SPONSORED PROJECT WRR-19-022



VICINITY MAP
NOT TO SCALE

GENERAL LEGEND

SURVEY LINE & STATION INDICATOR	CULVERT; SIZE AND TYPE
CONCRETE SURFACE	FLARED END SECTION
ASPHALT SURFACE	RAILROAD
CONCRETE W/ASPHALT OVERLAY	MAILBOX
LOW GRADE ASPHALT SURFACE	FENCE (MISC.)
GRANULAR SURFACE	SECURITY FENCE
DIRT SURFACE	WOOD FENCE
BRICK SURFACE	SILT FENCE
SURFACING REMOVAL/REPLACEMENT	CHAIN LINK FENCE
EARTH SECTION	PROPERTY LINE
NEW SEWER/MANHOLE	PROPERTY PIN
NEW SEWER/INTAKE	SECTION CORNER
NEW WATER MAIN	PLAT BOUNDARY
NEW FORCE MAIN	BUILDING
NEW HYDRANT	ELEVATION MARKER
NEW WATER VALVE	CENTERLINE
EXISTING SANITARY SEWER AND SIZE	DIA. DIAMETER
EXISTING STORM SEWER AND SIZE	ELEV. ELEVATION
EXISTING WATER MAIN AND SIZE	PVC POLYVINYLCHLORIDE PIPE
EXISTING FORCE MAIN AND SIZE	CI CAST IRON PIPE
GAS MAIN AND SIZE	DI DUCTILE IRON PIPE
UNDERGROUND POWER LINE	CMP CORRUGATED METAL PIPE
OVERHEAD POWER LINE	VCP VITRIFIED CLAY PIPE
UNDERGROUND TELEPHONE LINE	RCP REINFORCED CONCRETE PIPE
CABLE TELEVISION LINE	RCAP REINFORCED CONCRETE ARCH PIPE
FIBER OPTICS	LRCP LINED REINFORCED CONCRETE PIPE
TOP OF EMBANKMENT	LCPP LINED CONCRETE PRESSURE PIPE
TOE OF EMBANKMENT	STA. STATION
DRAINAGE COURSE	LA LINE AHEAD
SANITARY MANHOLE	LB LINE BACK
STORM WATER MANHOLE	BM-2 BENCH MARK AND NUMBER
ELECTRIC MANHOLE	ROW RIGHT-OF-WAY
TELEPHONE MANHOLE	PI POINT OF INTERSECTION
WATER MANHOLE	POT POINT ON TANGENT
CURB INTAKE	LF LINEAR FEET
AREA OR BEEHIVE INTAKE	TH TACKED HUB
EXISTING HYDRANT	SB-2 SOIL BORING AND NUMBER
EXISTING WATER VALVE	PVC POINT OF VERTICAL CURVATURE
GAS VALVE	PVT POINT OF VERTICAL TANGENCY
UTILITY POLE	VC VERTICAL CURVE
GUY ANCHOR	PC POINT OF CURVATURE
STREET LIGHT	PT POINT OF TANGENCY
SIGN	MO MIDDLE ORDINATE
TELEPHONE CABLE JUNCTION BOX	DWG. DRAWING
TRAFFIC SIGNALS	CP-1 CONTROL POINT AND NUMBER
PEDESTRIAN CONTROL LIGHT	(TYP.) TYPICAL
RAILROAD CONTROL LIGHT	HPG HIGH PRESSURE GAS
RAILROAD SIGN	IPG INTERMEDIATE PRESSURE GAS
UTILITY ACCESS COVER	INV. INVERT
PARKING METER	E.W.,E.F. EACH WAY, EACH FACE
TREE	E.W. EACH WAY
EVERGREEN	@ AT
STUMP	DRAWING NUMBER
BUSH, SHRUB OR HEDGE	

NOTE: THIS IS A GENERAL LEGEND. ITEMS MAY OR MAY NOT APPEAR ON DRAWINGS.

DRAWING INDEX

NO.	DRAWING TITLE
A.1	TITLE SHEET & LEGEND
B.1	TYPICAL SECTIONS
C.1	GENERAL NOTES
C.2-C.4	ESTIMATE REFERENCE INFORMATION
D.1	OVERALL SITE PLAN
D.2	REMOVALS
D.3-D.6	SILVER CREEK PLAN
E.1	DITCH PLAN
F.1-F.2	NORTH FIREBREAK & ACCESS PATH PLAN
F.3	SOUTH FIREBREAK & ACCESS PATH PLAN
M.1	WISCONSIN AVE DRIVEWAY
RC.1	POLLUTION PREVENTION PLAN
RR.1	EROSION CONTROL PLAN
RR.2	PERMANENT SEEDING PLAN
RU.1	EROSION CONTROL DETAILS
U.1-U.4	DETAILS
W.1-W.6	SILVER CREEK CROSS SECTIONS
X.1-X.2	DITCH CROSS SECTIONS
Y.1-Y.4	NORTH FIREBREAK CROSS SECTIONS
Z.1-Z.5	SOUTH FIREBREAK CROSS SECTIONS

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www.iowaonecall.com

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: CHRIS A. PARIZEK
DATE: 12/21/2021
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES COVERED BY THIS SEAL: ALL

LICENSED PROFESSIONAL ENGINEER
CHRIS A. PARIZEK
No.24726
IOWA

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CAP
CHECKED	—
APPROVED	—
DATE	11/24/2021
ISSUED FOR	PRELIM

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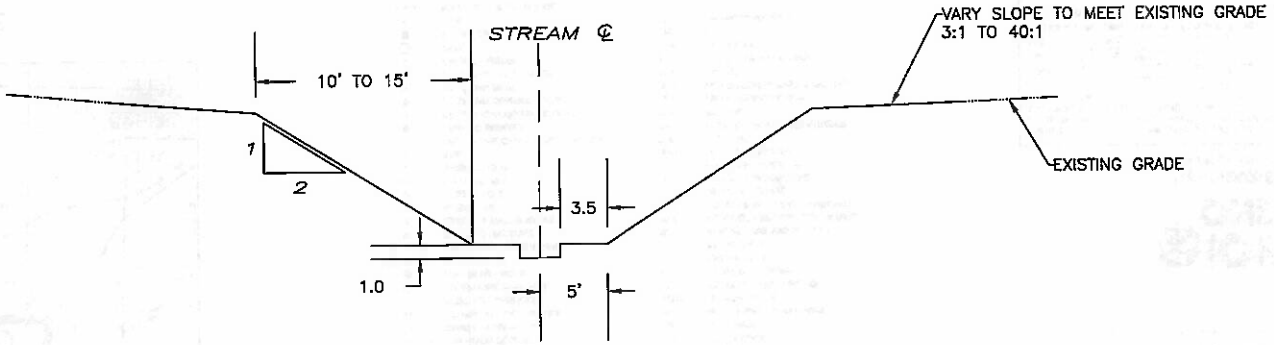
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VEENSTRA & KIMM, INC.
1800 5th Ave ▪ Rock Island, Illinois 61201
309-788-7590 ▪ 309-797-0996(FAX) ▪ 877-241-8010(WATS)

SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

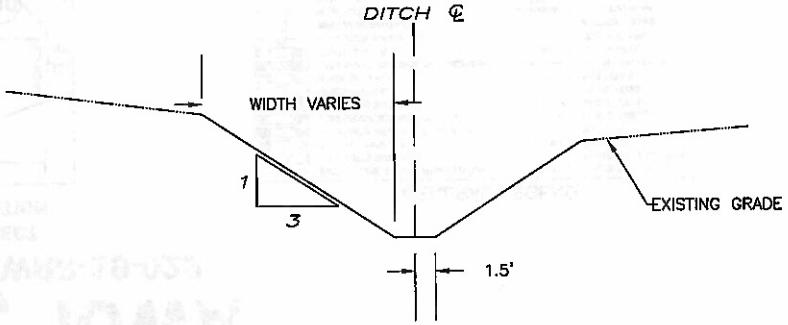
TITLE SHEET & LEGEND

DWG. NO. A.1
PROJECT 222141

X-REFS: #native & 222136 - Topo & 222119 PARCEL & 222119 AERIAL
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PLOTTED: Tuesday, December 21, 2021 11:07:25 AM



SILVER CREEK STREAMBANK TYPICAL CROSS SECTION
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DITCH STREAMBANK TYPICAL CROSS SECTION
NOT TO SCALE

DATE	REVISIONS

SCALE	AS NOTED
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DATE	11/24/2021
ISSUED FOR	PRE-BID

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VEENSTRA & KIMM, INC.

SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

1800 5th Ave • Rock Island, Illinois 61201
309-786-7590 • 309-797-0996(FAX) • 877-241-8010(WATS)

TYPICAL SECTIONS

DWG. NO.
B.1

PROJECT 222141

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GENERAL NOTES

1. ALL ELEVATIONS ARE TO NAVD88 DATUM.
2. ALL WORK SHALL CONFORM TO SUDAS STANDARDS AND SPECIFICATIONS AND CITY OF DAVENPORT SUPPLEMENTAL SPECIFICATIONS, LATEST EDITIONS, AND PLAN SPECIAL PROVISIONS.
3. WORK WITHIN ANY FLOODPLAINS SHALL BE COMPLETED IN A MANNER MEETING ALL REQUIREMENTS SET FORTH IN ALL PERMITS ASSOCIATED TO THE PROJECT.
4. REMOVE AND REPLACE ALL STREET SIGNS AS DIRECTED BY ENGINEER. COST IS INCIDENTAL TO CONSTRUCTION.
5. SHAPE ALL DITCHES TO DRAIN AFTER CONSTRUCTION.
6. CONFIRM LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES AS REQUIRED TO ELIMINATE CONFLICTS PRIOR TO CONSTRUCTION. ALLOW UTILITY PERSONNEL TO RELOCATE UTILITIES WHERE CONFLICTS OCCUR.
7. DO NOT INTERRUPT EXISTING UTILITIES OR INDIVIDUAL SERVICES UNLESS DIRECTED BY ENGINEER.
8. DO NOT BLOCK ACCESS TO FARMSTEAD OR ADJOINING PROPERTIES.
9. LOCATIONS OF CONSTRUCTION LIMIT LINES SHOWN ON PLANS ARE APPROXIMATE. ENGINEER WILL LOCATE CONSTRUCTION LIMITS IN FIELD. CONFINE ALL CONSTRUCTION OPERATIONS, INCLUDING ACCESS TO WORK, TO CONSTRUCTION LIMITS.
10. SET MANHOLE COVERS FLUSH WITH PROPOSED GRADES UNLESS OTHERWISE NOTED.
11. RESET ALL PROPERTY PINS DISTURBED BY CONSTRUCTION; PINS RESET BY REGISTERED LAND SURVEYOR; COST IS INCIDENTAL TO CONSTRUCTION.
12. PROTECT ALL SURFACING, NOT INDICATED BY SHADING FOR REMOVAL AND REPLACEMENT FROM DAMAGE DURING CONSTRUCTION.
13. REPLACE WATER SERVICES IN DIRECT CONFLICT WITH NEW PIPE WITH NEW SERVICES FROM MAIN TO CURB STOP. PLUG EXISTING SERVICE AT MAIN; CONSTRUCT STORM SEWER UNDER EXISTING SERVICES WITH ADEQUATE CLEARANCE.
14. NO HARVESTING OF FIELD RESIDUE OR EXISTING VEGETATION SHALL BE ALLOWED WITHOUT SPECIFIC APPROVAL OF TIMING AND AREA TO BE REMOVED BY ENGINEER.
15. ALL EXISTING FIELD TILE OUTLETS DRAINING INTO CREEK AREA ARE TO REMAIN. ANY ADJUSTMENTS TO FIELD TILE OUTLETS ARE CONSIDERED INCIDENTAL TO PROJECT.
16. TREES 3-INCHES OR MORE IN DIAMETER MAY ONLY BE CUT BETWEEN OCTOBER 1 AND MARCH 31 OF ANY GIVEN YEAR TO PROTECT THREATENED AND ENDANGERED BATS.

PROTECTION OF VEGETATION

TUNNEL, INSTALL TIGHT SHEETING, HAND EXCAVATE OR EMPLOY OTHER MEANS APPROVED BY ENGINEER TO PROTECT EXPOSED PORTIONS AND ROOT SYSTEMS OF TREES AND OTHER VEGETATION NOT SCHEDULED FOR REMOVAL. IF TREES AND OTHER VEGETATION NOT SCHEDULED FOR REMOVAL ARE DAMAGED DURING CONSTRUCTION, REPLACE IN KIND AND SIZE AT NO COST TO CITY OR PROPERTY OWNER.

Seeding dates for introduced and native species based on NRCS Standard 327

Type of Seeding	Introduced Species	Native Species
Spring	March 1-May 15	April 1-July 1
Late Summer	August 1-September 15	Not Recommended
Dormant	November 15-March 1	November 15-March 31
Frost	February 1-March 15	February 1-March 31

EARTHWORK CUT AND FILL QUANTITIES

AREA	CUT (CF)	FILL (CF)	NET QUANTITY (CF)
TRAIL SOUTH OF CREEK	512	410	102 (CUT)
STREAM STABILIZATION, STREAM CROSSING, TRAIL NORTH OF STREAM	9225	2351	6873 (CUT)
ROCK RIFFLES	362	362.00	0 (NULL)
PROJECT TOTAL	9737	2761	6975 (CUT)

DIVISION 1: STREAM STABILIZATION AND PROJECT ACCESS

ITEM #	BID ITEM	UNIT	ESTIMATED QUANTITY
1	CONSTRUCTION SURVEY	LS	1
2	CLEARING AND GRUBBING	AC	1.6
3	EXCAVATION, CLASS 13	CY	9737
4	SUBBASE TREATMENT, GEOTEXTILE	SY	240
5	PIPE CULVERT, TRENCHED, CMP, 72-INCH	LF	32
6	PIPE CULVERT, TRENCHED, CMP, 15-INCH	LF	66
7	PIPE APRON, METAL, 72-INCH	EA	1
8	PIPE APRON, METAL, 15-INCH	EA	2
9	DRIVEWAY, GRANULAR	SY	267
10	DRIVEWAY, HMA, 7-INCH	SY	101
11	FULL DEPTH PATCHES, HMA	SY	241
12	CONVENTIONAL SEEDING AND MULCHING, TEMPORARY SEEDING	AC	20
13	TEMPORARY RECP, TYPE 3	SY	6764
14	WATTLE, 12-INCH DIAMETER	LF	5130
15	RIP RAP, CLASS D REVETMENT	TON	10
16	RIP RAP, CLASS E REVETMENT	TON	19
17	RIP RAP, EROSION STONE	TON	34
18	RIP RAP, IDOT MACADAM STONE	TON	32
19	SILT FENCE OR SILT FENCE DITCH CHECK	LF	500
20	EROSION CONTROL MULCHING, CONVENTIONAL	AC	5.4
21	TEMPORARY TRAFFIC CONTROL	LS	1
22	CONTINGENCY ALLOWANCE	LS	1

DIVISION 2, ALTERNATIVE 1: PERMANENT PROJECT SEEDING

ITEM #	BID ITEM	UNIT	ESTIMATED QUANTITY
1	CONSTRUCTION SURVEY	LS	1
2	CONVENTIONAL SEEDING AND MULCHING, FIREBREAKS	AC	3.4
3	HYDRAULIC SEEDING AND MULCHING	AC	2.3
4	NO-TILL DRILL NATIVE SEEDING, UPLAND MIX	AC	8.0
5	NO-TILL DRILL NATIVE SEEDING, LOWLAND MIX	AC	5.6
6	SEDIMENT AND EROSION CONTROL	LS	1

DIVISION 2, ALTERNATIVE 2: PERMANENT PROJECT SEEDING AND ANNUAL OPERATION AND MAINTENANCE

ITEM #	BID ITEM	UNIT	ESTIMATED QUANTITY
1	CONSTRUCTION SURVEY	LS	1
2	CONVENTIONAL SEEDING AND MULCHING, FIREBREAKS	AC	3.4
3	HYDRAULIC SEEDING AND MULCHING	AC	2.3
4	NO-TILL DRILL NATIVE SEEDING, UPLAND MIX	AC	8.0
5	NO-TILL DRILL NATIVE SEEDING, LOWLAND MIX	AC	5.6
6	SEDIMENT AND EROSION CONTROL	LS	1
7	PLANT STAND ANNUAL OPERATION AND ESTABLISHMENT	YR	3

X-REFS: workbook & 222135 - Type A 222110 PARCEL & 222110 AERIAL
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PLOTTED: Tuesday, December 26, 2023 11:07:29 AM

DATE	REVISIONS

SCALE: AS NOTED
DRAWN: CAP
CHECKED: —
APPROVED: —
DATE: 11/14/2023
ISSUED FOR: PRE-BID

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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

GENERAL NOTES & QUANTITIES

DWG. NO. C.1
PROJECT 222141

Estimate Reference Information - Division 1

Bid Item 1 - Construction Survey
This item includes all costs for labor, equipment, and material to provide all construction staking and re-staking necessary for the complete construction of the project. Item also includes utility locates, necessary staking for utility, and providing as-built plans after completion of construction.

This item includes all costs for labor, equipment, and materials to set property limits and easement limits as recorded for the project site.

This work shall comply with SUDAS Section 11,010 and City of Davenport - SUDAS Supplemental Specifications.

The contractor shall be responsible for subcontracting with a professional licensed land surveying firm to provide layout stakes as required to construct the project.

Payment for this item will be made at the contract Lump Sum price for CONSTRUCTION SURVEY, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item 2 - Clearing & Grubbing
This work shall comply with SUDAS Section 2010 and City of Davenport - SUDAS Supplemental Specifications.

Trees three inches or more in diameter may only be cut between October 1 and March 31 to protect threatened and endangered bats.

The unit price includes clearing of trees, brush, wooden waste, logs, down timber, bushes, etc., as well as removal and disposal of all materials and placement of backfill in areas where roots have been removed. No open burning of felled brush or trees shall be allowed.

Payment for this item will be made at the contract Acre price for CLEARING & GRUBBING, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item 3 - Excavation, Class 13
This work shall comply with SUDAS Section 2010, City of Davenport - SUDAS Supplemental Specifications, and Iowa Department of Transportation Specification for Highway and Bridge Construction, latest edition.

Below grade excavation (core out) will not be measured and paid as extra work.

All dewatering and bypassing is considered incidental to this item.

Stripping, salvaging, and spreading 8 inches of topsoil is included in the payment of Class 13 excavation. All topsoil shall remain on site and be spread within project boundaries or as instructed by the Engineer. Topsoil shall NOT be amended with off-site compost.

All excess excavated material shall be hauled away from the project area and disposed of in accordance with local and State regulations and in a manner that does not disturb waters of the United States. Costs for equipment, materials, and labor associated with hauling away excavated Class 13 material is included in this bid item.

Payment for this item will be made at the unit price bid per Cubic Yard of EXCAVATION, CLASS 13, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item 4 - Subgrade Treatment, Geotextile
This work shall comply with SUDAS Section 2010, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Nonwoven geotextile shall be manufactured from randomly oriented fibers that have been mechanically bonded together by the needle-punched process. In addition, one side may be slightly heat bonded. The filaments shall contain stabilizers and/or inhibitors to enhance their resistance to ultraviolet light or heat exposure.

The geotextile shall be shipped in rolls wrapped with a protective covering to keep out mud, dirt, dust, debris, and direct sunlight. Each roll of geotextile shall be clearly marked to identify the brand, type, and production run.

Payment for this item shall be made at the unit price bid per Square Yard of SUBGRADE TREATMENT, GEOTEXTILE, which price will include all labor, equipment, and materials necessary to complete this item.

Bid Item 5 - Pipe Culvert, Trenched, CMP, 48-inch
Bid Item 6 - Pipe Culvert, Trenched, CMP, 15-inch
This work shall comply with SUDAS Sections 4030, City of Davenport – SUDAS Supplemental Specifications, and Section 2417 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, insofar as applicable and as specified herein.

Corrugated metal pipe for a 48-inch entrance culvert shall be round, 48-inch in diameter, and a minimum of 0.109-inches thick. Corrugations shall allow for connection to existing CMP culvert with approved coupling bands.

Installation shall follow IDOT Specification Section 2417.

This item shall include all excavation as required. All rubble and excess excavated material generated by construction shall be kept separate and disposed of by the Contrator.

Payment shall be made at the contract unit price per Lineal Foot of PIPE CULVERT, TRENCHED, CMP, 48-INCH and PIPE CULVERT, TRENCHED, CMP, 15-INCH. Price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item 7 - Pipe Apron, Metal, CMP, 48-inch
Bid Item 8 - Pipe Apron, Metal, CMP, 15-inch
This work shall comply with SUDAS Sections 4030, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Pipe apron dimensions shall conform to SUDAS detail 4030.225. Material shall comply with pipe material for CMP pipe culvert.

This item shall include all excavation as required. All rubble and excess excavated material generated by construction shall be kept separate and disposed of by the Contractor.

Payment shall be made at the contract unit price per Each of PIPE APRON, METAL, 48-INCH and Each of PIPE APRON, METAL, 15-INCH. Price shall include all labor, materials,

Bid Item 9 - Driveway, Granular
This work shall comply with SUDAS Section 7030, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

The granular surfacing will conform to Iowa DOT Standard Specifications, Section 4120.04, Gradation No. 11, Class A crushed stone. Surfacing shall be a uniform 2-feet thick.

Payment shall be made at the contract unit price bid per Square Yard of DRIVEWAY, GRANULAR, furnished and placed, which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item 10 - Driveway, HMA, 7-Inch Thick
This work shall comply with SUDAS Section 7030, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Mix design shall comply with Low Traffic (LT), 1/2-inch mix, and asphalt binder with a performance grade of PG 58-28S.

Concrete mix design shall have a compressive strength of 3500 psi at 14 days and 4000 psi at 28 days.

Payment shall be made at the contract unit price bid per Square Yard of DRIVEWAY, HMA, 7-INCH, furnished and placed, which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item 11 - Full Depth Patches, HMA
This work shall comply with SUDAS Section 7040, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Mix design shall comply with Low Traffic (LT), 1/2-inch mix, and asphalt binder with a performance grade of PG 58-28S.

Payment shall be made at the contract unit price bid per Square Yard of FULL DEPTH PATCHES, HMA, furnished and placed, which price shall include all labor, materials, and equipment necessary to complete this item.

Bid Item 12 - Conventional Seeding and Mulching, Temporary Seeding
This work shall comply with SUDAS Section 9010, City of Davenport – SUDAS Supplemental Specifications, Iowa Natural Resources Conservation Service Conservation Practice Standards 327 and 342, and as specified herein.

Execution of all conventional seeding installations shall follow SUDAS Section 9010. All seeding rates for native species shall be based on pounds of pure live seed (PLS). Any seeding completed outside of specified seeding window and requiring adjusted seeding rates shall not be paid based on a prorated scale but at original bid item rate.

Temporary erosion control seed mix shall follow SUDAS Type 5 Rural Temporary Erosion Control Mixture, including seeding dates. No fertilizer or lime shall be applied to temporarily seeded areas. Follow Pollution Prevention Plan for timing of temporary erosion control seeding.

Any additional seeding required due to construction operations or contractor storage outside of the grading and construction limits will not be paid for and shall be considered incidental.

Payment for these items shall be made at the unit price bid per Acre of CONVENTIONAL SEEDING AND MULCHING, by type, which price will include all labor, equipment, and materials necessary to complete this item.

Bid Item 13 - Temporary RECP, Type 3
This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Temporary RECP shall comply with RECP Type 3.B, open weave textile as specified in SUDAS section 9040. RECP with netting shall not be allowed for installation due to wildlife safety concerns. Roll widths shall be a minimum of 10 feet. Installation shall follow SUDAS standard details 9040.103 and 9040.104. Areas designated for temporary RECP installation are shown on plan sheet RR.1. This practice may be installed as needed in other areas as approved by the Engineer to meet Pollution Prevention Plan requirements.

Temporary RECP along ditch and creek shall be installed in such a manner to ensure the tow of the bank is adequately protected from erosive forces.

Payment will be made at the unit bid price per Square Yard of TEMPORARY RECP, TYPE 3, which price will include all labor, materials, and equipment necessary to complete this item.

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CAP
CHECKED	LFF
APPROVED	CAP
DATE	11/24/2021
ISSUED FOR	PRE-BID

VERIFY SCALE
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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

ESTIMATE REFERENCE INFORMATION

DWG. NO. C.2
PROJECT 222141

PLOTTED: Tuesday, December 21, 2021 11:57:29 AM
X-REFS: acad-c & 222126 - Topo & 222119 PARCEL & 222116 AERIAL
FILE PATH: C:\USERS\CAP\AREEKONEDRIVE - VEENSTRA & KIMM, INC\DAVENPORT 222141 UV SRF SPONSORED PROJECTS\SILVER CREEK STREAM STABILIZATION\DRAWINGS_DESIGN DRAWINGS\222141 DESIGN

Bid Item 14 - Wattle, 12-inch diameter
This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Plan sheet RR.1 indicates locations of proposed wattles for erosion control. This practice may be installed as needed in other areas as approved by the Engineer to meet Pollution Prevention Plan requirements.

Payment will be made at the unit bid price per Lineal Foot of WATTLE, 12-INCH DIAMETER, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item 15 - Rip Rap, Class D Revetment
Bid Item 16 - Rip Rap, Class E Revetment
Bid Item 17 - Rip Rap, Erosion Stone
This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications, and Section 4130 of the Iowa Department of Transportation Standard Specifications for Highway and Bridge Construction, latest edition, and as specified herein.

Class D revetment shall be installed at the toe of TRM installation as detailed on plan sheet C.4. Stone shall comply with Iowa DOT section 4130 for class D revetment.

Class E revetment shall be installed in rock riffles as detailed on plan sheet C.3. Stone shall comply with Iowa DOT section 4130 for Class E revetment.

Erosion stone shall be installed in rock ford crossing as detail on plan sheet C.2. Stone shall comply with Iowa DOT section 4130 for Erosion Stone.

Payment will be made at the unit bid price per Ton of RIP RAP, by type, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item 18 - Rip Rap, IDOT Macadam Stone
This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications, and Section 4122 Iowa Department of Transportation Specifications for Highway and Bridge Construction, latest edition, and as specified herein.

Macadam stone shall be installed in rock ford crossing as detailed on plan sheet C.2. Stone shall comply with Iowa DOT section 4122 for Macadam stone.

Payment for this item shall be made at the unit price bid per Ton of RIP RAP, IDOT MACADAM STONE, which price will include all labor, equipment, and materials necessary to complete this item.

Bid Item 19 - Silt Fence or Silt Ditch Check
This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Included in the payment of this item is the removal and spreading of sediment trapped by silt fencing and removal of devices. Installation shall follow SUDAS standard details 9040.106 or 9040.119, as determined by installation practice type.

This item is to be used in the event silt fencing is required for erosion control purposes to meet the provisions of the Pollution Prevention Plan. The use of this bid item shall be authorized by the City Project Manager. This bid item was created to establish unit price and will not necessarily be used.

Payment will be made at the unit bid price per Lineal Foot SILT FENCE OR SILT FENCE DITCH CHECK, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item 20 - Erosion Control and Mulching, Conventional
This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Minimum areas for erosion control are identified on sheet RR.1 of plan set. This practice may be installed as needed in other areas as approved by the Engineer.

Payment will be made at the unit bid price per Acre of EROSION CONTROL MUCHING, CONVENTIONAL, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item 21 - Temporary Traffic Control
This work shall comply with SUDAS Section 8030 City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Contractor shall follow all local regulations regarding notification and approval of any traffic control impacting vehicular traffic to the City of Davenport.

Payment will be made at the unit LUMP SUM bid price of TEMPORARY TRAFFIC CONTROL, which price will include all labor, materials, and equipment necessary to

complete this item.

Bid Item 22 - Contingency Allowance
This item shall include the cost of all labor, equipment, and materials required for unforeseen circumstances. This item shall be used only with proper authorization and written approval of the engineer.

This item shall be paid per Lump Sum. Payment shall be made based upon approved individual incidences.

DATE	REVISIONS

SCALE	AS NOTED
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CHECKED	LJY
APPROVED	CAP
DATE	11/24/2021
ISSUED FOR	PERMIT

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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

ESTIMATE REFERENCE INFORMATION

DWG. NO. C.3
PROJECT 222141

X-REFS: survey & 222126 - Topo & 222118 PARCEL & 222116 AERIAL
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Estimate Reference Information - Division 2

Bid Item 1 - Construction Survey

This item includes all costs for labor, equipment, and material to provide all construction staking and re-staking necessary for the complete construction of the project. Item also includes utility locates, necessary staking for utility, and providing as-built plans after completion of construction.

This work shall comply with SUDAS Section 11,010 and City of Davenport - SUDAS Supplemental Specifications.

The contractor shall be responsible for subcontracting with a professional licensed land surveying firm to provide layout stakes as required to construct the project.

Payment for this item will be made at the contract Lump Sum price for CONSTRUCTION SURVEY, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item 2 - Conventional Seeding and Mulching, Firebreaks

This work shall comply with SUDAS Section 9010, City of Davenport – SUDAS Supplemental Specifications, Iowa Natural Resources Conservation Service Conservation Practice Standard 394, and as specified herein.

Execution of all conventional seeding installations shall follow SUDAS Section 9010. All seeding rates for native species shall be based on pounds of pure live seed (PLS). Any seeding completed outside of specified seeding window and requiring adjusted seeding rates shall not be paid based on a prorated scale but at original bid item rate.

Firebreak seedings shall follow Iowa NRCS Firebreak (394) Standard and Iowa Job Sheet. No fertilizer or lime shall be applied to firebreak areas unless approved by Engineer. Species substitutions considered invasive to native prairie as determined by the Iowa NRCS shall not be allowed. Seeding dates listed in Standard 327 for introduced species shall be followed. See plan sheet RR.2 for firebreak widths.

Any additional seeding required due to construction operations or contractor storage outside of the grading and construction limits will not be paid for and shall be considered incidential.

Payment for these items shall be made at the unit price bid per Acre of CONVENTIONAL SEEDING AND MULCHING, by type, which price will include all labor, equipment, and materials necessary to complete this item.

Bid Item 3 - Hydraulic Seeding and Mulching

This work shall comply with SUDAS Section 9010, City of Davenport – SUDAS Supplemental Specifications, Iowa Natural Resources Conservation Service Conservation Practice Standards 327 and 342, and as specified herein.

Hydraulically applied mulch shall be a Bonded Fiber Matrix (BFM) meeting SUDAS Section 9010. For plantings completed outside the spring planting season, the 1 bushel of oats per acre with be exchanged for 2 bushels of winter wheat per acre.

Critical area planting and streambed stabilization seeding mix shall meet Iowa NRCS Critical Area Planting (342) Standard for native plant species at an increased seeding rate of 25% for hydroseeding native grasses specified in SUDAS section 9010.

No fertilizer or lime shall be applied to critical area plantings or streambank stabilization. Seeding dates for SUDAS Type 3 seeding mix shall be followed. See sheet RR.1 for critical area planting and streambank stabilization areas.

Any additional seeding required due to construction operations or contractor storage outside of the grading and construction limits will not be paid for and shall be considered incidential.

Payment for this item will be made at the unit price bid per Acre of HYDRAULIC SEEDING AND MULCHING, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item 4 - No-till Drill Native Seeding, Upland Mix
Bid Item 5 - No-till Drill Native Seeding, Lowland Mix

This work shall comply with SUDAS Section 9010, City of Davenport – SUDAS Supplemental Specifications, Iowa Natural Resources Conservation Service Conservation Practice Standards 327, and as specified herein.

USDA-NRCS published Iowa Native Prairie Establishing & Managing Native Plantings guide may be referred to for additional information on establishing and maintaining native stands.

Execution of all no-till drill seeding installations shall follow SUDAS Section 9010 for conventional seeding. All seeding rates of native species shall be based on pounds of pure live seed (PLS).

All upland and lowland native seeding areas shall be seeded with a drill designed for no-till planting. Seed planting depth shall be between 1/8 and 1/4 inch, no deeper. For plantings completed outside the spring planting season, the 1 bushel of oats/spring wheat per acre with be exchanged for 2 bushels of winter wheat per acre.

Upland native seeding mix composition requirements shall follow Iowa NRCS Conservation Cover (327) Standard and Iowa Job Sheet, and latest version of the Iowa Native Seeding Calculator. Seed mix shall meet additional requirements for being listed for use in Scott County, diverse planting, seeding sites on greater than 5% slopes, wildlife plantings, and have a Coefficient of Conservatism (CC) of 5 or greater.

Lowland native seeding mix composition requirements shall follow Iowa NRCS Conservation Cover (327) Standard and Iowa Job Sheet, latest version of the Iowa Native Seeding Calculator, and Iowa NRCS Agronomy Technical Note #27 for Zone D. Seed mix shall meet additional requirements for being listed for use in Scott County, diverse planting, wildlife plantings, and have a Coefficient of Conservatism (CC) of 5 or greater.

No fertilizer or lime shall be applied to upland or lowland native seedings. Spring seeding dates listed in Iowa NRCS Standard 327 for native species shall be followed, April 1 through July 1. See sheet RR.2 for upland and lowland native seeding areas.

Payment for these items will be made at the unit price bid per Acre of NO-TILL DRILL NATIVE SEEDING, UPLAND MIX or LOWLAND MIX, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item 6 - Sediment and Erosion Contol

This work shall comply with SUDAS Section 9040, City of Davenport – SUDAS Supplemental Specifications, and as specified herein.

Wattles installed in project area are designed to remain and degrade on site after seedings have begun establishment. Use of tightly rolled erosion fabric shall only be allowed with approval from the Engineer.

Plan sheet RR.1 indicates locations of proposed wattles for erosion control. This practice may be installed as needed in other areas as approved by the Engineer to meet Pollution Prevention Plan requirements.

Payment will be made at the unit bid price of LUMP SUM for item SEDIMENT AND EROSION CONTROL, which price will include all labor, materials, and equipment necessary to complete this item.

Bid Item 7 - Plant Stand Annual Operation And Establishment (Alternate Bid Item)

This work shall comply with Iowa Natural Resources Conservation Service Conservation Practice Standard 327 and 394, Iowa NRCS Job Sheet Conservation Cover, Iowa NRCS Job Sheet Firebreaks, latest versions, and as specified herein.

Management of plant stands shall follow Inspection and Maintenance (I&M) Form approved by the City. USDA-NRCS published Iowa Native Prairie Establishing & Managing Native Plantings guide may be referred to for additional information on establishing and maintaining native stands.

Payment will be made at the unit bid price of ANNUAL PAYMENT for item PLANT STAND ANNUAL OPERATION AND MAINTENANCE, which price will include all labor, materials, and equipment necessary to complete this item.

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CAP
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APPROVED	CAP
DATE	11/24/2021
ISSUED FOR	PRE-BID

VERIFY SCALE
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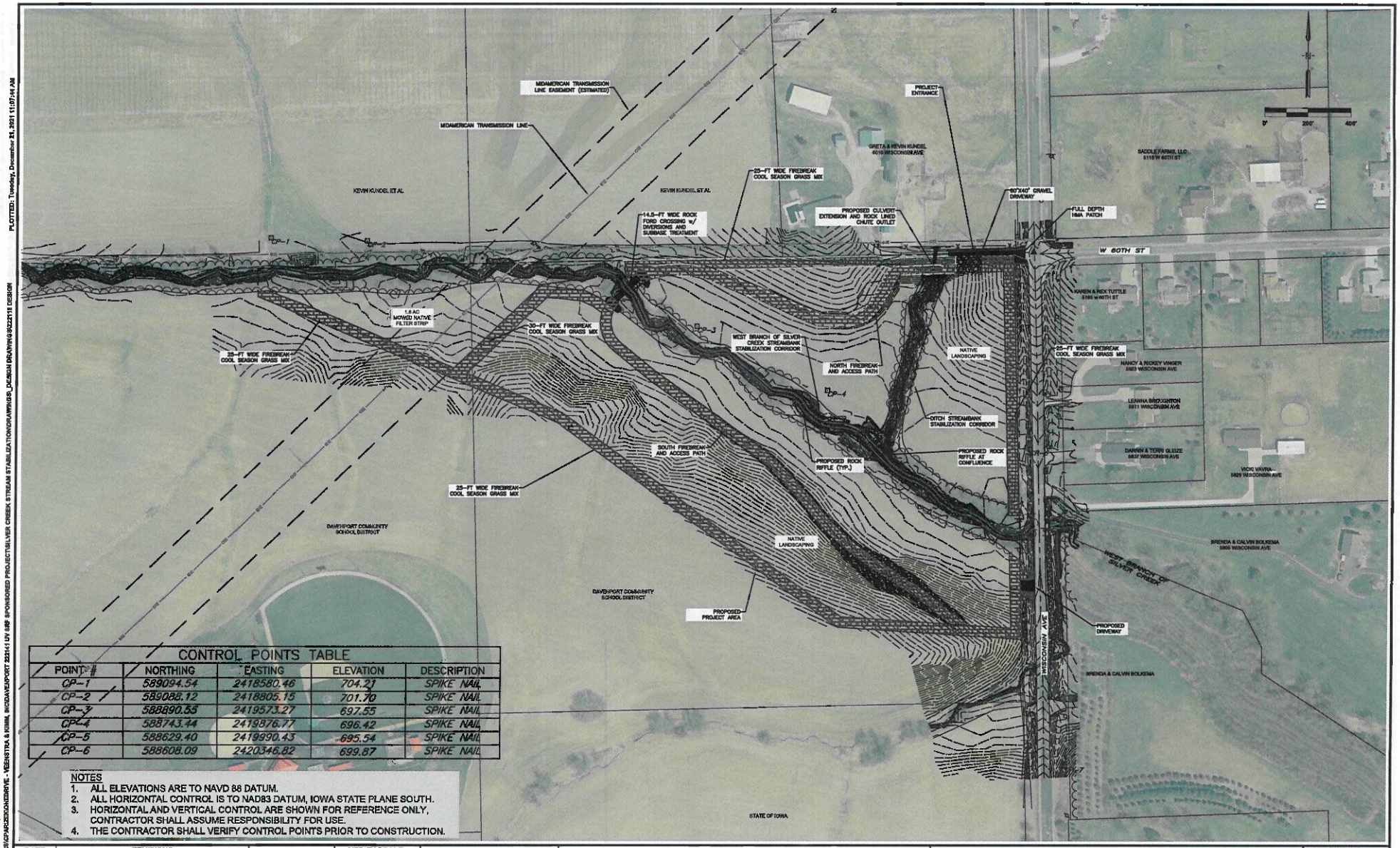
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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

ESTIMATE REFERENCE INFORMATION

DWG. NO. C.4
PROJECT 222141

X-REFS: xcal-co & 222120 - Topo & 222119 PARCEL & 222118 AERIAL
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PLOTTED: Tuesday, December 21, 2021 11:57:40 AM



CONTROL POINTS TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP-1	589094.54	2418580.46	704.21	SPIKE NAIL
CP-2	589088.12	2418805.15	701.70	SPIKE NAIL
CP-3	588890.55	2419573.27	697.55	SPIKE NAIL
CP-4	588743.44	2419876.77	696.42	SPIKE NAIL
CP-5	588629.40	2419990.43	695.54	SPIKE NAIL
CP-6	588608.09	2420346.82	699.87	SPIKE NAIL

NOTES
1. ALL ELEVATIONS ARE TO NAVD 88 DATUM.
2. ALL HORIZONTAL CONTROL IS TO NAD83 DATUM, IOWA STATE PLANE SOUTH.
3. HORIZONTAL AND VERTICAL CONTROL ARE SHOWN FOR REFERENCE ONLY, CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR USE.
4. THE CONTRACTOR SHALL VERIFY CONTROL POINTS PRIOR TO CONSTRUCTION.

DATE	REVISIONS

SCALE	AS NOTED
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DATE	11/24/2021
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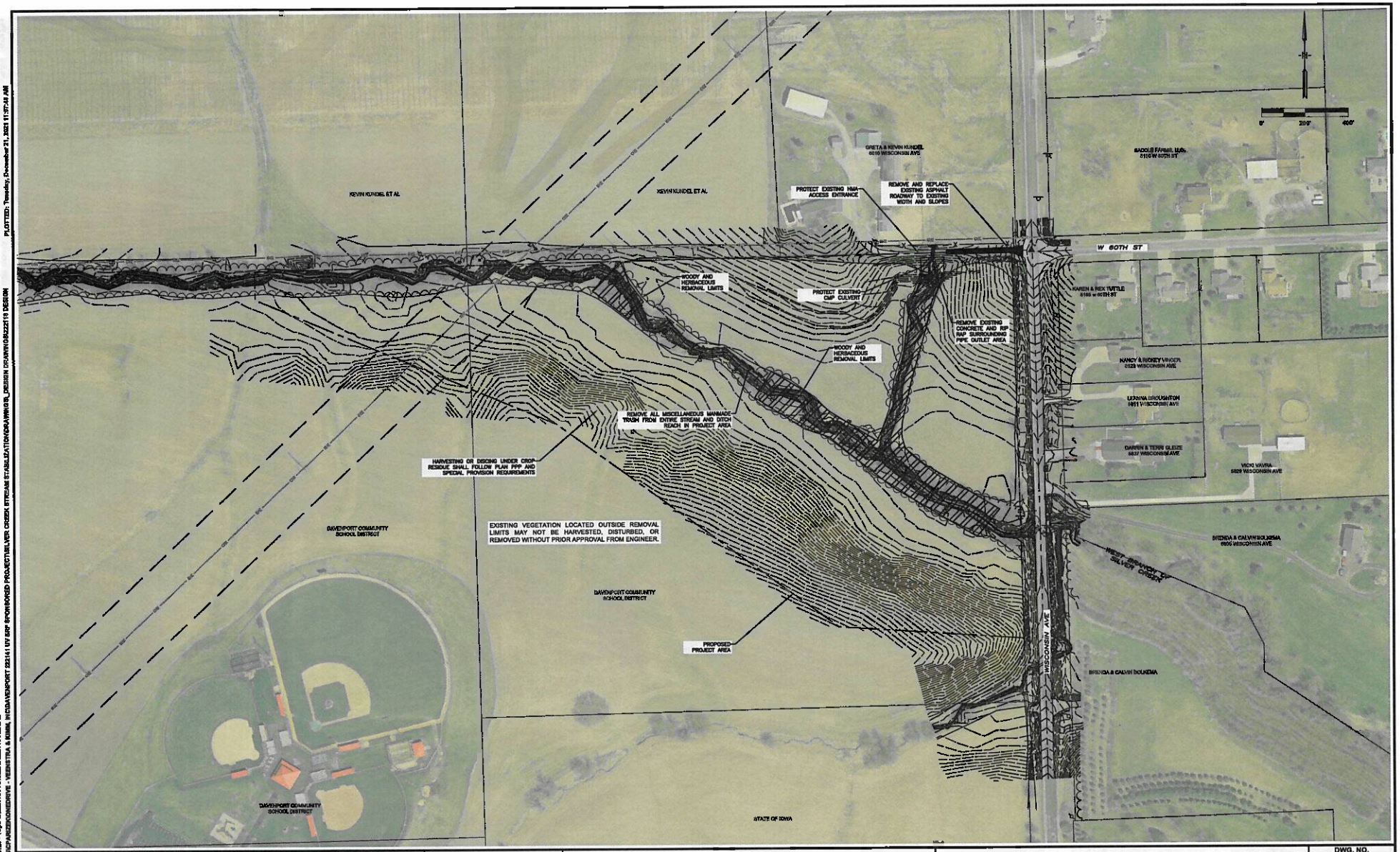
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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

OVERALL SITE PLAN

DWG. NO. D.1
PROJECT 222141

X-REFS: testl-xs & 222126 - Topo & 222116 PARCEL & 222116 AERIAL
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DATE	REVISIONS

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DATE	12/14/2021
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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

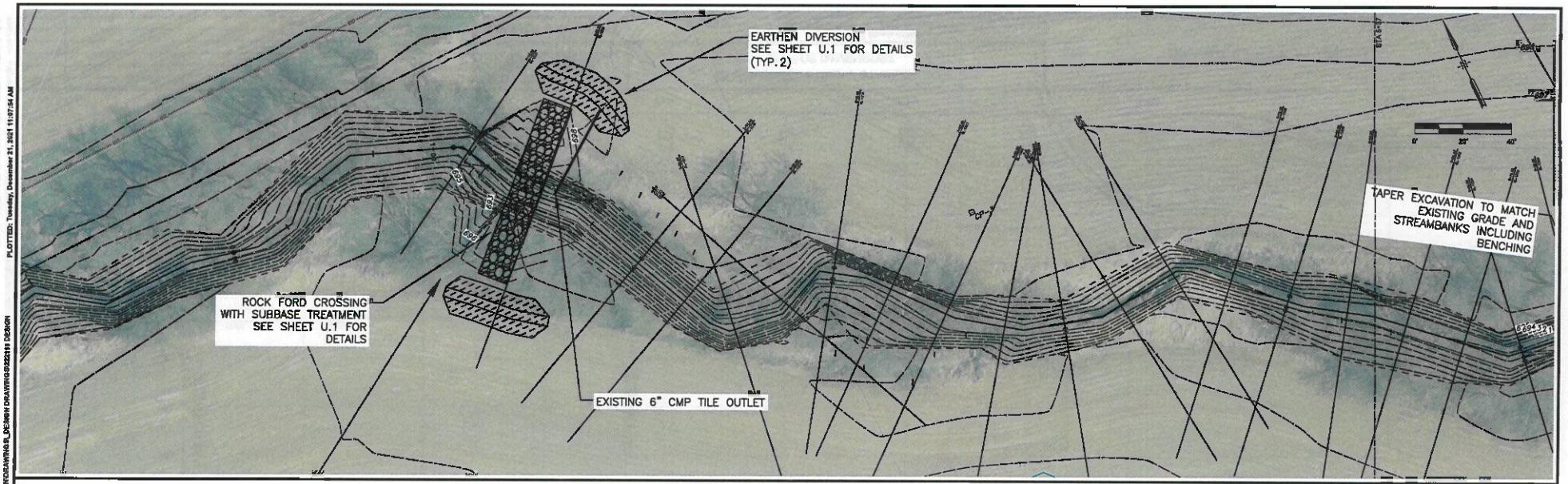
1800 5th Ave • Rock Island, Illinois 61201
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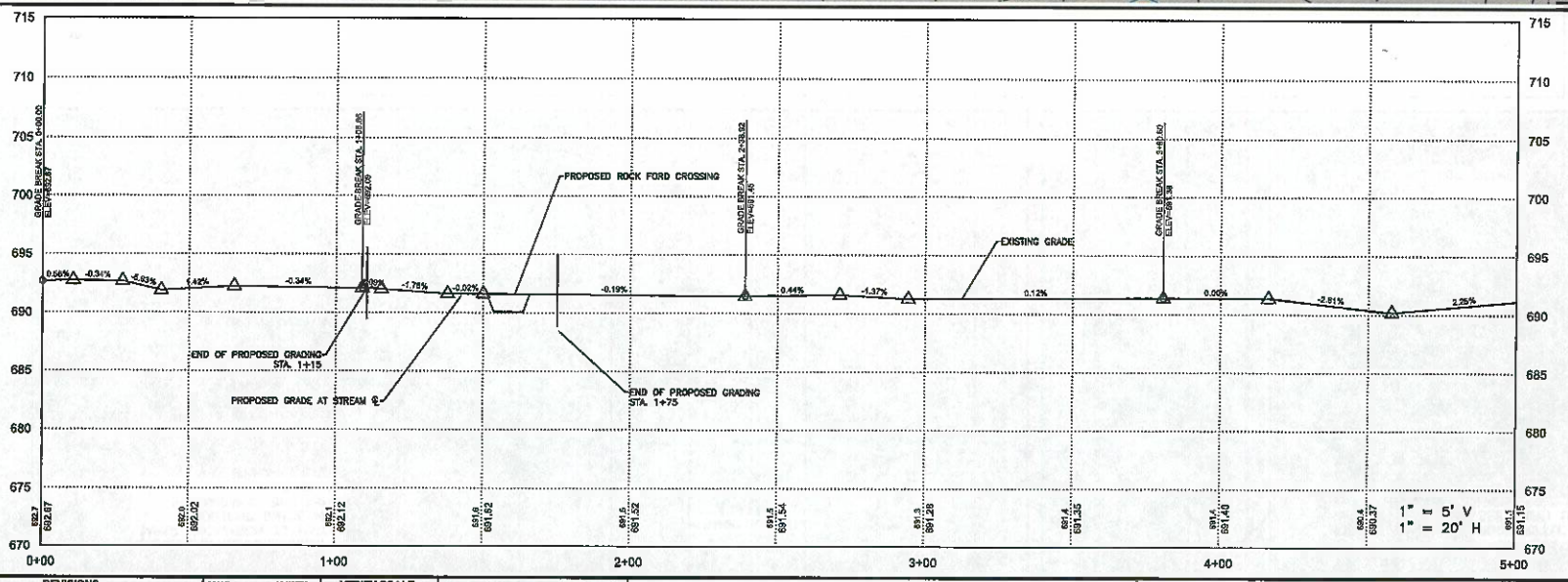
REMOVALS

DWG. NO.
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PROJECT 222141

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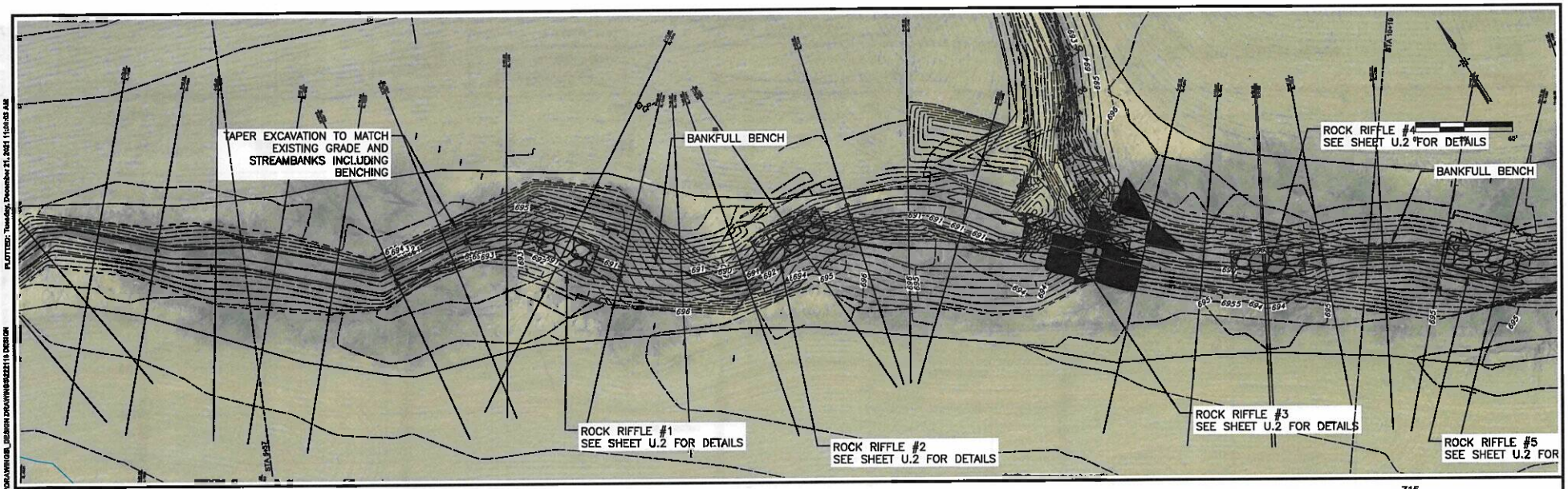
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

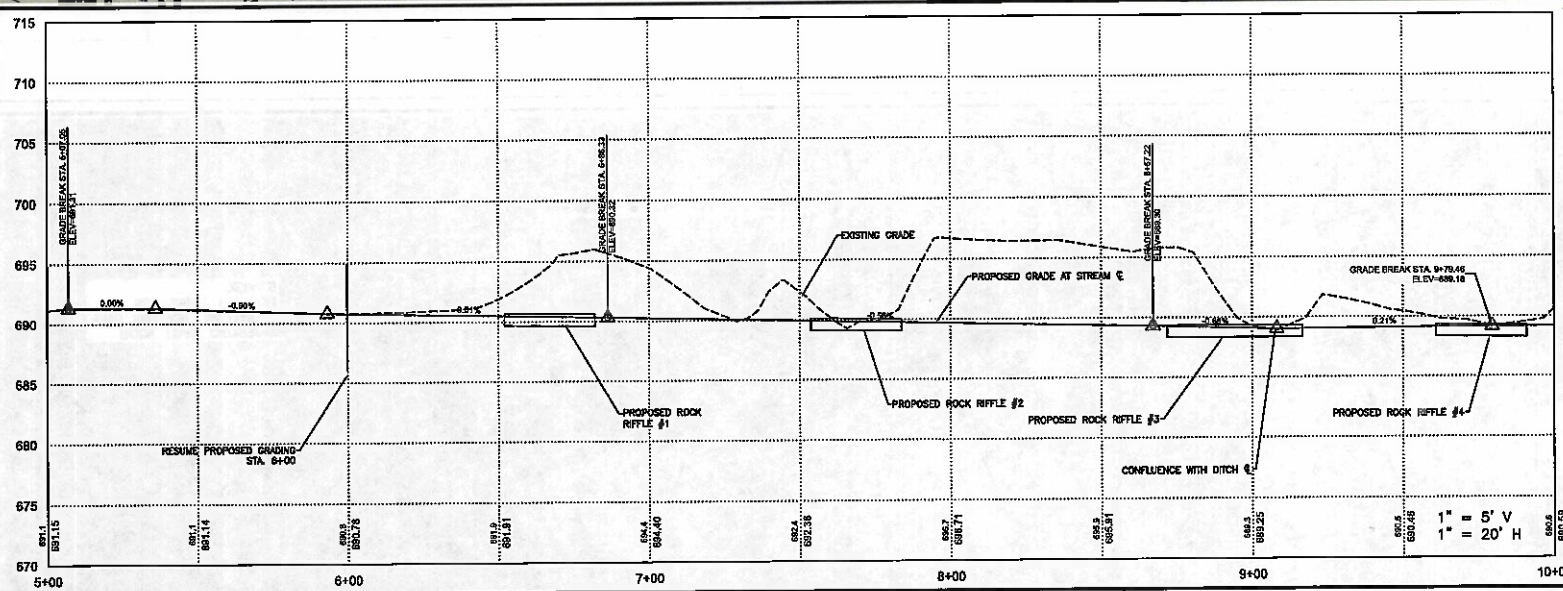
SILVER CREEK PLAN

DWG. NO.
D.3

PROJECT 222141

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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

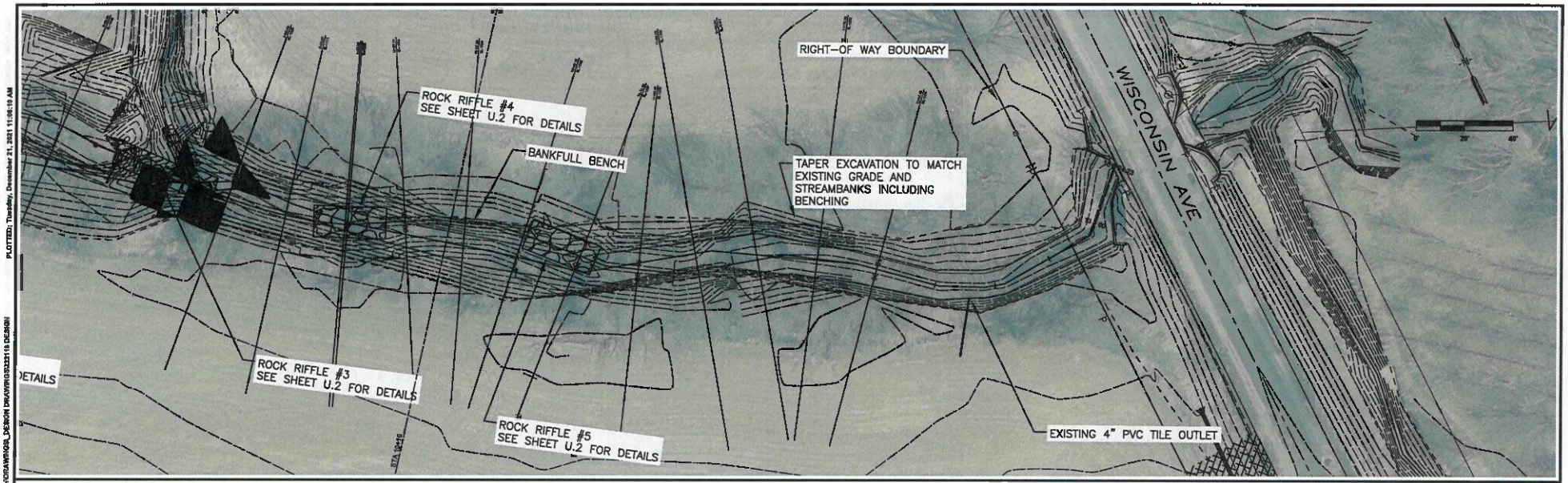
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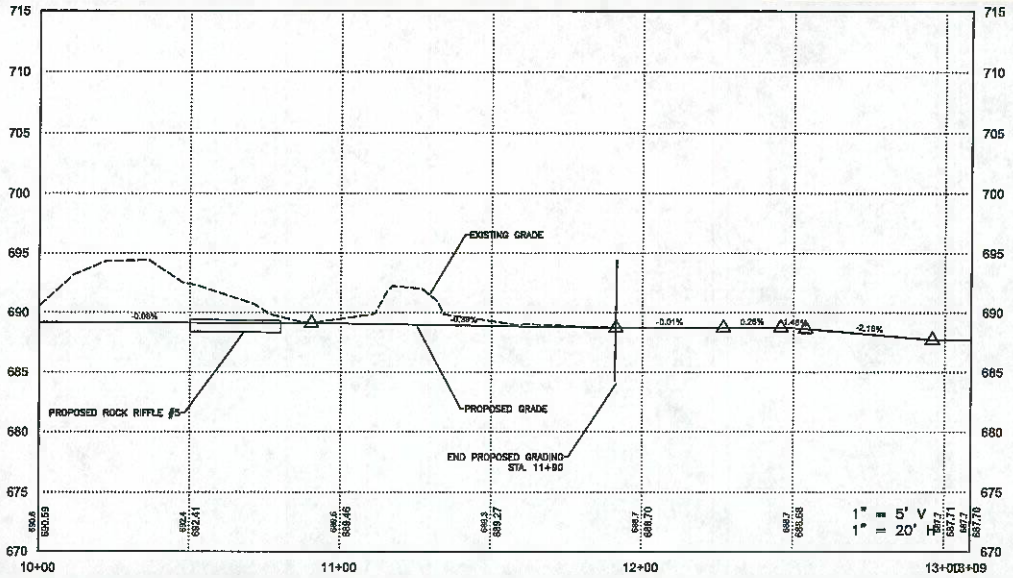
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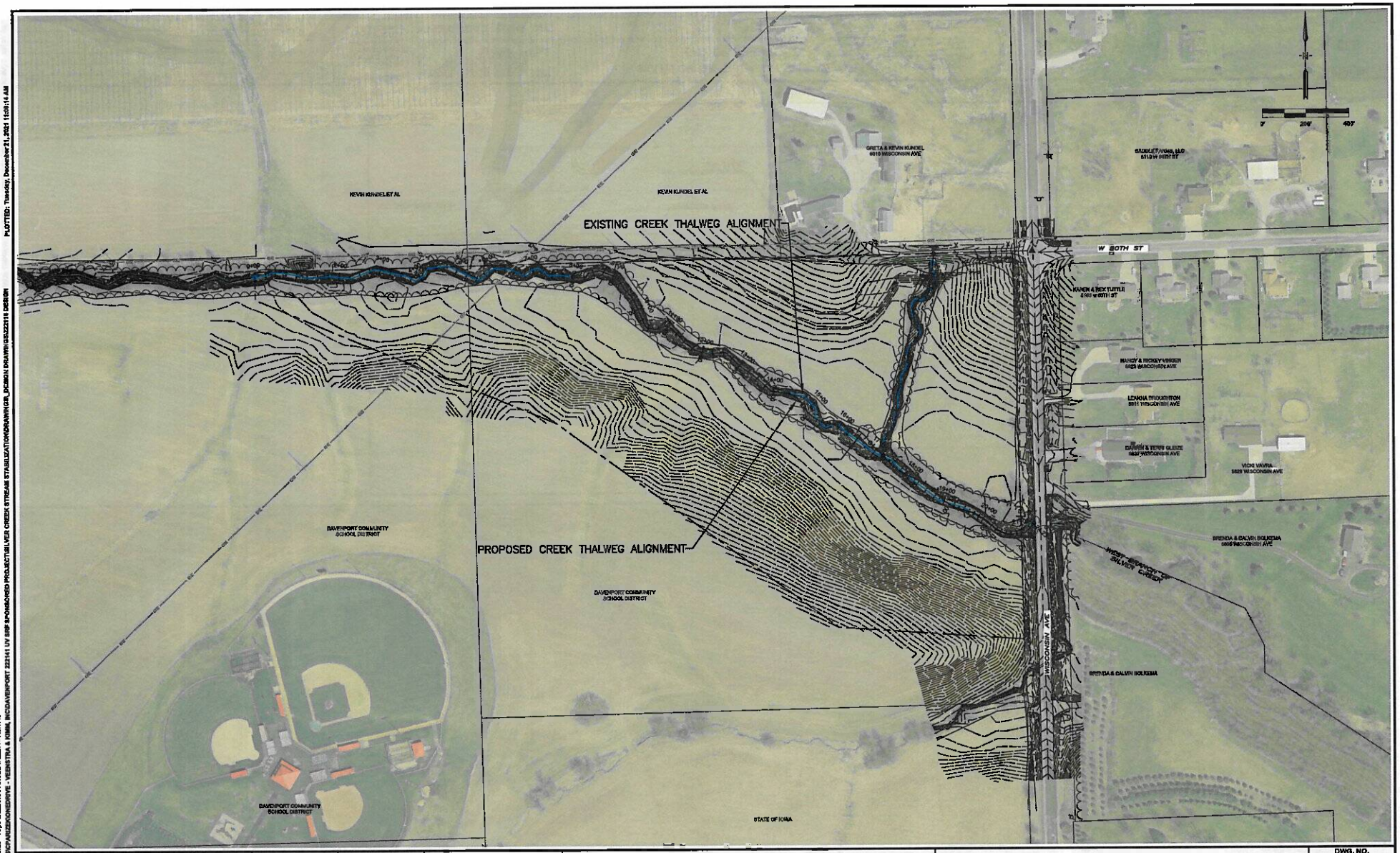
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

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SILVER CREEK PLAN

DWG. NO.
D.5
PROJECT 222141

XREFS: xrefs 8 222139 - Type A 222119 PARCEL 8 222116 AERIAL
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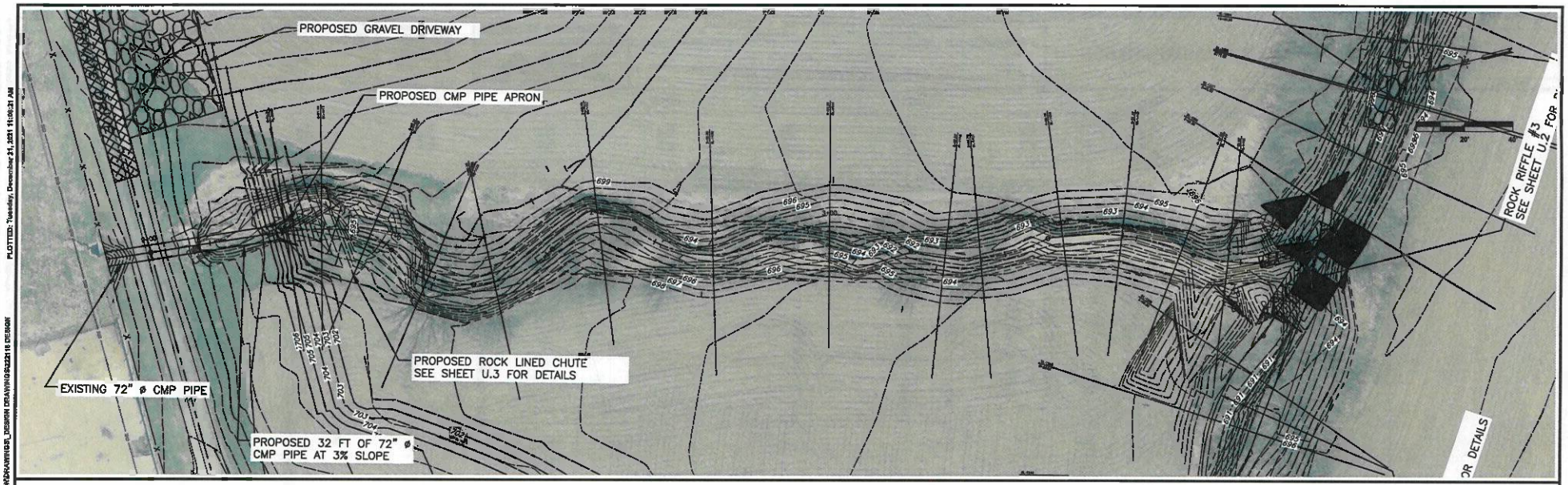
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

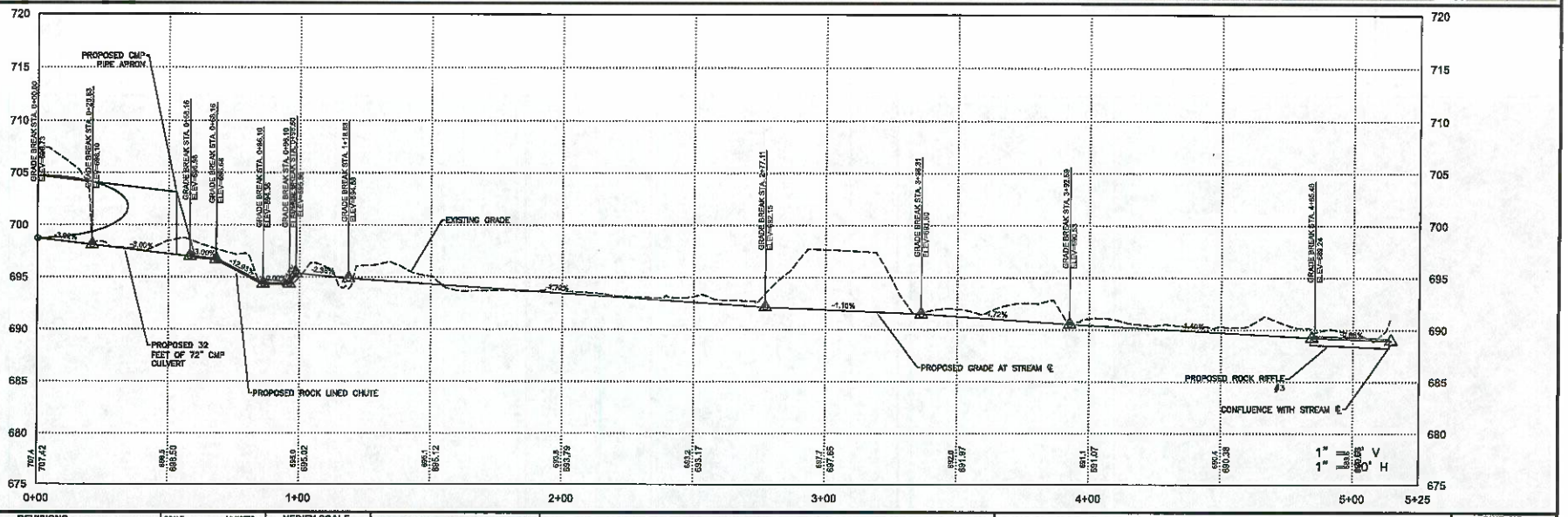
SILVER CREEK CHANNEL

DWG. NO.
D.6

PROJECT 222141

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SCALE	AS NOTED
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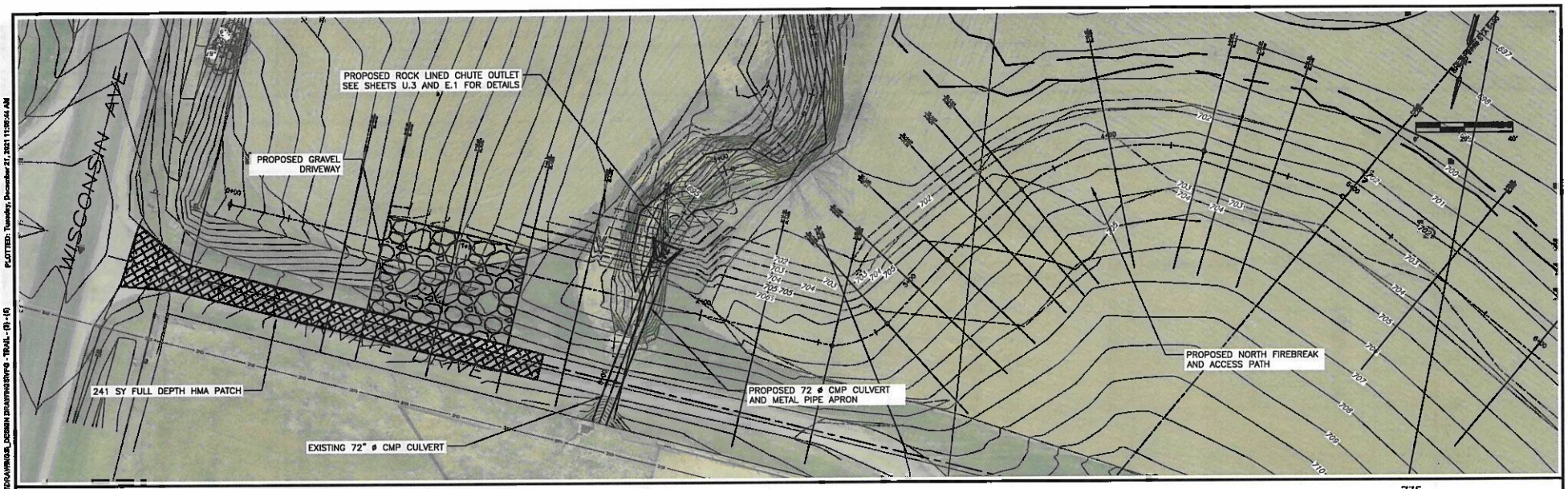
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

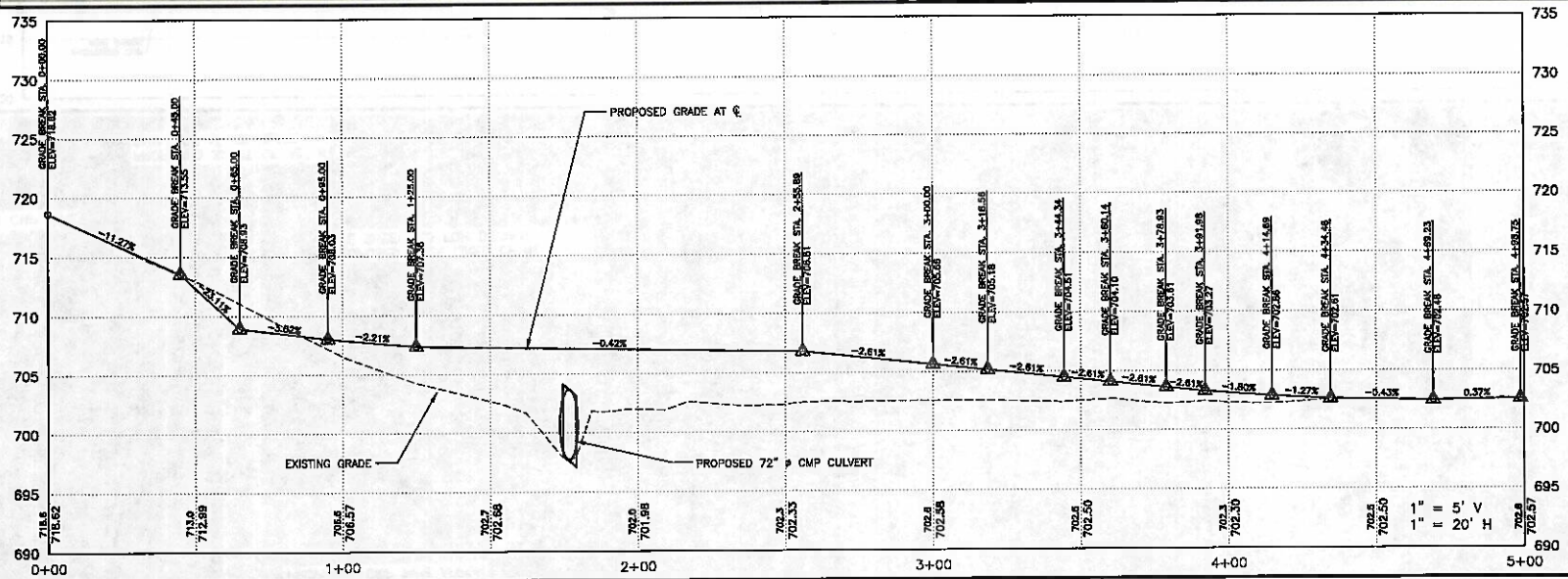
DITCH PLAN

DWG. NO. E.1

PROJECT 222141

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SCALE	AS NOTED
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APPROVED	CAP
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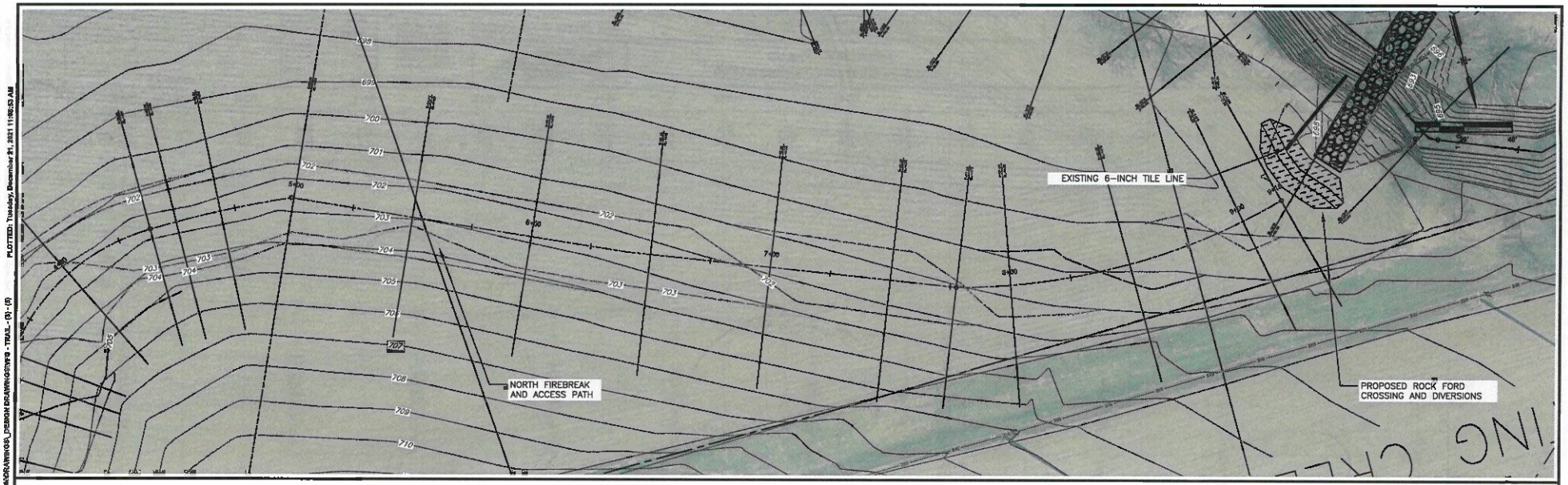
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

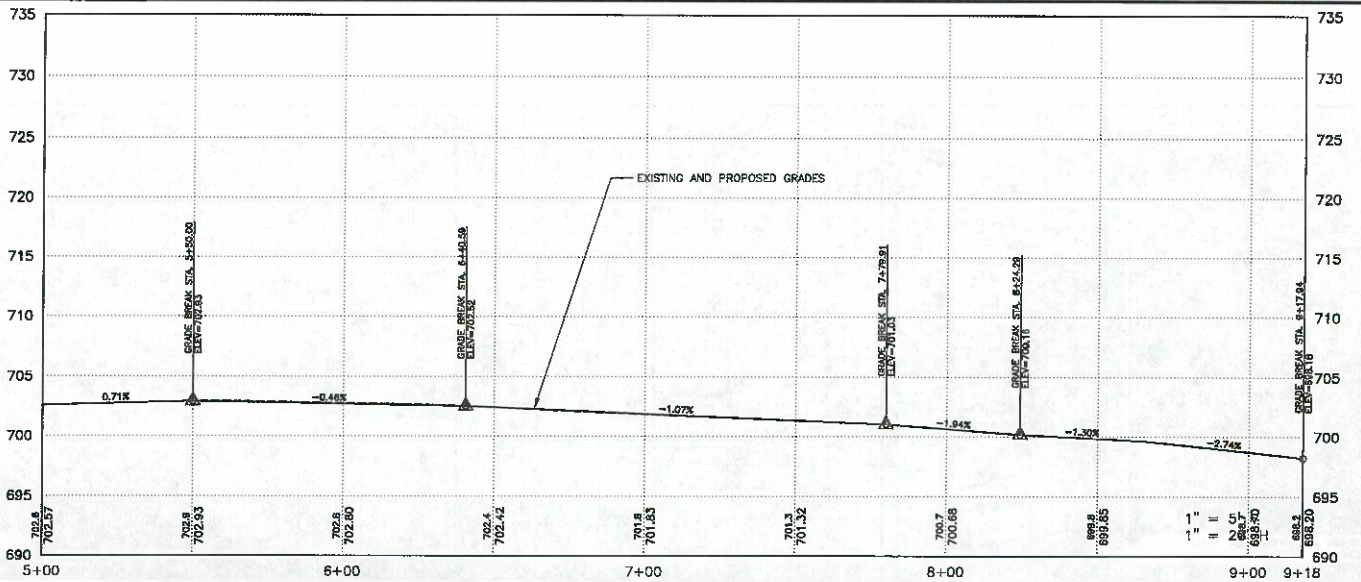
NORTH FIREBREAK & ACCESS PATH PLAN

DWG. NO. F.1

PROJECT 222141

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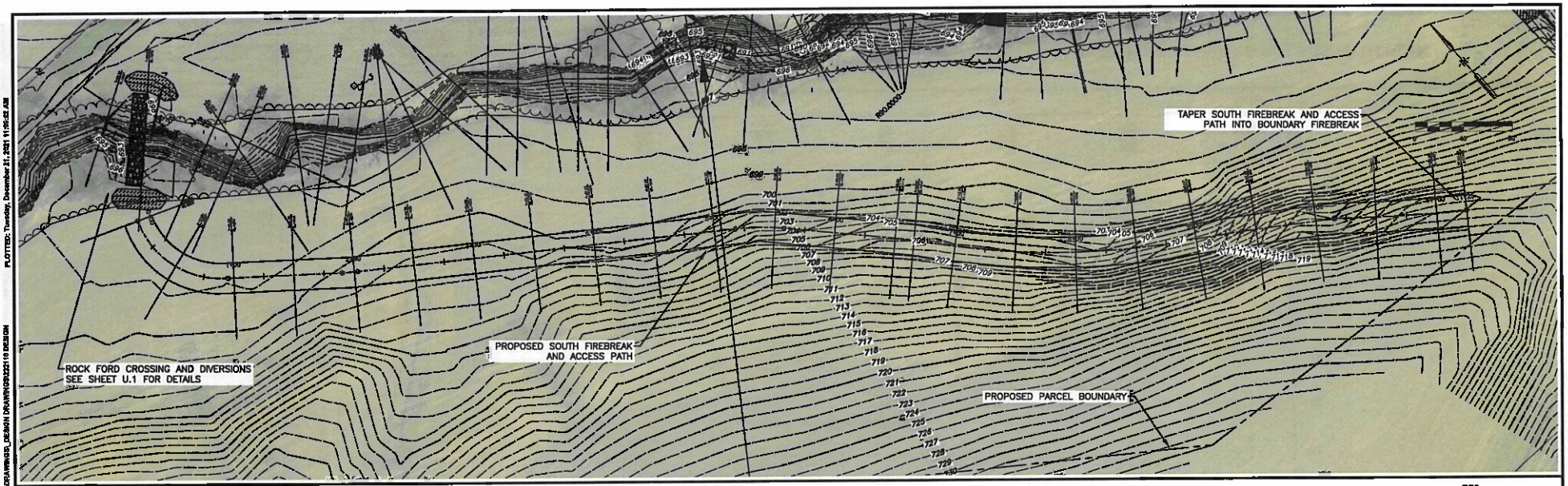
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

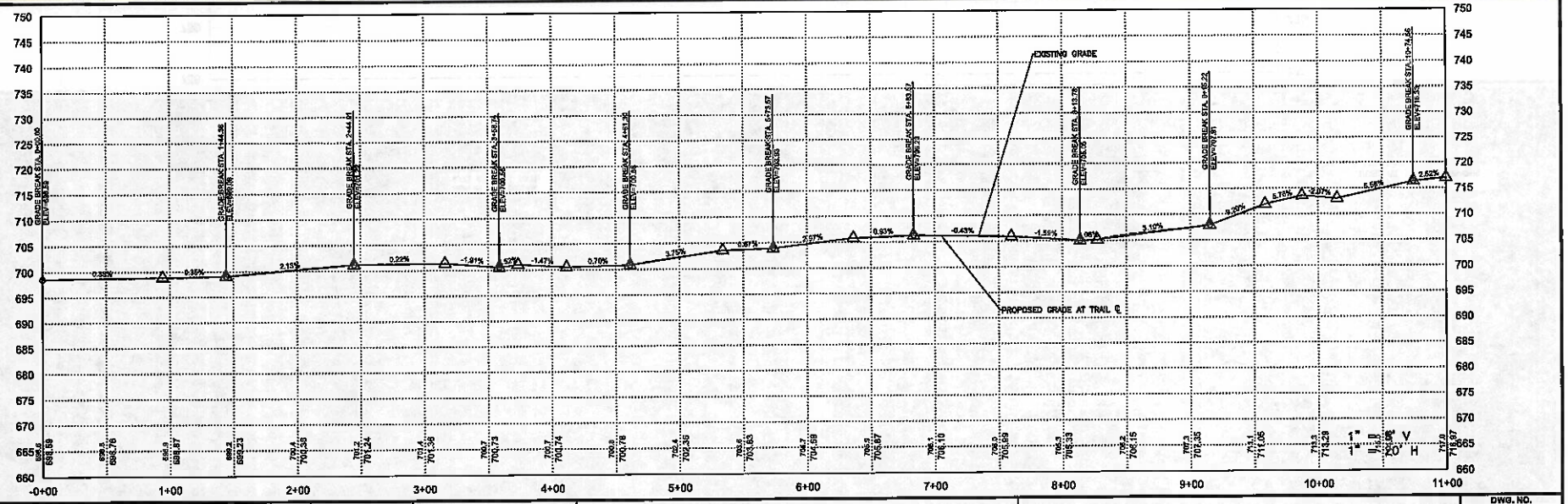
NORTH FIREBREAK & ACCESS PATH PLAN

DWG. NO. F.2

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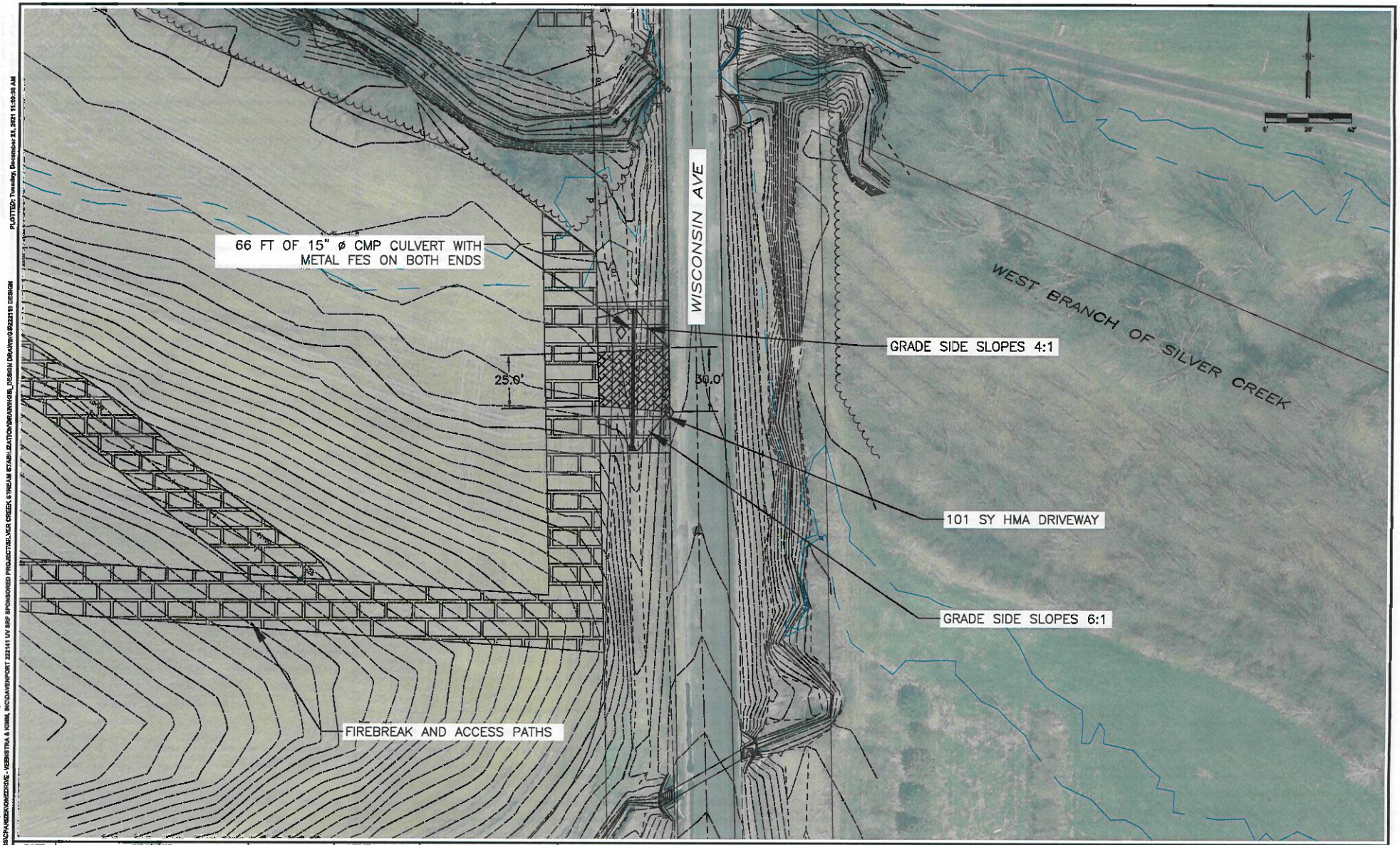
SILVER CREEK STREAM STABILIZATION
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SOUTH FIREBREAK & ACCESS PATH PLAN

DWG. NO. F.3
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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

WISCONSIN AVE DRIVEWAY

DWG. NO. M.1

PROJECT 222141

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POLLUTION PREVENTION PLAN

This Data Entry Sheet fills Tab 110-12L effective 10-20-20

This project is regulated by the requirements of the Iowa Department of Natural Resources (DNR) National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 OR an Iowa Department of Natural Resources (DNR) (NPDES) individual storm water permit. The Contractor shall carry out the terms and Prevention Plan (PPP).

This Base PPP includes information on Roles and Responsibilities, Project Site Description, Controls, Maintenance Procedures, Inspection Requirements, Non-Storm Water Controls, Potential Sources of Off Right-of-Way Pollution, documents rather than repeating the information contained in the documents. A copy of needed during construction, will be readily available for review.

All contractors shall conduct their operations in a manner that controls pollutants, entering waters of the state and leaving the highway right-of-way. The Contractor shall implementation of the PPP for their entire contract. This responsibility shall be further source of potential pollution as defined in this PPP.

I. ROLES AND RESPONSIBILITIES

A. Designer:

1. Prepares Base PPP included in the project plan.
2. Prepares Notice of Intent (NOI) submitted to Iowa DNR.
3. Is signature authority on the Base PPP. If consultant designed, signature from

B. Contractor:

1. Signs a co-permittee certification statement adhering to the requirements of the NPDES permit and this PPP. All co-permittees are legally required under the Clean Water Act and the Iowa Administrative Code conditions of this PPP.
2. Designates a Water Pollution Control Manager (WPCM), who has the duties and responsibilities as defined in Section 2602 of the Standard Specifications.
3. Submits an Erosion Control Implementation Plan (ECIP) and ECIP updates according to Section 2602 of the Standard Specifications.
4. Installs and maintains appropriate controls. This work may be subcontracted as documented through Subcontractor Request Forms (Form 830231).
5. Supervises and implements good housekeeping practices according to Paragraph III, C, 2.
6. Conducts joint required inspections of the site with inspection staff. When Contractor is not mobilized on site, Contractor may delegate this responsibility to a trained or certified subcontractor. Contracting Authority also may waive joint inspection requirement during winter shutdown. In both circumstances, WPCM (or trained or certified delegate from the Contractor) is still responsible to review and sign inspection reports.
7. Complies with training and certification requirements of Section 2602 of the Standard Specifications.
8. Submits amended PPP site map according to Section 2602 of the Standard Specifications.

C. Subcontractors:

1. Sign a co-permittee certification statement adhering to the requirements of the NPDES permit and this PPP if responsible for sediment or erosion controls; involved in land disturbing activities; or performing work that is a source of potential pollution as defined in this PPP. Subcontracted work items are identified in Subcontractor Request Forms (Form 830231). All co-permittees are legally required under the Clean Water Act and the Iowa Administrative Code to ensure compliance with the terms and conditions of this PPP.
2. Implement good housekeeping practices according to Paragraph III, C, 2.

D. RCE/Project Engineer:

1. Is Project Storm Water Manager.
2. Takes actions necessary to ensure compliance with storm water requirements including, where appropriate, issuing stop work orders, and directing additional inspections at construction project sites that are experiencing problems with achieving permit compliance.
3. Orders the taking of measures to cease, correct, prevent, or minimize the consequences of non-compliance with the storm water requirements of the Applicable Permit.
4. Supervises all work necessary to meet storm water requirements at the Project, including work performed by contractors and subcontractors.
5. Requires employees, contractors, and subcontractors to take appropriate responsive action to comply with storm water requirements, including requiring any such person to cease or correct a violation of storm water requirements, and to order or recommend such other actions as necessary to meet storm water requirements.
6. Is familiar with the Project PPP and storm water site map.
7. Is the point of contact for the Project for regulatory officials, Inspector, contractors, and subcontractors regarding storm water requirements.
8. Is signature authority on Notice of Discontinuation.
9. Maintains an up-to-date record of contractors, subcontractors, and subcontracted work items through Subcontractor Request Forms (Form 830231).
10. Makes information to determine permit compliance available to the ONR upon their request.

E. Inspector:

1. Updates PPP through fieldbook entries and storm water site inspection reports if there is a change in design, construction, operation, or maintenance which has a significant effect on the discharge of pollutants from the project.
2. Makes information to determine permit compliance available to the ONR upon their request.

POLLUTION PREVENTION PLAN

This Data Entry Sheet fills Tab 110-12L effective 10-20-20

3. Conducts joint required inspections of the site with the contractor/subcontractor.
4. Completes an inspection report after each inspection.
5. Is signature authority on storm water inspection reports.

II. PROJECT SITE DESCRIPTION

A. This Pollution Prevention Plan (PPP) is for the construction of streambank stabilization and native planting.

B. This PPP covers approximately 23.1 acres with an estimated 19 acres being disturbed. The portion of the PPP covered by this contract has 19 acres disturbed.

C. The PPP is located in an area of Tama-Muscatine-Downs soil association. The estimated weighted average runoff coefficient number for this PPP after completion will be 0.30.

D. Storm Water Site Map - Multiple sources of information comprise the base storm water site map including:

1. Drainage Patterns - Plan and Profile sheets.
2. Proposed Slopes - Cross Sections.
3. Areas of Soil Disturbance - Construction Limits shown on Plan and Profile sheets.
4. Location of Structural Controls -NA.
5. Locations of Non-Structural Controls -RR sheets.
6. Locations of Stabilization Practices - Generally within construction limits shown on Erosion Control plan sheets.
7. Surface Waters (including wetlands) - Project Location Map and Plan and Profile sheets.
8. Locations where Storm Water is Discharged - Plan and Profile sheets.

E. The base storm water site map is amended by contract modifications and progress payments (fieldbook entries) of completed erosion control work. Also, due to project phasing, erosion and sediment controls shown on project plans may not be installed until needed, based on site conditions. For example, silt fence ditch checks will typically not be installed until the ditch has been installed. Installed locations may also be modified from tabulation locations by field staff. Installed locations will be documented by fieldbook entries and amended PPP site map.

F. Runoff from this work will flow into the West Branch of Silver Creek to Silver Creek to Duck Creek to Mississippi River.

III. CONTROLS

A. The Contractor's ECIP specified in Article 2602.03 of the Standard Specifications for accomplishment of storm water controls should clearly describe the intended sequence of major activities, and for each activity define the control measure and the timing during the construction process that the measure will be implemented.

B. Preserve vegetation in areas not needed for construction.

C. Sections 2601 and 2602 of the Standard Specifications define requirements to implement erosion and sediment control measures. Actual quantities used and installed locations may vary from the Base PPP and amendment of the plan will be documented via fieldbook entries, amended PPP site map, or by contract modification. Additional erosion and sediment control items may be required as determined by the inspector and/or contractor during storm water site inspections.

1. EROSION AND SEDIMENT CONTROLS
   a. Stabilization Practices
      1) Site plans will ensure that existing vegetation or natural buffers are preserved where attainable and disturbed portions of the site will be stabilized.
      2) Initialize stabilization of disturbed areas immediately after clearing, grading, excavating, or other earth disturbing activities have:
         a) Permanently ceased on any portion of the site, or
         b) Temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days.
      3) Staged permanent and/or temporary stabilizing seeding and mulching shall be completed as the disturbed areas are completed. Incomplete areas shall be stabilized according to paragraph III, C, 1, a, 2, b above.
      4) Permanent and Temporary Stabilization practices to be used for this project are located in the Erosion Control and Permanent Seeding plan RR sheets.
      5) Preservation of existing vegetation within right-of-way or easements will act as vegetative buffer strips.
      6) Preservation of topsoil: Additional information may be found in B plan sheet General Notes or as referenced in project Special Provisions or Section 2105 of Standard Specifications.
      7) Temporary erosion control seeding shall be installed at rates and locations identified in contract special conditions.
   b. Structural Practices
      1) Structural practices will be implemented to divert flows from exposed soils and detain or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Specific practices included in the project are installation of temporary RECP, silt fence, and wattles. Installation of other erosion control practices may be installed at the discharge of pollutants from exposed areas of the site. Specific practices included in the project are installation of

POLLUTION PREVENTION PLAN

This Data Entry Sheet fills Tab 110-12L effective 10-20-20

2) Structural practices that may be used for this project are shall follow the latest Iowa SUDAS, City of Davenport Supplemental Specifications, and Iowa DOT specifications and standard details.

c. Storm Water Management
   Measures shall be installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. This may include velocity dissipation devices at discharge locations and along length of outfall channel as necessary to provide a non-erosion velocity flow from structure to water course. The installation of these devices may be subject to Section 404 of the Clean Water Act.

2. OTHER CONTROLS
   Contractor disposal of unused construction materials and construction material wastes shall comply with applicable state and local waste disposal, sanitary sewer, or septic system regulations. In the event of a conflict with other governmental laws, rules and regulations, the more restrictive applicable laws, rules or regulations shall apply.
   a. Vehicle Entrances and Exits - Construct and maintain entrances and exits to prevent tracking of sediments onto roadways.
   b. Material Delivery, Storage and Use - Implement practices to prevent discharge of construction materials during delivery, storage, and use.
   c. Stockpile Management - Install controls to reduce or eliminate pollution of storm water from stockpiles of soil and paving.
   d. Waste Disposal - Do not discharge any materials, including building materials, into waters of the state, except as authorized by a Section 404 permit.
   e. Spill Prevention and Control - Implement chemical spill and leak prevention and response procedures to contain and clean up spills and prevent material discharges to the storm drain system and waters of the state.
   f. Concrete Residuals and Washout Wastes - Waste shall not be discharged to a surface water and is not allowed to adversely affect a water of the state. Designate temporary concrete washout facilities for rinsing out concrete trucks. Provide directions to truck drivers where designated washout facilities are located. Designated washout areas should be located at least 50 feet away from storm drains, streams or other water bodies. Care should be taken to ensure these facilities do not overflow during storm events.
   g. Concrete Grooving/Grinding Slurry - Do not discharge slurry to a waterbody or storm drain. Slurry may be applied on forelopes or removed from the project.
   h. Vehicle and Equipment Storage and Maintenance Areas - Perform on site fueling and maintenance in accordance with all environment laws such as proper storage of onsite fuels and proper disposal of used engine oil or other fluids on site. Employ washing practices that prevent contamination of surface and ground water from wash water. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.
   i. Litter Management - Ensure employees properly dispose of litter. Minimize exposure of trash if exposure to precipitation or storm water would result in a discharge of pollutants.
   j. Dewatering - Properly treat water to remove suspended sediment before it re-enters a waterbody or discharges off-site. Measures are also to be taken to prevent scour erosion at dewatering discharge point.

3. APPROVED STATE OR LOCAL PLANS
   During the course of this construction, it is possible that situations will arise where unknown materials will be encountered. When such situations are encountered, they will be handled according to all federal, state, and local regulations in effect at the time.

IV. MAINTENANCE PROCEDURES

The Contractor is required to maintain all temporary erosion and sediment control measures in proper working order, including cleaning, repairing, or replacing them throughout the contract period. This shall begin when the features have lost 50% of their capicity.

V. INSPECTION REQUIREMENTS

A. Inspections shall be made jointly by the Contractor and the Contracting Authority's inspector at least once every seven calendar days. Storm water site inspections will include:

1. Date of the inspection.
2. Summary of the scope of the inspection.
3. Name and qualifications of the personnel making the inspection.
5. Review of erosion and sediment control measures within disturbed areas for the effectiveness in preventing impacts to receiving waters.
6. Major observations related to the implementation of the PPP.
7. Identification of corrective actions required to maintain or modify erosion and sediment control measures.

B. Include storm water site inspection reports in the amended PPP. Incorporate any additional erosion and sediment control measures determined as a result of the inspection. Immediately begin corrective actions on all deficiencies found within 3

POLLUTION PREVENTION PLAN

This Data Entry Sheet fills Tab 110-12L effective 10-20-20

calendar days of the inspection and complete within 7 calendar days following the inspection. If it is determined that making the corrections less than 72 hours after the inspection is impracticable, it should be documented why it is impracticable and indicate an estimated date by which the corrections will be made.

VI. NON-STORM WATER DISCHARGES

This includes subsurface drains (i.e. longitudinal and standard subdrains) and slope drains. The velocity of the discharge from these features may be controlled by the use of headwalls or blocks, Class A stone, erosion stone or other appropriate materials.

This also includes uncontaminated groundwater from dewatering operations, which will be controlled as discussed in Section III of the PPP.

VII. POTENTIAL SOURCES OF OFF RIGHT-OF-WAY (ROW) POLLUTION

Silts, sediment, and other forms of pollution may be transported onto highway right-of-way (ROW) as a result of a storm event. Potential sources of pollution located outside highway ROW are beyond the control of this PPP. Pollution within highway ROW will be conveyed and controlled per this PPP.

VIII. DEFINITIONS

A. Base PPP - Initial Pollution Prevention Plan.

B. Amended PPP - Base PPP amended during construction. May include Plan Revisions or Contract Modifications for new items, storm water site inspection reports, fieldbook entries made by the Inspector, Amended PPP site map by the Contractor, ECIP, NOI, co-permittee certifications, and Subcontractor Request Forms. Items amending the PPP are stored electronically and are readily available upon request.

C. Fieldbook Entries - This contains the inspector's daily diary and bid item postings.

D. Controls - Methods, practices, or measures to minimize or prevent erosion, control sedimentation, control storm water, or minimize contaminants from other types of waste or materials. Also called Best Management Practices (BMPs).

E. Signature Authority - Representative authorized to sign various storm water documents.

CERTIFICATION STATEMENT

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature

Printed or Typed Name

Signature

Printed or Typed Name

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CITY OF DAVENPORT

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POLLUTION PREVENTION PLAN

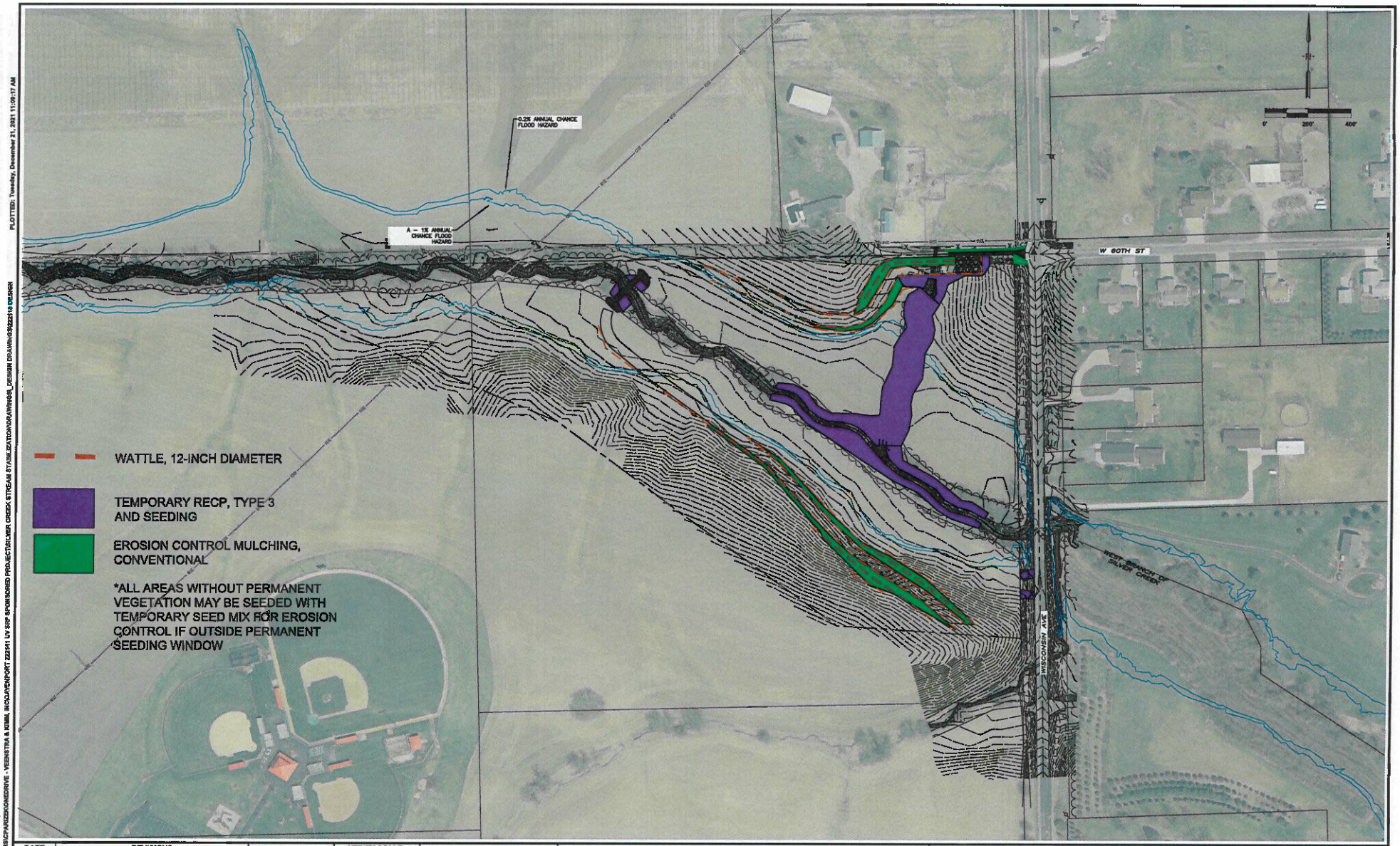
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CITY OF DAVENPORT

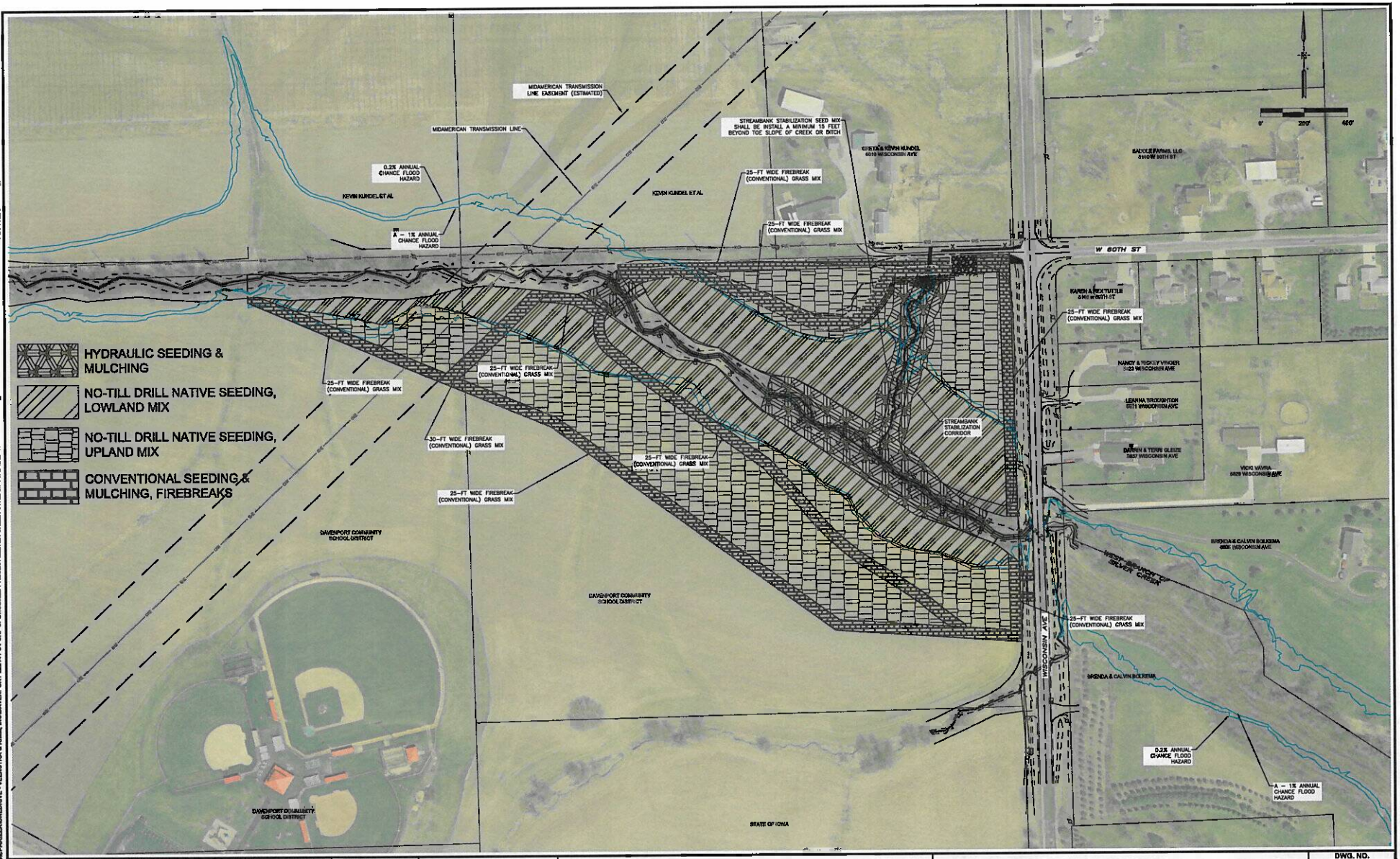
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EROSION CONTROL PLAN

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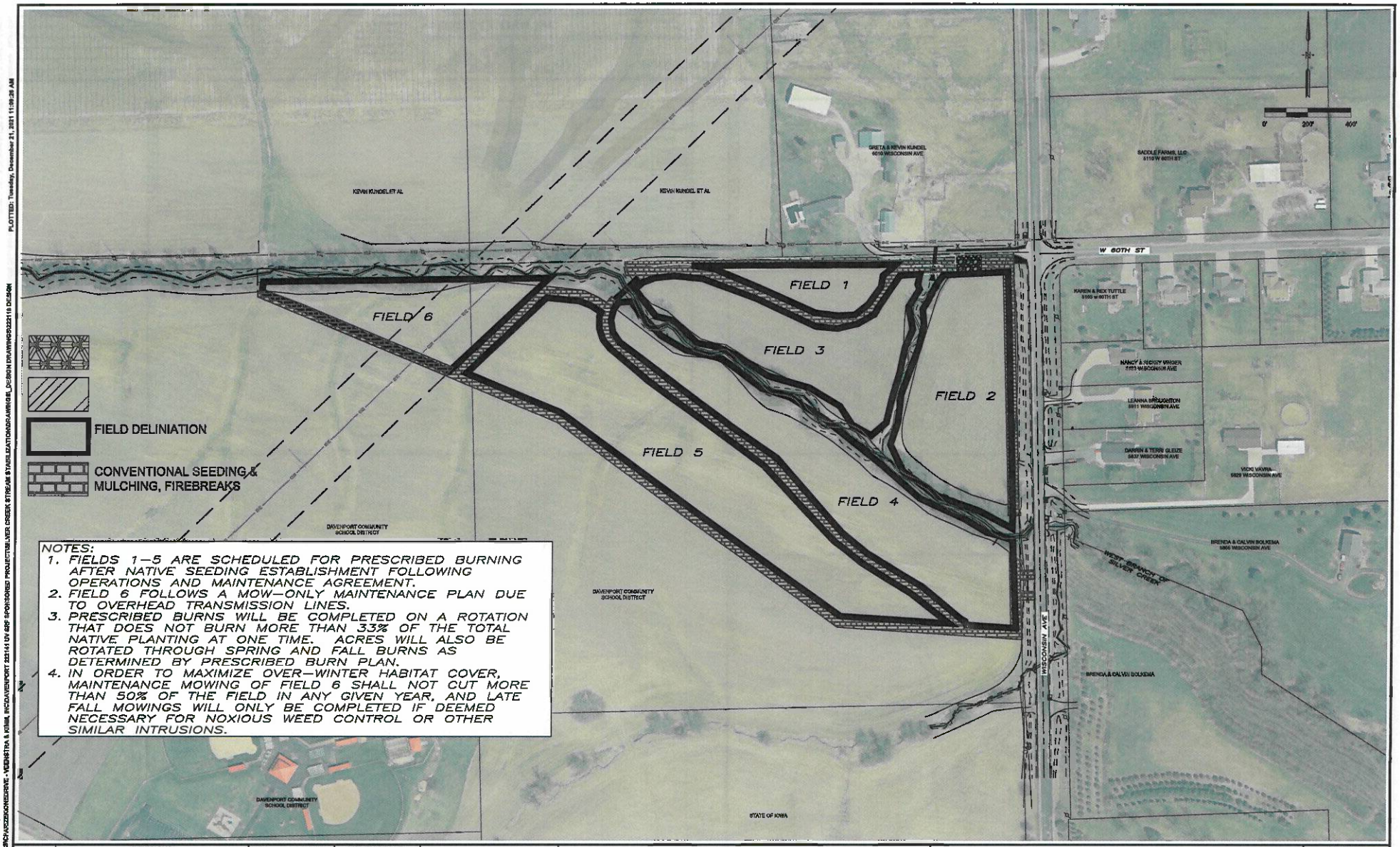
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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

PERMANENT SEEDING PLAN

DWG. NO. RR.2
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NOTES:

1. FIELDS 1–5 ARE SCHEDULED FOR PRESCRIBED BURNING AFTER NATIVE SEEDING ESTABLISHMENT FOLLOWING OPERATIONS AND MAINTENANCE AGREEMENT.
2. FIELD 6 FOLLOWS A MOW–ONLY MAINTENANCE PLAN DUE TO OVERHEAD TRANSMISSION LINES.
3. PRESCRIBED BURNS WILL BE COMPLETED ON A ROTATION THAT DOES NOT BURN MORE THAN 33% OF THE TOTAL NATIVE PLANTING AT ONE TIME. ACRES WILL ALSO BE ROTATED THROUGH SPRING AND FALL BURNS AS DETERMINED BY PRESCRIBED BURN PLAN.
4. IN ORDER TO MAXIMIZE OVER–WINTER HABITAT COVER, MAINTENANCE MOWING OF FIELD 6 SHALL NOT CUT MORE THAN 50% OF THE FIELD IN ANY GIVEN YEAR, AND LATE FALL MOWINGS WILL ONLY BE COMPLETED IF DEEMED NECESSARY FOR NOXIOUS WEED CONTROL OR OTHER SIMILAR INTRUSIONS.

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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

FIELD MAINTENANCE DELINEATION MAP

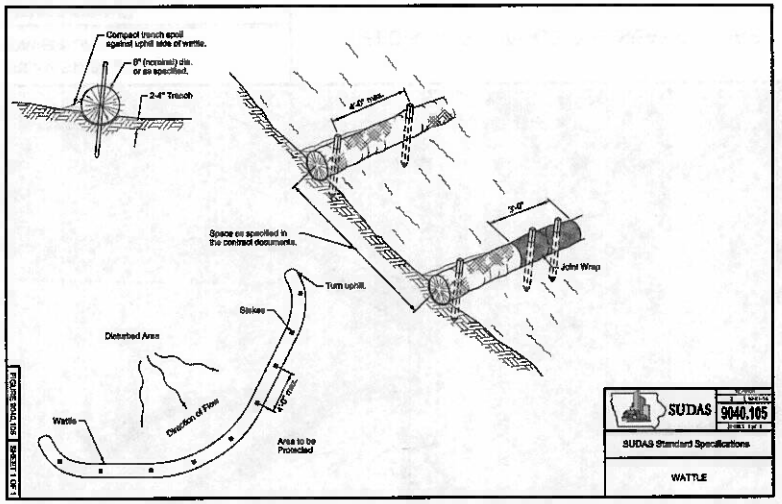
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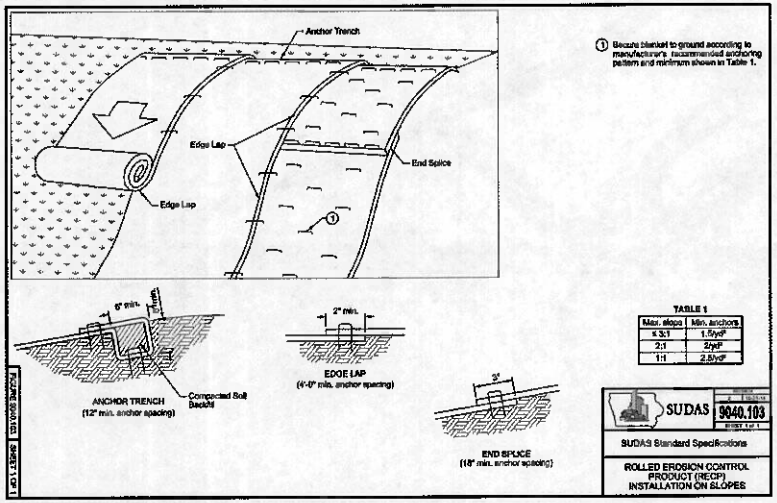
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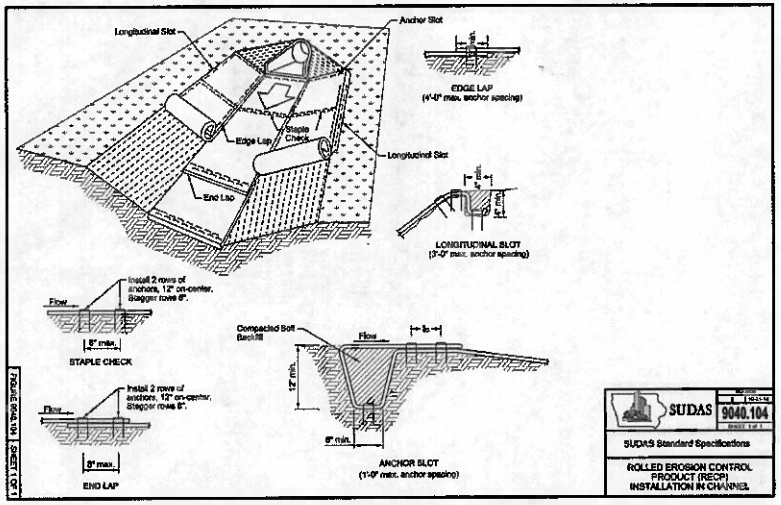
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DATE	REVISIONS

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DATE	11/24/2021
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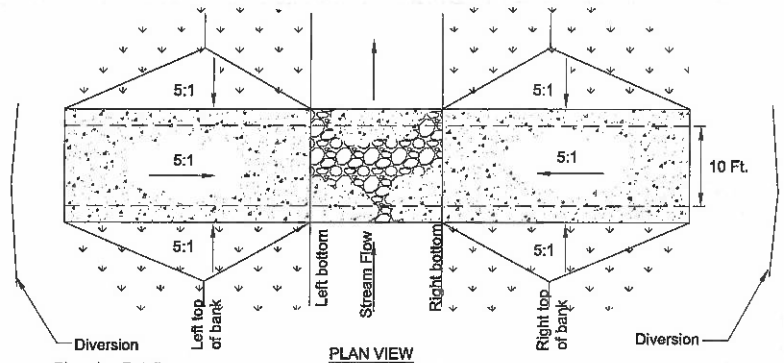
VERIFY SCALE
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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

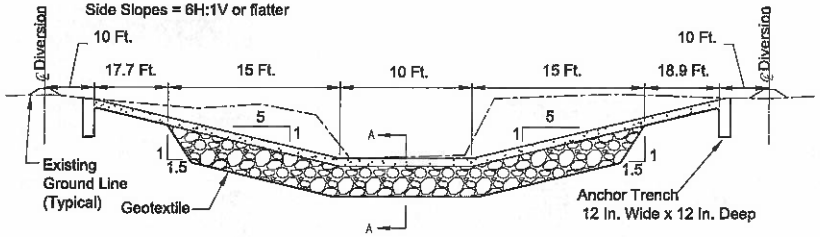
EROSION CONTROL DETAILS

DWG. NO.
RU.1
PROJECT 222141

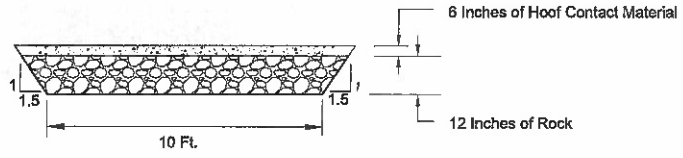


PLAN VIEW
(NOT TO SCALE)

Diversion Details
Height = 1.0'
Top Width = 4.0' min.
Side Slopes = 6H:1V or flatter



PROFILE ALONG CENTERLINE OF CROSSING
(NOT TO SCALE)



SECTION A-A
(NOT TO SCALE)

ROCK GRADATION*	
Percent Passing	Size (Inches)
100	9
60-85	7.8
25-50	6
2-20	3

*Iowa DOT Erosion Stone (IDOT 4130) or equivalent

HOOF CONTACT MATERIAL GRADATION**	
Percent Passing	Size
100	3" nominal maximum size
0-10	¾" Standard Sieve

**Iowa DOT Macadam Stone Base (IDOT 4122.02) or equivalent

NOTES

1. Compact surfacing material by equipment travel. The finished top surface of the rock in the bottom of the channel shall be no higher than the original stream bottom at the upstream edge of the crossing. It is expected that surfacing material will have to be replaced following high flow events.
2. Blend approaches with existing site conditions.
3. Excavated material shall be removed from the site or placed at least 12 feet from top of bank, spread to a height of 2 feet or less, and be free draining. The final surface of spoil mounds shall be smooth enough for operation of tillage and seeding equipment.
4. All disturbed areas, including excavated materials left on site, shall be seeded according to the seeding plan.
5. Runoff shall be diverted from the approach. The minimum length of each diversion is the distance to extend beyond the width of the crossing ramp plus the width of any adjacent cutslopes draining towards the crossing ramp. Excavated material may be used to construct the diversions.
6. Geotextile shall be Class I non-woven fabric. Geotextile shall be anchored in a trench at the top of the ramp slope. The trench shall be a minimum of 12 inches deep and 12 inches wide and be backfilled with compacted soil.

ROCK FORD CROSSING DETAILS

DATE	REVISIONS

SCALE	AS NOTED
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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

ROCK FORD CROSSING DETAILS

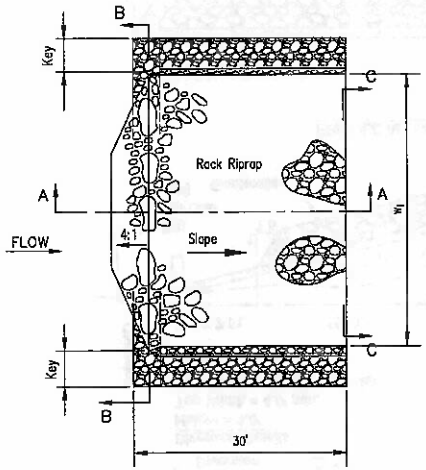
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PROJECT 222141

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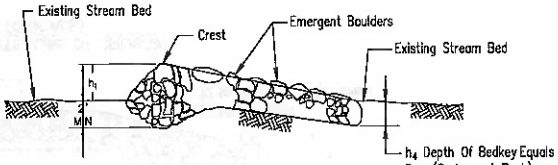
($h_2 = h_1 + 0.5'$)

Riffle No.	Sta.	Control Elev.	h_1	h_2	h_3	h_4	W_1
1	6+57	690.5	0.5	1.0	3.0	1.7	10
2	7+58	689.9	0.5	1.0	3.0	1.7	10
3	8+75	689.3	0.5	1.0	3.0	1.7	V

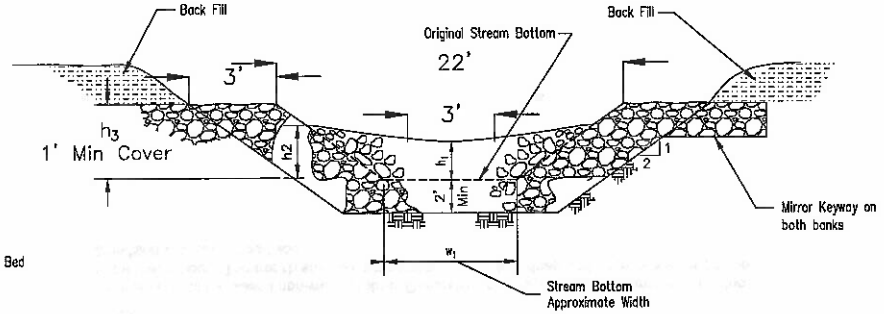
Riffle No.	Sta.	Control Elev.	h_1	h_2	h_3	h_4	W_1
4	9+62	689.2	0.5	1.0	3.0	1.7	10
5	10+51	689.1	0.5	1.0	3.0	1.7	10



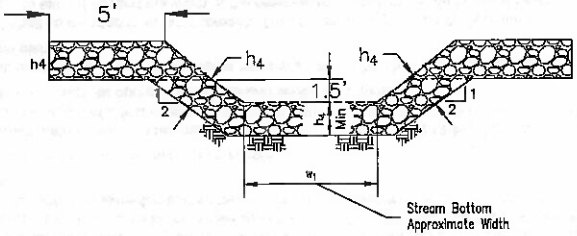
PLAN



SECTION A–A



SECTION B–B



SECTION C–C

NOTES:
1. Rock gradation shall meet IDOT requirement for CLASS E REVETMENT, SPECIFICATION SECTION 4130, or as designated by engineer.
2. Use largest individual stones From available material as shown for the emergent boulders and crest stone.

STREAM BANK STABILIZATION
ROCK RIFFLE DETAILS

NOT TO SCALE

DATE	REVISIONS		
		SCALE	AS NOTED
		DRAWN	GAP
		CHECKED	---
		APPROVED	---
		DATE	11/24/2021
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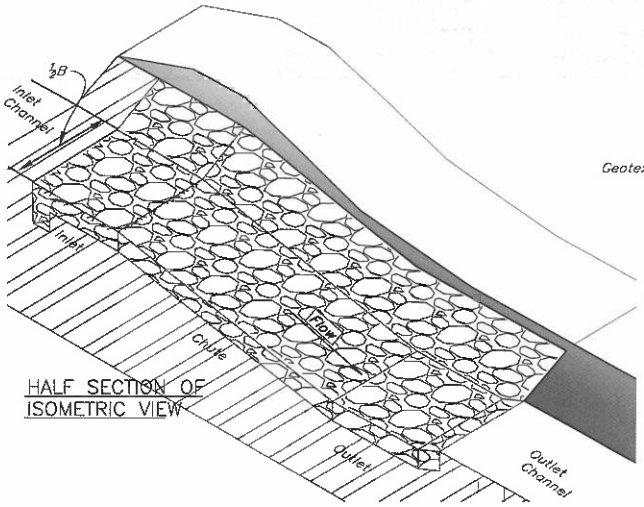
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CITY OF DAVENPORT

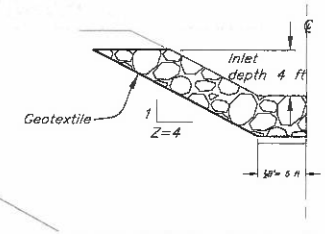
ROCK RIFFLE DETAILS

DWG. NO. U.2
PROJECT 222141

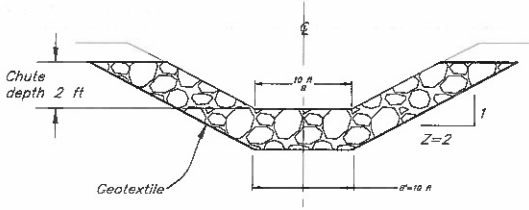
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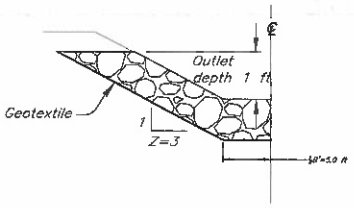
HALF SECTION OF ISOMETRIC VIEW



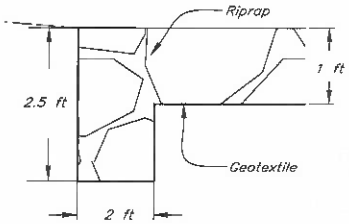
HALF SECTION OF INLET SECTION
(AT CENTERLINE OF DIKE)



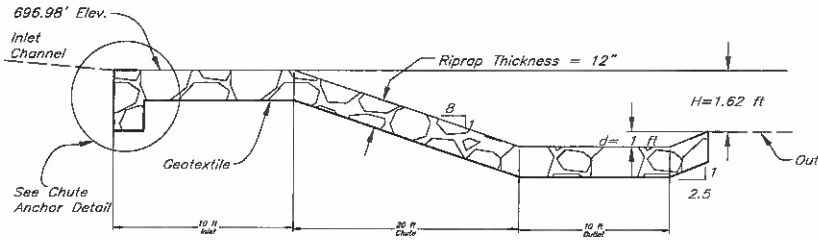
CROSS SECTION OF CHUTE SECTION



HALF SECTION OF OUTLET SECTION



CHUTE ANCHOR DETAIL



PROFILE ALONG CENTERLINE

NOTES:

1. Minimum riprap thickness shall be 2.0 times D50 or 12" whichever is larger. B' is the constructed bottom width = B + (Rock Thickness/Z). B is the design bottom width.
2. Riprap thickness is measured perpendicular to the slope.
3. Geotextile Fabric shall be installed under all riprap. Geotextile shall conform to Iowa NRCS Construction Specification IA-95 - GEOTEXTILE, Non-woven, Class I.
4. Wrap geotextile a minimum of 18" over all riprap edges.
5. The length of the inlet section shall be a minimum of 10 ft. The slope shall be a continuation of the upstream waterway slope but shall not exceed 4%.
6. The maximum chute slope in the direction of flow shall be 3:1. The maximum side slopes of the chute shall be 2:1.
7. The outlet section shall be flat (0% grade).
8. Chute Anchor Detail is not needed where a bedrock foundation is present.
9. Placement of rock shall begin at the downstream end of the chute.
10. Riprap shall meet IDOT Class D revetment.

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CAP
CHECKED	—
APPROVED	—
DATE	11/24/2021
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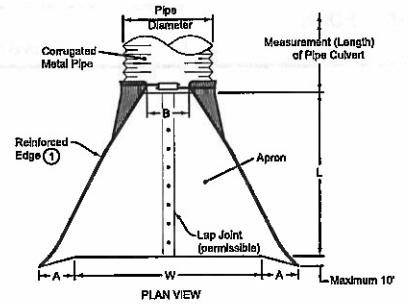
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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

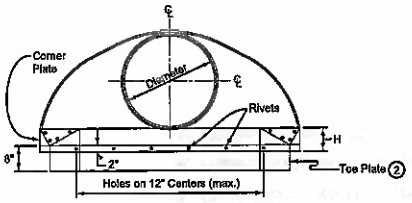
ROCK LINED CHUTE DETAILS

DWG. NO. U.3
PROJECT 222141

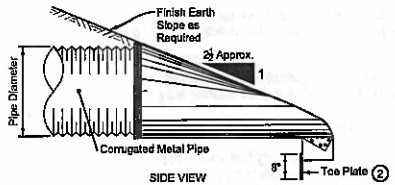
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PLAN VIEW



END VIEW



SIDE VIEW

METAL PIPE APRON

DIMENSIONS					
PIPE DIAM.	A (±1")	B MAX.	H (±1")	L (±1½")	W (±2")
6"	4"	1"	3"	8½"	12"
8"	5⅜"	3"	4"	14½"	16"
10"	7½"	6"	6"	21"	24"
12"	4⅛"	6"	6"	21"	24"
15"	6"	6"	6"	28"	30"
18"	7"	9"	6"	31"	36"
21"	8½"	11"	6"	36"	42"
24"	9½"	12"	6"	42"	48"
30"	12"	15"	7½"	52½"	60"
36"	14"	18"	9"	63"	72"
42"	16"	21"	10½"	73½"	84"
48"	18"	27"	12"	84"	90"
54"	18"	30"	12"	84"	102"
60"	18"	33"	12"	87"	114"
66"	18"	36"	12"	87"	120"
72"	18"	39"	12"	87"	126"
78"	18"	42"	12"	87"	132"
84"	18"	45"	12"	87"	138"
90"	24"	37"	11"	87"	144"
96"	25"	35"	12"	87"	150"

DATE	REVISIONS

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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

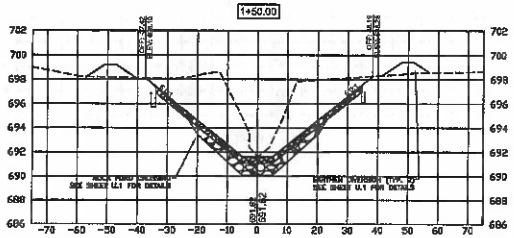
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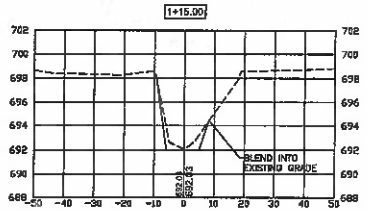
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U.4
PROJECT 222141

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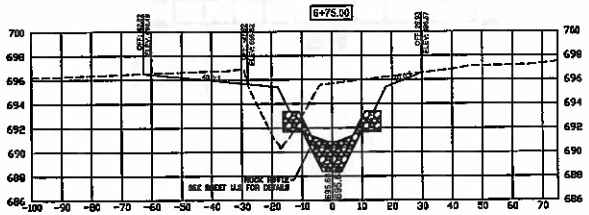
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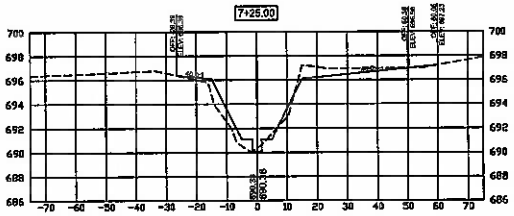
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

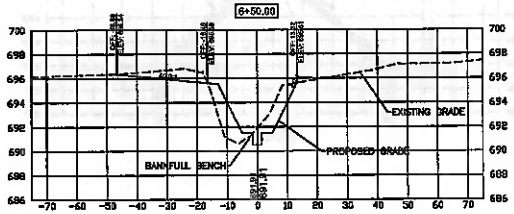
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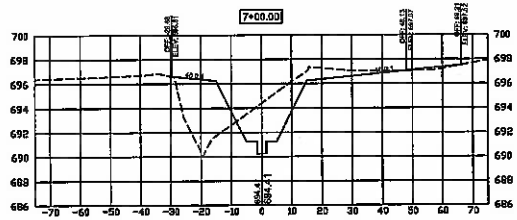
DWG. NO.
W.1
PROJECT 222141

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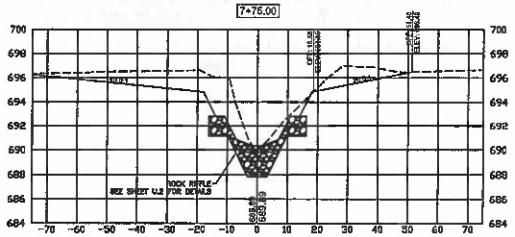
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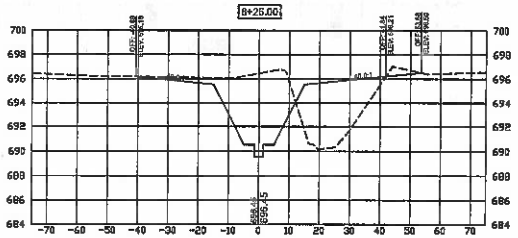
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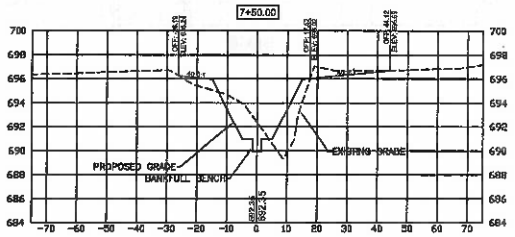
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

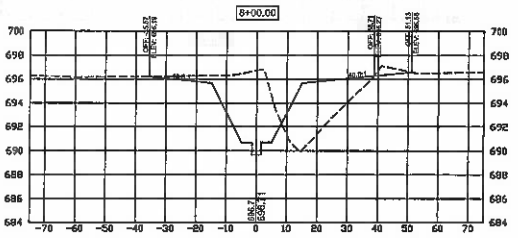
SILVER CREEK CROSS SECTIONS

DWG. NO.
W.2
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DATE	REVISIONS

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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

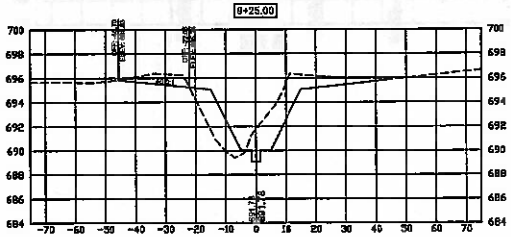
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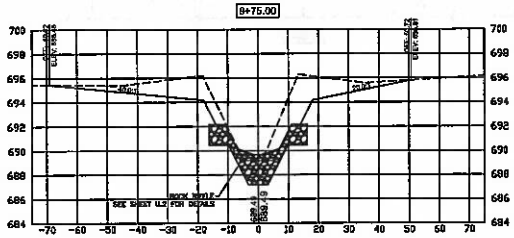
SILVER CREEK CROSS SECTIONS

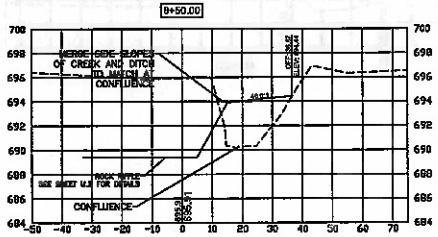
DWG. NO.
W.3
PROJECT 222141

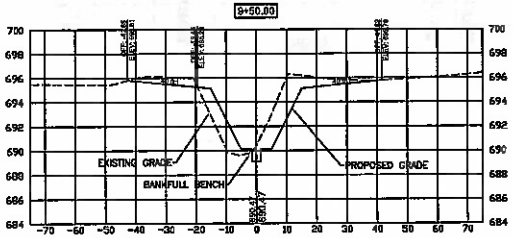
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PLOTTED: Tuesday, December 21, 2021 11:10:17 AM

X-REFS: acad-os & 222123 - Topo & 223118 PARCEL & 222118 AERIAL
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PLOTTED: Tuesday, December 21, 2021 11:18:20 AM









DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CAP
CHECKED	—
APPROVED	—
DATE	11/24/2021
ISSUED FOR	PRELIM

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

V&K
VEENSTRA & KIMM, INC.

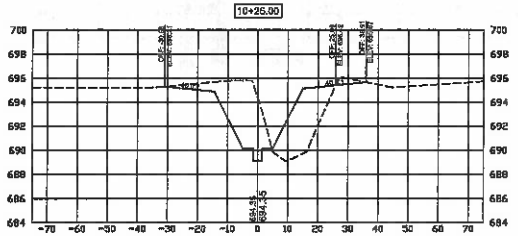
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

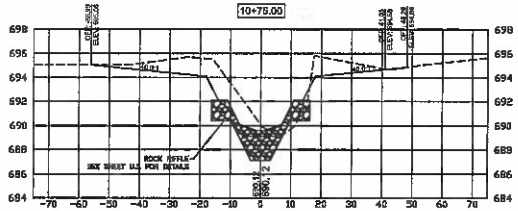
1800 5th Ave • Rock Island, Illinois 61201
309-786-7599 • 309-797-0996(FAX) • 877-241-8010(WATS)

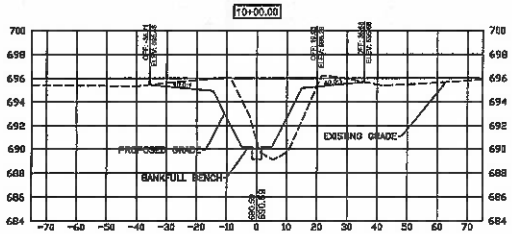
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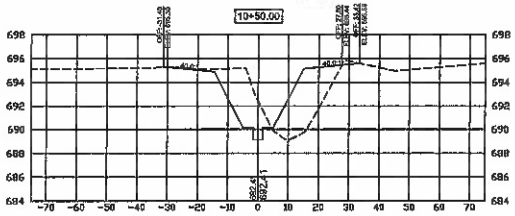
DWG. NO.
W.4
PROJECT 222141

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PLOTTED: Tuesday, December 21, 2021 11:19:24 AM









DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CAP
CHECKED	LFF
APPROVED	CAP
DATE	11/24/2021
ISSUED FOR	PRE-BID

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

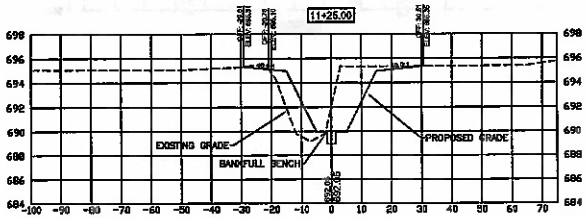
VEENSTRA & KIMM, INC.
1800 5th Ave • Rock Island, Illinois 61201
309-786-7590 • 309-797-0996(FAX) • 877-241-8010(WATS)

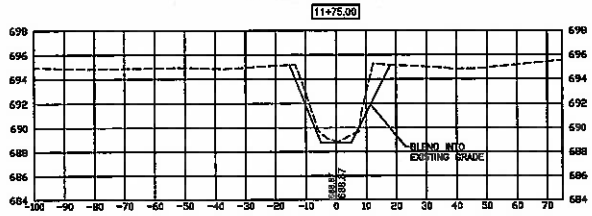
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

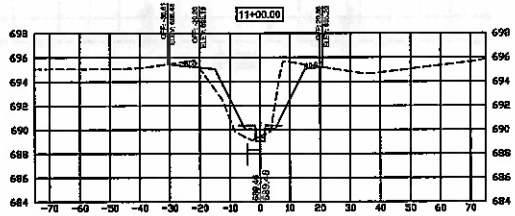
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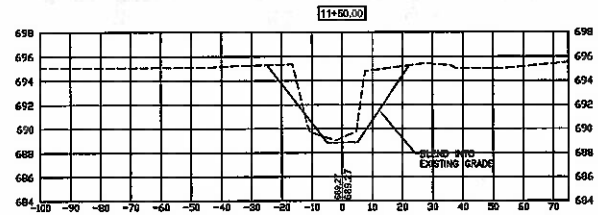
DWG. NO.
W.5
PROJECT 222141

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PLOTTED: Tuesday, December 21, 2021 11:18:27 AM









DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CAP
CHECKED	LFF
APPROVED	CAP
DATE	11/24/2021
ISSUED FOR	PRE-BID

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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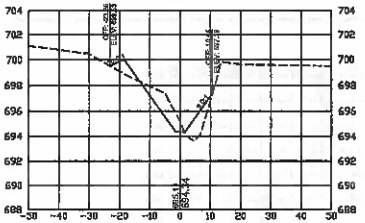
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

SILVER CREEK CROSS SECTIONS

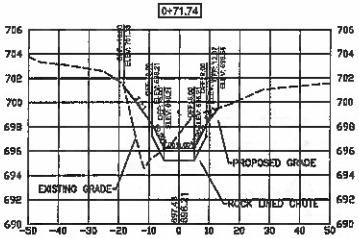
DWG. NO.
W.6
PROJECT 222141

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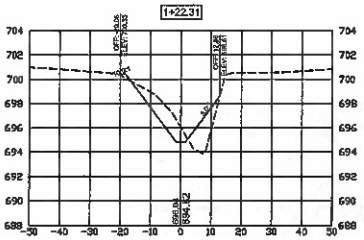
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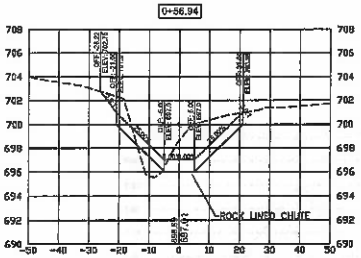
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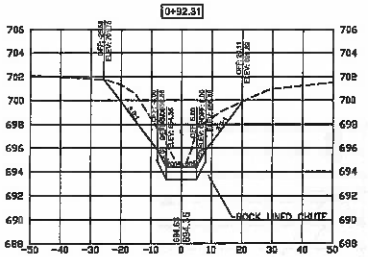
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0+92.31



DATE	REVISIONS

SCALE	AS NOTED
DRAWN	GAP
CHECKED	---
APPROVED	---
DATE	12/21/2021
ISSUED FOR	PRE-BID

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

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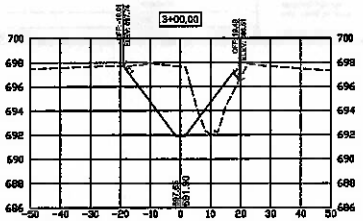
VEENSTRA & KIMM, INC.

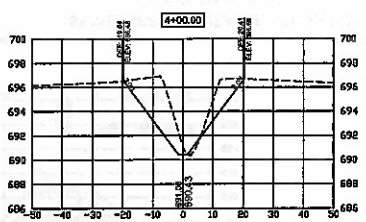
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

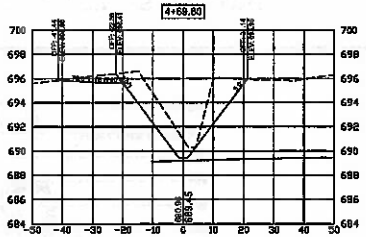
1800 5th Ave • Rock Island, Illinois 61201
309-786-7590 • 309-797-0996(FAX) • 877-341-8010(WATS)

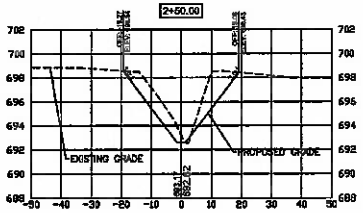
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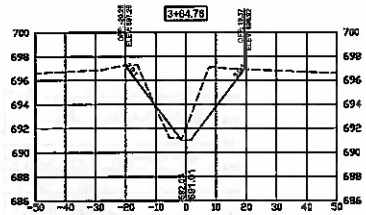
DWG. NO.
X.1
PROJECT 222141

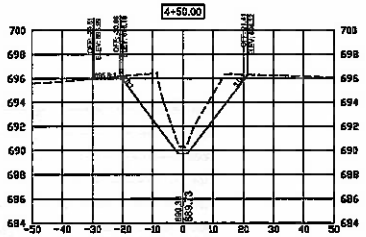


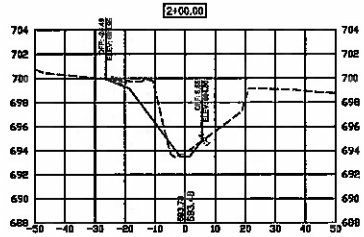


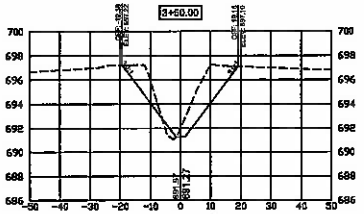


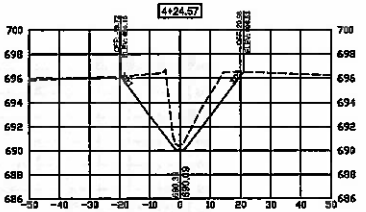












DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CAP
CHECKED	—
APPROVED	—
DATE	11/14/2024
ISSUED FOR	PRE-BID

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

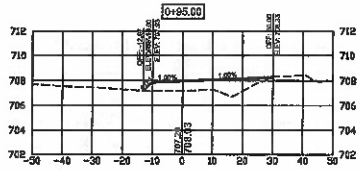
1800 5th Ave ▪ Rock Island, Illinois 61201
309-786-7590 ▪ 309-797-0996(FAX) ▪ 877-241-8010(WATS)

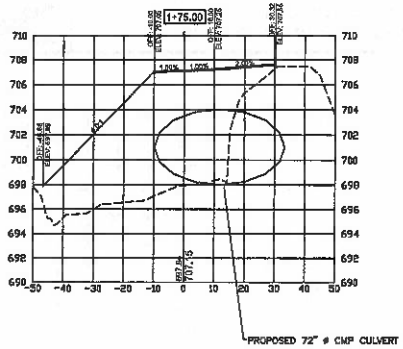
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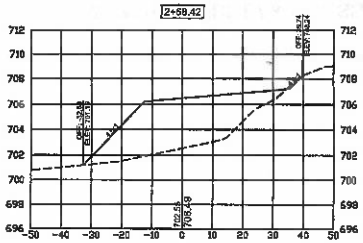
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PROJECT 222141

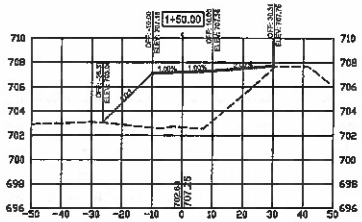
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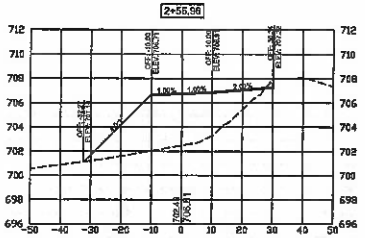


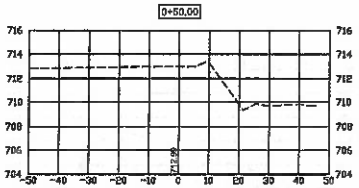


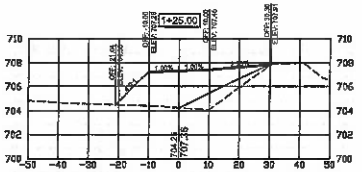


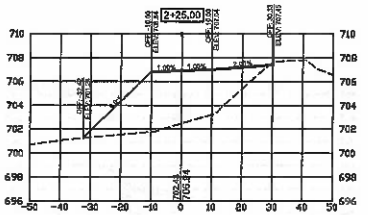












DATE	REVISIONS		
		SCALE	AS NOTED
		DRAWN	DAP
		CHECKED	LPF
		APPROVED	DAP
		DATE	10/24/2021
		ISSUED FOR	PRE-BID

VERIFY SCALE
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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

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309-786-7590 • 309-797-0996(FAX) • 877-341-8010(WATS)

NORTH FIREBREAK CROSS SECTIONS

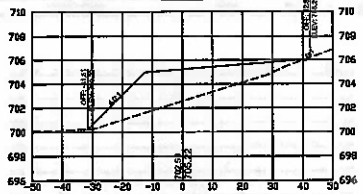
DWG. NO. Y.1

PROJECT 222141

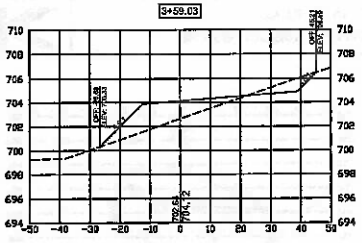
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PLOTTED: Tuesday, December 21, 2021 11:10:39 AM

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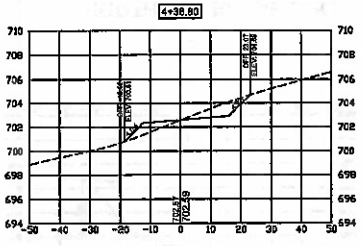
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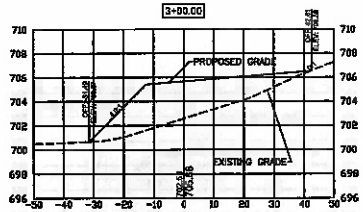
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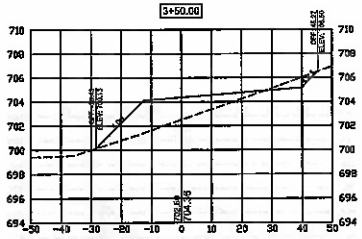
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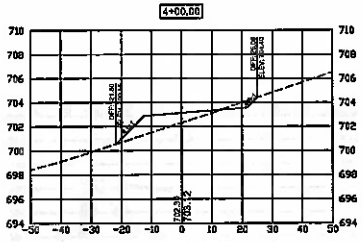
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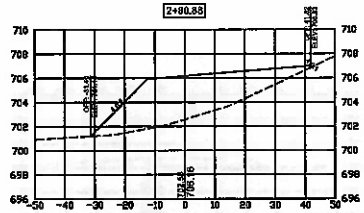
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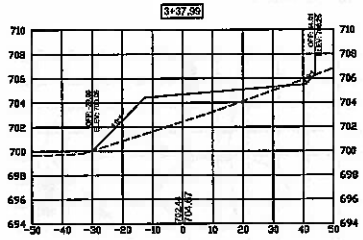
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DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CAP
CHECKED	LFF
APPROVED	CAP
DATE	11/24/2021
ISSUED FOR	PRE-BID

VERIFY SCALE

BAR IS ONE INCH ON ORIGINAL DRAWING.
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309-786-7590 • 309-797-0996(FAX) • 877-241-8010(WATS)

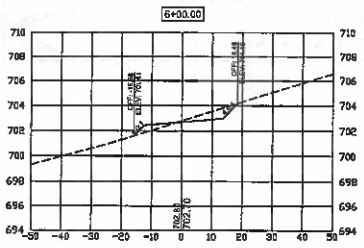
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

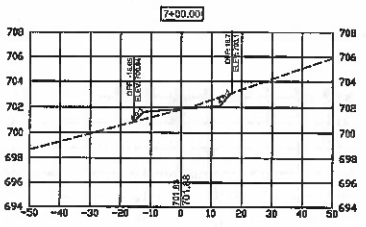
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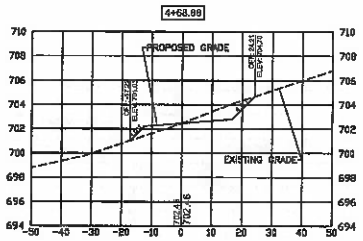
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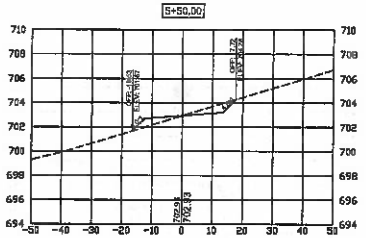
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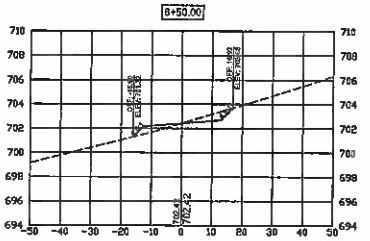
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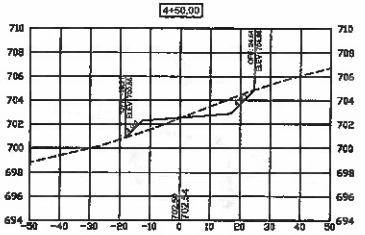


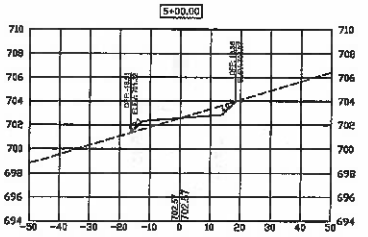












DATE	REVISIONS

SCALE	AS NOTED
DRAWN	CAP
CHECKED	LFF
APPROVED	CAP
DATE	11/24/2021
ISSUED FOR	PRE-BID

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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

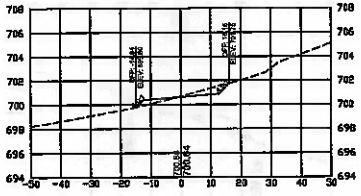
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DWG. NO. Y.3

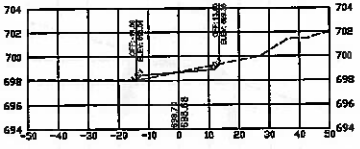
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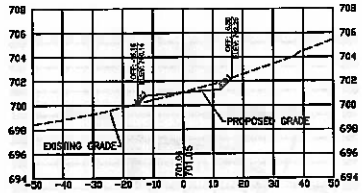
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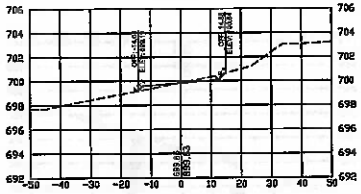
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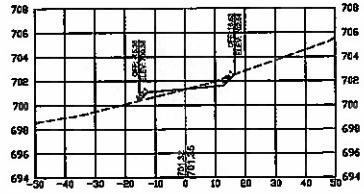
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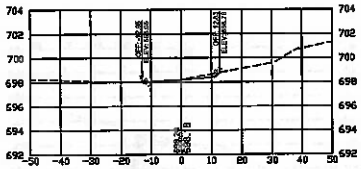
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		DRAWN	CAP
		CHECKED	LFF
		APPROVED	CAP
		DATE	11/24/2021
		ISSUED FOR	PRE-BID

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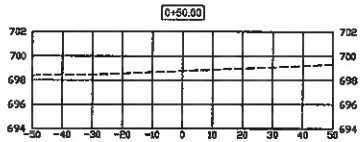
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

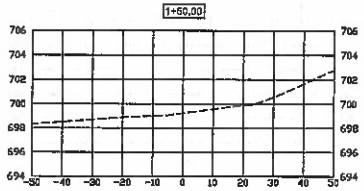
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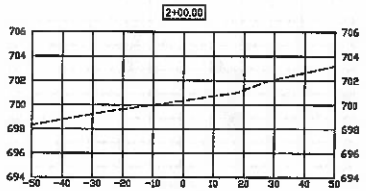
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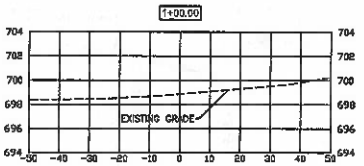
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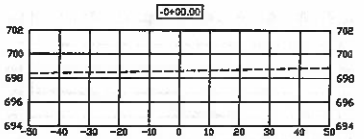
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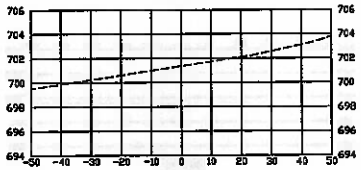
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

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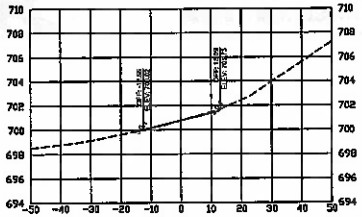
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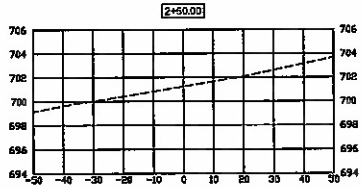
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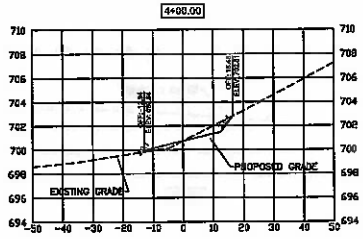
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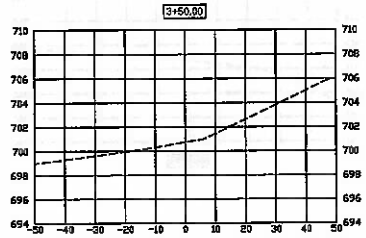
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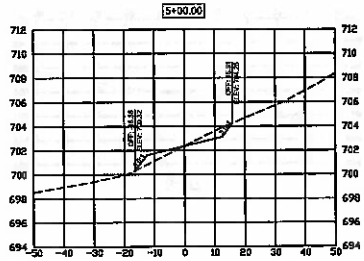
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DATE	REVISIONS

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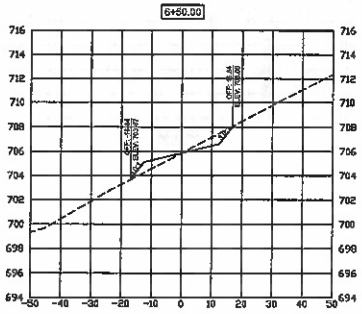
V&K
VEENSTRA & KIMM, INC.
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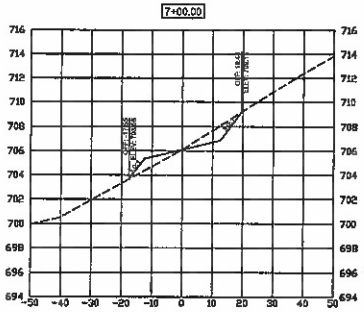
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

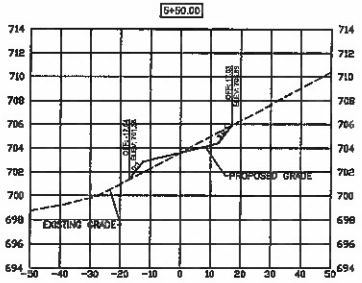
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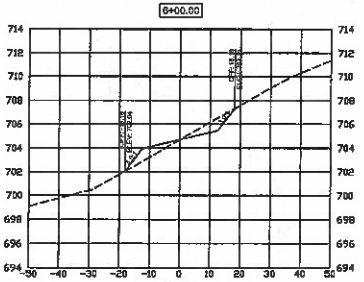
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PROJECT 222141

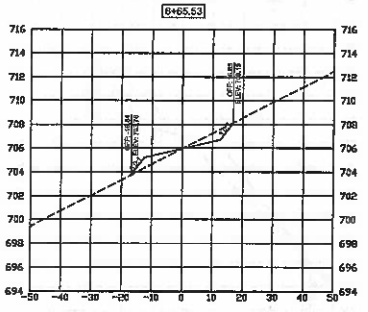
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DATE	REVISIONS

SCALE	AS NOTED
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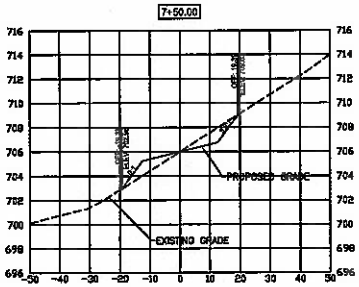
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CITY OF DAVENPORT

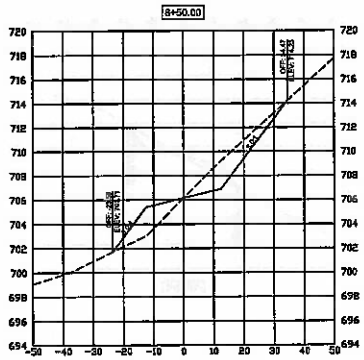
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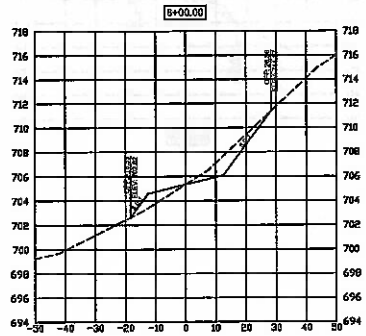
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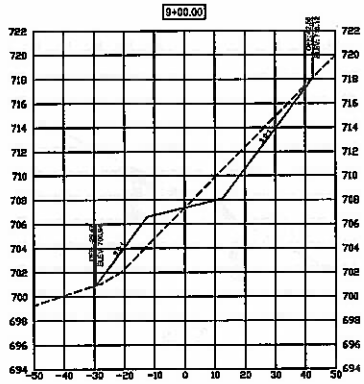
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DATE	REVISIONS		
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		DATE	11/24/2021
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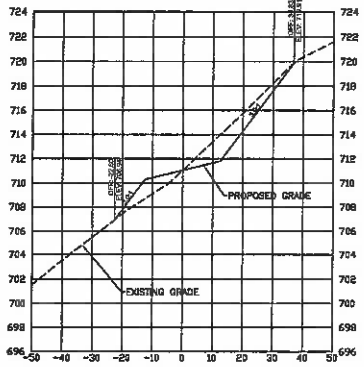
SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

SOUTH FIREBREAK CROSS SECTIONS

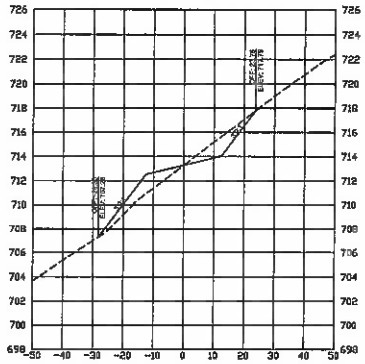
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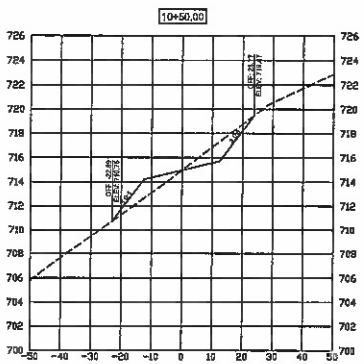
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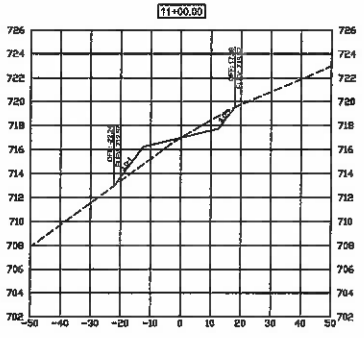
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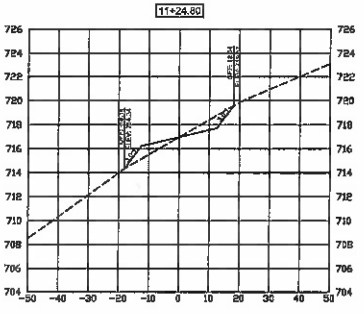
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11+24.80



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		DATE	11/24/2021
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SILVER CREEK STREAM STABILIZATION
CITY OF DAVENPORT

SOUTH FIREBREAK CROSS SECTIONS

DWG. NO. Z.5

PROJECT 222141

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
1/12/2022

Subject:
Resolution approving the plans, specifications, form of contract, and estimate of cost for the Garden Addition Berm Restoration | Phase I project, CIP #68015. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
This project is for the restoration of the berm systems located in the Garden Addition. The base bid will target the infrastructure along Blackhawk Creek, from Homestead to South Concord. Work within these limits will include, but is not limited to, clearing; grubbing; grading; and tree, root ball, and stump removal. Depending on findings, an additional phase may occur for the removal of large-scale stumps and rootballs that would require more specialized work.

In addition, the City is bidding out the restoration of Walnut Creek from Fairmount to South Concord as an alternate bid for this project. The full project is estimated at $250,000.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	12/29/2021 - 5:01 PM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 5:02 PM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:50 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Garden Addition Berm Restoration | Phase I project, CIP #68015.

WHEREAS, on the 3rd day of January, 2022, plans, specifications, form of contract, and estimate of cost were filed with the Deputy City Clerk of Davenport, Iowa for the Garden Addition Berm Restoration | Phase I project; and

WHEREAS, notice of Hearing of 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 for the Garden Addition Berm Restoration | Phase I project are hereby approved.

Passed and approved this 12th day of January, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Dan Miers | 563-326-7877

Action / Date
1/12/2022

Subject:
Resolution awarding a sole source contract for the Engine #1 Overhaul at the Water Pollution Control Plant project to Altorfer, Inc of Davenport, Iowa in the amount of $120,856. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
This is a sole source request to have Altorfer, Inc of Davenport, Iowa perform the top end overhaul of Engine #1 at the Water Pollution Control Plant. Altorfer is the sole source authorized Caterpillar dealer for Davenport. Top end overhauls are recommended at 10,000 hour intervals by Caterpillar to prevent catastrophic failure.

This is one of two Caterpillar engines at WPCP that provides electrical power, back-up electrical power, and process heat.

Funding for this purchase is from FY 2022 equipment maintenance account from the sewer fund.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	12/29/2021 - 11:03 AM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 11:03 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:51 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a sole source contract for the Engine #1 Overhaul at the Water Pollution Control Plant project to Altorfer, Inc of Davenport, Iowa in the amount of $120,856.

WHEREAS, the City needs to contract for the Engine #1 Overhaul at the Water Pollution Control Plant project; and

WHEREAS, Altorfer Inc is the sole source authorized Caterpillar engine repair company for Davenport.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the sole source contract for the Engine #1 Overhaul at the Water Pollution Control Plant project is hereby awarded to Altorfer, Inc of Davenport, Iowa in the amount of $120,856.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
1/12/2022

Subject:
Resolution awarding a contract for the Hillandale Road and Northwest Boulevard and West 76th Street and Northwest Boulevard (RISE RMX-1827(689)-9D-82) project to Langman Construction, Inc of Rock Island, Illinois in the amount of $1,016,631.16, CIP #35057. [Wards 2 & 8]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on October 8, 2021 and sent to contractors. On December 6, 2021, the Purchasing Division opened and read five (5) responsive and responsible bids. See bid tab attached.

Project work includes the furnishing of all labor, materials, equipment, and services necessary for the Hillandale Road and Northwest Boulevard and West 76th Street and Northwest Boulevard intersection improvements. The work on Hillandale Road and Northwest Boulevard intersection involves the widening of the west approach (83rd St) to add a dedicated left-turn lane, the removal and installation of the eastbound traffic signal pole and mast arm, the installation of additional left-turn signal heads on all four pole, and other related construction. The work on West 76th Street and Northwest Boulevard involves the complete reconstruction of the west approach including the addition of a dedicated left-turn lane, removal of the median, the construction of a new access to the business on the south (gas station/McDonald's), installation of a traffic signal, and other related construction.

Langman Construction Inc of Rock Island, Illinois was the lowest responsive and responsible bidder. They have completed similar projects for the City in the past.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	12/29/2021 - 5:01 PM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 5:01 PM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:52 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the Hillandale Road and Northwest Boulevard and West 76th Street and Northwest Boulevard (RISE RMX-1827(689)-9D-82) project to Langman Construction, Inc of Rock Island, Illinois in the amount of $1,016,631.16, CIP #35057.

WHEREAS, the City needs to contract for the Hillandale Road and Northwest Boulevard and West 76th Street and Northwest Boulevard (RISE No. RMX-1827(689)-9D-82) project; and

WHEREAS, Langman Construction, Inc was the lowest responsive and responsible bidder.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the contract for the Hillandale Road and Northwest Boulevard and West 76th Street and Northwest Boulevard (RISE RMX-1827(689)-9D-82) project is hereby awarded to Langman Construction, Inc of Rock Island, Illinois in the amount of $1,016,631.16.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: HILLANDALE RD & NW BLVD 76TH ST AND NW BLVD, RISE NO. RMX-1827(689)-9D-82

BID NUMBER: 22-32

OPENING DATE: DECEMBER 6, 2021

FUNDING: 70077682 530350 35053 HIGH VOLUME STREET REPAIR PROGRAM

RECOMMENDATION: AWARD THE CONTRACT TO LANGMAN CONSTRUCTION INC OF ROCK ISLAND IL

VENDOR NAME	PRICE
Langman Construction Inc of Rock Island IL	$1,016,631.16
Hawkeye Paving Corporation of Davenport IA	$1,018,672.90
Valley Construction Company of Rock Island IL	$1,019,975.45
McCarthy Improvement Company of Davenport IA	$1,035,223.00
Brandt Construction Co of Milan IL	$1,084,023.49

Approved By Krista Keller 12-15-2021
Purchasing Date

Approved By Nicole Wilcoxson 12-15-2021
Dept Director Date

Approved By Brandi Cox 12-15-21
Budget/CIP Date

Approved By Mallory J. Merritt 12/14/2021
Assist. City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
1/12/2022

Subject:
Resolution awarding a contract for the FY 2021/2022 Sewer Manhole Rehabilitation Program to Langman Construction, Inc of Rock Island, Illinois in the amount of $2,704,693, CIP #30050. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
An Invitation to Bid was issued on October 26, 2021 and sent to contractors. On November 30, 2021, the Purchasing Division opened and read three (3) responsive and responsible bids. See bid tab attached.

The work includes rehabilitation of manholes by means of chemical grouting, rebuilding the top portion of manholes, applying cementitious spray on interior manhole linings, rebuilding manhole benches and channels, and miscellaneous other work to rehabilitate or replace manholes. The work also includes CIPP Lining of sanitary sewers.

Langman Construction, Inc of Rock Island, Illinois was the lowest responsive and responsible bidder.

Funding for this project is from CIP 70072681 530350 30050 Sanitary Sewer Lining Program. These funds are from the sale of General Obligation Bonds.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	12/29/2021 - 11:06 AM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 11:06 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:52 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for the FY 2021/2022 Sewer and Manhole Rehabilitation Program to Langman Construction, Inc of Rock Island, Illinois in the amount of $2,704,693, CIP #30050.

WHEREAS, the City needs to contract for the FY 2021/2022 Sewer and Manhole Rehabilitation Program; and

WHEREAS, Langman Construction, Inc was the lowest responsive and responsible bidder.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa, that the contract for the FY 2021/2022 Sewer and Manhole Rehabilitation Program is hereby awarded to Langman Construction, Inc of Rock Island, Illinois in the amount of $2,704,693.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: FY21-FY22 SEWER AND MANHOLE REHABILITATION PROGRAM

BID NUMBER: 22-45

OPENING DATE: NOVEMBER 30, 2021

FUNDING: 70072681 530350 30050 SANITARY SEWER LINING PROGRAM

RECOMMENDATION: AWARD THE CONTRACT TO LANGMAN CONSTRUCTION INC OF ROCK ISLAND IL

VENDOR NAME	PRICE
Langman Construction Inc of Rock Island IL	$2,704,693.00
Visu-Sewer Inc. of Pewaukee WI	$2,925,218.50
Municipal Pipe Tool Co. of Hudson IA	$3,196,218.50

Approved By Kristi Keller 12-15-2021
Purchasing Date

Approved By Nicole Gleason 12-15-2021
Dept Director Date

Approved By Brandi Cox 12-15-21
Budget/CIP Date

Approved By Anthony J. Merritt 12/16/2021
Assist. City Administrator/ CFO Date

City of Davenport

Department: Public Works - Admin
Contact Info: Sandy Doran | 563-326-7756

Action / Date
1/12/2022

Subject:
Resolution awarding a contract for construction-related services for the FY 2021/2022 Collection System and Manhole Rehabilitation Program to Strand Associates, Inc of Madison, Wisconsin in an amount not-to-exceed $431,500, CIP #30050. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
Many of the manholes of the sanitary collection system are structurally deficient and allow for inflow and infiltration. Rehabilitation is needed to comply with the Iowa Department of Natural Resources (IDNR) Administrative Consent Order. This program includes CIPP lining and manhole repair along the Iowa Interstate Railroad right-of-way as well as areas within City right-of-way. Strand Associates, Inc was selected as a result of their expertise and experience with this type of project. The scope of work for Strand Associates, Inc is to provide contract administration services and field inspections for manhole-related rehabilitation and sanitary sewer CIPP lining. City staff will provide inspection for manhole box outs and pavement replacement required due to manhole rehabilitation work.

This scope of work addresses manholes identified from City staff, inflow and infiltration studies, and manhole inspections.

Funds for the FY 2021/2022 Collection System and Manhole Rehabilitation Program | Construction-Related Services are budgeted in CIP #30050 for a total of $431,500.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Backup Material	Task Order No. 22-01

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	12/29/2021 - 11:04 AM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 11:06 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:53 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for construction-related services for the FY 2021/2022 Collection System and Manhole Rehabilitation Program to Strand Associates, Inc of Madison, Wisconsin in an amount not-to-exceed $431,500, CIP#30050.

WHEREAS, on the 30th day of November, 2021, bids were received for construction-related services for the FY 2021/2022 Collection System and Manhole Rehabilitation Program; and

WHEREAS, Strand Associates, Inc was selected as a result of their expertise and experience with this type of project; and

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 for construction-related services the FY 2021/2022 Collection System and Manhole Rehabilitation Program is hereby awarded to Strand Associates, Inc of Madison, Wisconsin in an amount not-to-exceed $431,500.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

75 of years
EXCELLENCE IN ENGINEERING

STRAND ASSOCIATES®
Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843

Task Order No. 22-01
City of Davenport, Iowa (OWNER)
and Strand Associates, Inc.® (ENGINEER)
Pursuant to Agreement for Technical Services dated April 8, 2015

Project Information

Services Name: FY 2021 and 2022 Collection System and Manhole Rehabilitation Program–Construction-Related Services previously designed by ENGINEER.

Scope of Services

ENGINEER will provide the following services to OWNER:

1. Provide contract administration services including attendance at preconstruction conference, review of contractor's shop drawing submittals, review of contractor's periodic pay requests, attendance at construction progress meetings, periodic site visits, and participation in project closeout.

2. Provide resident project representative for up to 1,900 hours of part-time observation of construction.

Compensation

OWNER shall compensate ENGINEER for Services under this Task Order on an hourly rate basis plus expenses an estimated fee of $431,500.

Schedule

Services will begin upon execution of this Task Order, which is anticipated the week of January 17, 2022. Services are scheduled for completion on August 30, 2022.

TASK ORDER AUTHORIZATION AND ACCEPTANCE:

ENGINEER:	OWNER:
STRAND ASSOCIATES, INC.®	CITY OF DAVENPORT
Joseph M Bunker 12/27/2021	
Joseph M. Bunker — Date	Mike Matson — Date
Corporate Secretary	Mayor

ALC:syb":R:\MAD\Documents\Agreements\D\Davenport, City of (IA)\TSA 2015\TO\2022\3618.024 22-01.docx

City of Davenport

Department: Public Works - Admin
Contact Info: Eric Gravert | 563-327-5125

Action / Date
1/12/2022

Subject:
Resolution accepting work completed under the CY 2021 Sidewalk Program by AmeriCore, LLC of Blue Grass, Iowa in the amount of $286,953.14, CIP #28025. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This sidewalk program was used to repair existing sidewalks throughout the City. Locations were based on citizens that had elected to utilize the 50/50 cost share program, areas where City tree roots had caused problems, and Cartegraph requests. Funding for this contract was from the sale of General Obligation Bonds.

The contract of $286,953.14 was budgeted in CIP #28025.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	12/29/2021 - 11:02 AM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 11:02 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:55 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

Resolution accepting work completed under the CY 2021 Sidewalk Program by AmeriCore, LLC of Blue Grass, Iowa in the amount of $286,953.14, CIP #28025.

Whereas, the City of Davenport entered into a contract with AmeriCore, LLC for construction work; and

WHEREAS, work on the project has been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa the work completed under the CY 2021 Sidewalk Program by AmeriCore, LLC of Blue Grass, Iowa in the amount of $286,953.14 is hereby accepted.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Dan Miers | 563-888-2121

Action / Date
1/12/2022

Subject:
Resolution accepting work completed under the Water Pollution Control Plant Emergency Lift Station Repairs project by Ragan Mechanical of Davenport, Iowa in the amount of $161,400. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
The Emergency Lift Station Repairs project encompassed pipe replacement and corrosion protection to the four main raw sewage lift station pumps at the Water Pollution Control Plant. In May of 2021 the plant experienced a flood of wastewater into the drywell side of the main lift station where the raw sewage pumps are operational. Staff determined that there was a pipe failure between the wet well wall and the dry well side/pump inlet pipe of the lift station.

HR Green was hired to inspect and identify repairs needed to rehab the intake piping to the main raw sewage pumps. Ragan was contracted to replace four (4) 36-inch ductile iron spools with 36-inch retaining slip flange and bolts for spools, flanges, and the inlet valve. They were also required to clean and paint all spools, flanges, valves and the pumps to protect the corrosion of the material.

All work is completed on this project for a total cost of $161,400.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	12/29/2021 - 11:03 AM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 11:03 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:55 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the Water Pollution Control Plant Emergency Lift Station Repairs project by Ragan Mechanical of Davenport, Iowa in the amount of $161,400.

WHEREAS, the City entered into a contract with Ragan Mechanical; and

WHEREAS, the project scope was pipe replacement and corrosion protection to the four main raw sewage lift station pumps; and

WHEREAS, the final cost for these emergency repairs was $161,400; and

WHEREAS, repair work has been duly and fully completed by the contractor in accordance with the terms of the contract.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Water Pollution Control Plant Emergency Lift Station Repairs project by Ragan Mechanical of Davenport, Iowa in the amount of $161,400 is hereby accepted.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works - Admin
Contact Info: Mike Kramer | 563-327-5141

Action / Date
1/12/2022

Subject:
Resolution accepting work completed under the Emerald Drive (West Lombard Street to West Central Park Avenue) Reconstruction project by Langman Construction, Inc of Rock Island, Illinois in the amount of $463,772.55, CIP #35046. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
The existing concrete roadway of Emerald Drive, between West Lombard Street and West Central Park Avenue, was badly deteriorated. The concrete roadway was removed, new subdrains and a rock base were installed, and a new 8" concrete roadway was placed.

Work has been satisfactorily completed by Langman Construction, Inc of Rock Island, Illinois. The final project cost is $463,772.55.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	12/29/2021 - 11:02 AM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 11:02 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:56 AM

Resolution No. _____

Resolution offered by Alderman Dunn.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION accepting work completed under the Emerald Drive (West Lombard Street to West Central Park Avenue) Reconstruction project by Langman Construction, Inc of Rock Island, Illinois in the amount of $463,772.55, CIP #35046.

WHEREAS, the City of Davenport entered into a contract with Langman Construction, Inc for the construction work; and

WHEREAS, work on the project has been satisfactorily completed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Emerald Drive (West Lombard Street to West Central Park Avenue) Reconstruction project by Langman Construction, Inc of Rock Island, Illinois in the amount of $463,772.55 is hereby accepted.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
1/12/2022

Subject:
Resolution setting February 9, 2022 as the date for the sale of General Obligation Corporate and Refunding Bonds, Series 2022A, and approving the Preliminary Official Statement. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This Resolution is required in the City's legal obligations to issue debt. Below is a summary of the two components included in this Resolution.

1. Setting February 9, 2022 as the date of sale for General Obligation Corporate and Refunding Bonds, Series 2022A. On November 3, 2021, a Public Hearing was held on the issuance of not-to-exceed $41,000,000 General Obligation Corporate and Refunding Bonds.

2. Approving the Preliminary Official Statement: To satisfy Securities and Exchange Commission (SEC) Rule 15(c)(2)-12, the City's bond counsel, Dorsey & Whitney, LLP, has recommended this Resolution be adopted prior to the sale and issuance of these bonds. This action approves the use of the Preliminary Official Statement by the City's municipal advisor, PFM, in offering the bonds for sale.

ATTACHMENTS:

Type	Description
Resolution Letter	Resolution Setting Date for General Obligation Corporate and Refunding Bonds, Series 2022A
Executive Summary	Legal Opinion - Dorsey & Whitney
Exhibit	Preliminary Official Statement

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	12/30/2021 - 9:34 AM
Finance Committee	Merritt, Mallory	Approved	12/30/2021 - 9:38 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 1:40 PM

SET DATE FOR SALE OF GENERAL OBLIGATION CORPORATE AND REFUNDING BONDS, SERIES 2022A

629872-91

Davenport, Iowa

January 12, 2022

The City Council of the City of Davenport, Iowa, met on January 12, 2022, at 5:30 p.m. at the Council Chambers, City Hall, Davenport, Iowa. The Mayor presided and the roll was called showing the following Aldermen present and absent:

Present: _____

_____

Absent: _____.

It was reported that it was necessary for the Council to set a date for the sale of the City's General Obligation Corporate and Refunding Bonds, Series 2022A.

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

Ayes: _____

Nays: _____.

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

• • • •

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

_____
Mayor

Attest:

_____
Deputy City Clerk

RESOLUTION NO. _____

Resolution setting February 9, 2022, as date for sale of General Obligation Corporate and Refunding Bonds, Series 2022A and approving preliminary official statement

WHEREAS, the City of Davenport (the "City"), in Scott County, Iowa, 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 issued its $23,125,000 General Obligation Corporate Bonds, Series 2014A, dated March 5, 2014 (the "Series 2014A Bonds"), and, in the ordinance authorizing the issuance of the Series 2014A Bonds, the City reserved the right to call for early redemption as of June 1, 2022, the maturities of the Series 2014A Bonds coming due after June 1, 2022 (the "Callable 2014A Bonds"); and

WHEREAS, the City has also previously issued its $10,950,000 General Obligation Refunding Bonds, Series 2014B, dated March 5, 2014 (the "Series 2014B Bonds"), in accordance with the Charter of the City and Chapter 384 of the Code of Iowa, and in the ordinance authorizing the issuance of the Series 2014B Bonds, the City reserved the right to call for early redemption as of June 1, 2022, the maturities of the Series 2014B Bonds coming due after June 1, 2022 (the "Callable 2014B Bonds"); and

WHEREAS, the City, in the performance of its corporate functions as prescribed by the laws of the State of Iowa and the Charter of the City, and pursuant to notice duly published and a hearing held thereon on November 3, 2021, has proposed that it is in the best interest of the City that not to exceed $41,000,000 General Obligation Corporate and Refunding Bonds, Series 2022A (the "Series 2022A Bonds") be authorized by the City to provide funds to pay costs in connection with making improvements to sanitary sewers, storm sewers, streets, street lighting, signage and signalization, streetscapes, sidewalks and paths, the municipal airport, municipal buildings and facilities and municipal parks; acquiring and maintaining vehicles and/or equipment for municipal parks, streets, public safety/fire department, solid waste collection, sewage treatment, and the municipal library; repair and maintenance of bridges; information technology improvements; municipal housing projects; and current refunding the Callable Series 2014A Bonds and the Callable 2014B Bonds; and

WHEREAS, it is deemed advisable and in the best interest of the City that the Series 2022A 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 2022A Bonds and to give proper notice of such sale, as required by Chapter 75 of the Code of Iowa; and

WHEREAS, a preliminary official statement (the "Preliminary Official Statement") has been prepared in connection with the sale of the Series 2022A Bonds, and it is necessary to make provision for the approval of the Preliminary Official Statement and to authorize its use by PFM Financial Advisors LLC (the "Financial Advisor"), as municipal financial advisor to the City;

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

Section 1. The Series 2022A Bonds shall be offered and advertised for sale and shall be in the principal amount, be dated, bear interest and mature as set forth in the Notice of Sale hereinafter set out.

Section 2. Sealed bids for the Series 2022A Bonds shall be received until 10:00 a.m., Central Time, on February 9, 2022, at the office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa, and the City Council shall meet to consider the bids received and take action thereon at 5:30 p.m. on February 9, 2022, at the Council Chambers, City Hall, Davenport, Iowa.

Section 3. The Deputy City Clerk is hereby authorized and directed to publish notice of the sale of the Series 2022A Bonds, as provided by Chapter 75 of the Code of Iowa, not less than four (4) and not more than twenty (20) days prior to the date set for the sale, in substantially the following form:

NOTICE OF SALE
City of Davenport, Iowa
$38,690,000* General Obligation Corporate and Refunding Bonds,
Series 2022A

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 a.m., Central Time, on February 9, 2022, for the purchase of $38,690,000* General Obligation Corporate and Refunding Bonds, Series 2022A (the "Series 2022A Bonds").

Either of the methods set forth below may be used, but no open bids will be accepted:

Sealed Bidding: Sealed bids will be received at the office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa.

Electronic Internet Bidding: Electronic Internet bids will be received through PARITY.

After the deadline for receipt of bids has passed, sealed bids will be opened and announced, and electronic internet bids will be accessed and announced. All bids will be presented to the City Council for consideration at its meeting to be held at 5:30 p.m. on February 9, 2022, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2022A Bonds will be sold to the best bidder for cash.

The Series 2022A Bonds will be issued as fully registered bonds in denominations of $5,000 or any integral multiple thereof, will be dated March 10, 2022, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2022, and will mature on June 1 in the following years and amounts:

Year	Principal Amount	Year	Principal Amount
2023	$5,385,000	2031	$1,600,000
2024	$3,000,000	2032	$1,655,000
2025	$3,120,000	2033	$1,715,000
2026	$3,235,000	2034	$1,775,000
2027	$3,360,000	2035	$1,840,000
2028	$3,230,000	2036	$1,900,000
2029	$3,360,000	2037	$1,965,000
2030	$1,550,000		

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2022A 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 2022A Bonds maturing in the years 2031 to 2037, inclusive, in whole or from time to time in part, in one or more units of

$5,000, on June 1, 2030, 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 $38,380,480, 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 $386,900 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 2022A Bonds.

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

The Series 2022A Bonds are being issued pursuant to the provisions of Division III of Chapter 384 of the Code of Iowa and the Charter of the City and will constitute general obligations of the City, payable from taxes levied upon all the taxable property in the City without limitation as to rate or amount.

Bidders should be aware that the official terms of offering to be published in the Official Statement for the Series 2022A Bonds contain additional bidding terms and information relative to the Series 2022A Bonds, including, without limitation, requirements regarding the establishment of issue price for the Series 2022A Bonds. Bidders should prepare their bids on the assumption that the Series 2022A Bonds will be subject to the "hold-the-offering-price" rule, if the requirements for a competitive sale have not been met. Any bid submitted pursuant to this Notice of Sale will be considered a firm offer for the purchase of the Series 2022A Bonds, and bids submitted will not be subject to cancellation or withdrawal. In the event of a variance between statements in this Notice of Sale (except with respect to the time and place of the sale of the Series 2022A Bonds and the principal amount offered for sale) and said official terms of offering, the provisions of the latter shall control.

By order of the City Council of Davenport, Iowa.

Brian Krup
Deputy City Clerk

Section 4. The use by the Financial Advisor of the Preliminary Official Statement related to the Series 2022A Bonds, in substantially the form as has been presented to and considered by the City Council, is hereby approved, and the Financial Advisor is hereby authorized to prepare and use the final Official Statement for the Series 2022A 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 2022A Bonds and the ordinance that will be adopted to authorize the issuance of the Series 2022A Bonds, and the appropriate City officials are hereby authorized to execute the final Official Statement for the Series 2022A Bonds, if requested. The Preliminary Official Statement is deemed final by the City, as of its date, within the meaning of Rule 15c2-12 of the Securities and Exchange Commission.

Section 5. Pursuant to Section 75.14 of the Code of Iowa, the City Council hereby authorizes the use of electronic bidding procedures for the sale of the Series 2022A Bonds through PARITY®, and hereby finds and determines that the PARITY® competitive bidding system will provide reasonable security and maintain the integrity of the competitive bidding process and will facilitate the delivery of bids by interested parties under the circumstances of this bond sale.

Section 6. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved January 12, 2022.

_____
Mayor

Attest:

_____
Deputy City Clerk

ATTESTATION CERTIFICATE

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to setting a date for the sale of General Obligation Corporate and Refunding Bonds, Series 2022A, and approving a preliminary official statement for the sale of the Series 2022A Bonds, as referred to herein.

WITNESS MY HAND this _____ day of _____, 2022.

_____
Deputy City Clerk

PUBLICATION CERTIFICATE

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the notice was published on the date indicated in the affidavit but please return all other completed pages to us as soon as they are available.)

STATE OF IOWA
COUNTY OF SCOTT SS:
CITY OF DAVENPORT

I, the undersigned, Deputy City Clerk of the City of Davenport, Iowa, do hereby certify that pursuant to the resolution of its Council setting the date for the sale of General Obligation Corporate and Refunding Bonds, Series 2022A, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2022.

_____
Deputy City Clerk

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

December 29, 2021

VIA EMAIL
Mallory Merritt
CFO/Assistant City Administrator
City Hall
Davenport, Iowa

Re: General Obligation Corporate and Refunding Bonds, Series 2022A
Our File No. 629872-91

Dear Mallory:

We have prepared and attach the necessary proceedings reflecting action to be taken at the January 12, 2022 City Council meeting to fix February 9, 2022 as the date of formal sale of the General Obligation Corporate and Refunding Bonds, Series 2022A (the "Series 2022A Bonds"), and to authorize the use of a preliminary official statement (the "P.O.S.") in connection therewith.

The proceedings attached include the following items:

1. Minutes of the meeting, followed by the resolution providing for the authorization of the P.O.S., setting the date for the sale of the Series 2022A Bonds, and authorizing distribution of a Notice of Sale.

2. Attestation Certificate with respect to the validity of the transcript.

3. Publication Certificate with respect to publication of the Notice of Sale, to which must be attached the publisher's affidavit of publication with a clip of the notice as published.

4. The notice of sale must be published at least once, **not less than four (4) and not more than twenty (20) days before** the February 9th sale date in a legal newspaper with general circulation in the City. The last date on which this Notice can be effectively published is February 5, 2022.

Prior to the adoption of the resolution, you and the City Council should review the proposed P.O.S., which PFM Financial Advisors LLC is preparing, carefully for accuracy and to ensure that there are no important facts being left out of the document that might bear on potential risks to bond holders. It should be noted that, while we will review and comment on the portions of the document that are pertinent to our role as bond counsel, we have not been engaged as disclosure counsel, and we will not engage in a full due diligence process to investigate the accuracy of financial data or any bond holder risks that are unknown to us, nor will we be providing any legal opinions with respect to the documents offering the Series 2022A Bonds for sale. We are available to do this additional work as the City's disclosure counsel if requested.

As these proceedings are completed, please return one fully executed copy to our office. If you have any questions, please contact Erin Regan, Emily Hammond or me.

Best regards,

John P. Danos

Attachments

cc: Brian Krup
Jon Burmeister

***(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 and Refunding Bonds, Series 2022A (the "Bonds") in the amount of $38,690,000, in the denomination of $5,000 each, or any integral multiple thereof, dated March 10, 2022. The Bonds mature on June 1 in each of the respective years and in the principal amounts and bear interest payable semiannually on June 1 and December 1 in each year, commencing December 1, 2022, at the respective rates as follows:

Date	Principal	Interest Rate	Date	Principal	Interest Rate
2023	$5,385,000	____%	2031	$1,600,000	____%
2024	$3,000,000	____%	2032	$1,655,000	____%
2025	$3,120,000	____%	2033	$1,715,000	____%
2026	$3,235,000	____%	2034	$1,775,000	____%
2027	$3,360,000	____%	2035	$1,840,000	____%
2028	$3,230,000	____%	2036	$1,900,000	____%
2029	$3,360,000	____%	2037	$1,965,000	____%
2030	$1,550,000	____%			

Principal of the Bonds maturing on June 1 in each of the years 2031 to 2037, inclusive, is subject to optional redemption prior to maturity on June 1, 2030, or on any date thereafter on terms of par plus 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 treated as a preference item in calculating the federal alternative minimum tax imposed under the Internal Revenue Code of 1986 (the "Code"). The opinions set forth in the preceding sentence are subject to the condition that the Issuer 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. 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

***This form of bond counsel opinion is subject to change pending the results of the sale of the Bonds contemplated herein.**

This Preliminary Official Statement and the information contained herein are subject to completion, amendment or other change without notice. The Bonds may not be sold nor may offers to buy be accepted prior to the time the Preliminary Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the applicable securities laws of any such jurisdiction.

NEW ISSUE: FULL BOOK ENTRY

S&P GLOBAL RATINGS '__'
MOODY'S INVESTORS SERVICE '__'

(Electronic and Sealed Bids accepted)

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming compliance with certain covenants, the interest on the Bonds 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 under the Internal Revenue Code of 1986 (the "Code"). See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

CITY OF DAVENPORT, IOWA

$38,690,000* General Obligation Corporate and Refunding Bonds, Series 2022A

Bonds Dated: Date of Delivery (March 10, 2022) **Principal Due:** June 1 as shown inside front cover

The $38,690,000* General Obligation Corporate and Refunding Bonds, Series 2022A (the "Bonds") are issued by the City of Davenport, Iowa (the "City" or "Issuer") pursuant to the authority of the Davenport City Charter and Division III of Chapter 384 of the Code of Iowa. Proceeds of the Bonds are being issued to pay costs of carrying out essential and general corporate purpose projects. See "AUTHORIZATION AND PURPOSE" section herein for more detail regarding the project descriptions. In addition, together with cash on hand, the Bonds are being issued to pay costs to current refund, on June 1, 2022, $11,275,000 of the outstanding General Obligation Corporate Bonds, Series 2014A, dated March 5, 2014, maturing June 1, 2023 through 2029 (the "Refunded Bonds"). The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

The Bonds will be issued as fully registered bonds without coupons and, when issued will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository of the Bonds. Individual purchases may be made in book-entry form only, in the principal amount of $5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Bonds purchased. The City's CFO/Assistant City Administrator, as designated paying agent/registrar (the "Registrar"), will pay principal of the Bonds, payable annually on each June 1 beginning June 1, 2023. Interest on the Bonds, payable initially on December 1, 2022, and thereafter on each June 1 and December 1, to DTC, which will in turn remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of the Bonds as described herein. Interest and principal shall be paid to the registered holder of a bond as shown on the records of ownership maintained by the registrar at the close of business on the 15th day of the month next preceding the interest payment date (the "Record Date").

THE BONDS WILL MATURE AS LISTED ON THE INSIDE FRONT COVER

MINIMUM BID:	$38,380,480
GOOD FAITH DEPOSIT:	$386,900 or 1% of Par Required of Purchaser Only
TAX MATTERS:	Federal: Tax-Exempt State: Taxable See "*TAX EXEMPTION AND RELATED TAX MATTERS*" for more information.
BANK QUALIFICATION:	The Bonds will NOT be designated as "qualified tax-exempt obligations".
LEGAL OPINION:	Dorsey & Whitney LLP, Des Moines, Iowa
REGISTRAR:	CFO/Assistant City Administrator
BIDS RECEIVED UNTIL:	10:00 A.M. Central Time on Wednesday, February 9, 2022 Office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa
BIDS CONSIDERED:	5:30 P.M. Central Time on Wednesday, February 9, 2022 City Council Chambers, City Hall, Davenport, Iowa
DELIVERY:	Delivery is anticipated to occur on March 10, 2022

The date of this Preliminary Official Statement is January 12, 2022.

*Preliminary; subject to change.

(THIS PAGE CONTAINS CERTAIN INFORMATION FOR QUICK REFERENCE ONLY. IT IS NOT A SUMMARY OF THIS ISSUE. INVESTORS MUST READ THE ENTIRE PRELIMINARY OFFICIAL STATEMENT TO OBTAIN INFORMATION ESSENTIAL TO THE MAKING OF AN INFORMED INVESTMENT DECISION.)

CITY OF DAVENPORT, IOWA

$38,690,000* General Obligation Corporate and Refunding Bonds, Series 2022A

MATURITY: June 1 as follows:

Year	Amount*	Interest Rate [1]	Yield [1]	CUSIP Base 238388 [1]	Year	Amount*	Interest Rate [1]	Yield [1]	CUSIP Base 238388 [1]
2023	$ 5,385,000	_.__%	_.__%	____	2031	$ 1,600,000	_.__%	_.__%	____
2024	3,000,000	_.__%	_.__%	____	2032	1,655,000	_.__%	_.__%	____
2025	3,120,000	_.__%	_.__%	____	2033	1,715,000	_.__%	_.__%	____
2026	3,235,000	_.__%	_.__%	____	2034	1,775,000	_.__%	_.__%	____
2027	3,360,000	_.__%	_.__%	____	2035	1,840,000	_.__%	_.__%	____
2028	3,230,000	_.__%	_.__%	____	2036	1,900,000	_.__%	_.__%	____
2029	3,360,000	_.__%	_.__%	____	2037	1,965,000	_.__%	_.__%	____
2030	1,550,000	_.__%	_.__%	____					

*** PRINCIPAL ADJUSTMENT:** The City reserves the right to increase or decrease the aggregate principal amount of the Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $41,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

INTEREST: Interest on the Bonds will be payable on December 1, 2022 and semiannually thereafter.

OPTIONAL REDEMPTION: Bonds due after June 1, 2030 will be subject to call for prior redemption on said date or on any date thereafter upon terms of par plus accrued interest to date of call.

[1] Interest rates, yields, and CUSIP numbers will be set forth in the final Official Statement described herein.

No dealer, broker, salesman or other person has been authorized by the City, PFM Financial Advisors LLC (the "Municipal Advisor") or the underwriter 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 underwriter. 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. This Preliminary Official Statement is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, in whole or in part, for any other purpose.

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Official Bid Form

INTRODUCTION TO THE OFFICIAL STATEMENT

The Bonds

The following information is furnished solely to provide limited introductory information regarding the issuance of $38,690,000 General Obligation Corporate and Refunding Bonds, Series 2022A (the "Bonds") by the City of Davenport, Iowa (the "City") and does not purport to be comprehensive. All such information is qualified in its entirety by reference to the more detailed descriptions appearing in this Preliminary Official Statement, including the appendices hereto.*

Issuer:	The City of Davenport, Iowa. The City is located on the Iowa bank of the Mississippi River approximately midway between the cities of Des Moines, Iowa and Chicago, Illinois.
Purpose:	The Bonds are being issued for the purpose of paying the costs in connection with making improvements to sanitary sewers, storm sewers, streets, street lighting, signage and signalization, streetscapes, sidewalks and paths, the municipal airport, municipal buildings and facilities and municipal parks; acquiring and maintaining vehicles and/or equipment for municipal parks, streets, public safety/fire department, solid waste collection, sewage treatment, and the municipal library; repair and maintenance of bridges; information technology improvements; municipal housing projects. In addition, together with cash on hand, the Bonds are being issued to pay costs to current refund, on June 1, 2022, $11,275,000 of the outstanding General Obligation Corporate Bonds, Series 2014A, dated March 5, 2014, maturing June 1, 2023 through 2029 (the "Refunded Bonds").
Security:	The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.
Optional Redemption:	The Bonds due after June 1, 2030 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 2023 through 2037.
Interest Payments:	Interest on the Bonds is payable on June 1 and December 1 of each year commencing December 1, 2022.
Bank Qualification:	The Bonds will NOT be designated as "qualified tax-exempt obligations".
Tax Status:	See *"TAX EXEMPTION AND RELATED TAX MATTERS"* herein.
Professional Consultants:	*Municipal Advisor:* PFM Financial Advisors LLC Des Moines, Iowa
	Bond Counsel: Dorsey & Whitney LLP Des Moines, Iowa
Book-Entry-Only:	The Bonds will be issued as book-entry-only securities through The Depository Trust Company.
Authority for Issuance:	The Bonds are issued pursuant to the authority of the Davenport City Charter and Division III of Chapter 384 of the Code of Iowa.
Denominations:	$5,000 or multiples thereof.
Registration & Exchange:	Upon presentation to the Registrar, the Bonds will be exchanged for one or more Bonds in multiples of $5,000.
Record Date:	The close of business on the 15th day of the month next preceding the interest payment date.

* Preliminary; subject to change.

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.

Limitations on Offering or Reoffering Securities: No dealer, broker, salesman or other person has been authorized by the City, the Municipal Advisor or the underwriter 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 underwriter. 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 opinion of Dorsey & Whitney LLP, Bond Counsel, Des Moines, Iowa, as to validity and tax status. The opinion will be substantially in the form set forth in APPENDIX B attached hereto. The opinion will accompany the Bonds. Bond Counsel has not participated in the preparation of this Preliminary Official Statement except for information under the headings "TAX EXEMPTION AND RELATED TAX MATTERS" and "LEGAL MATTERS" and the "Authorization and Purpose" section under the heading "DESCRIPTION OF THE BONDS". Bond Counsel has prepared the documents contained in APPENDIX B, APPENDIX C and APPENDIX D.

No Litigation: There is no litigation now pending or, to the knowledge of City officials, threatened which questions the validity of the Bonds or of any proceedings of the City taken with respect to the issuance or sale thereof.

Questions regarding the Bonds or the Preliminary Official Statement can be directed to and additional copies of the Preliminary Official Statement and the City's Annual Comprehensive Financial Report may be obtained from PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309 (phone: 515-724-5724), the City's Municipal Advisor, or from Ms. Mallory Merritt, CFO/Assistant City Administrator, City Hall, 226 West Fourth Street, Davenport, Iowa 52801 (phone: 563-326-7792).

DESCRIPTION OF THE BONDS

Authorization and Purpose

The Bonds are issued pursuant to the authority of the Davenport City Charter and Division III of Chapter 384 of the Code of Iowa. The Bonds will be issued pursuant to the ordinance to be adopted by the City Council on February 9, 2022.

The Bonds are being issued for the purpose of paying the costs in connection with making improvements to sanitary sewers, storm sewers, streets, street lighting, signs and signalization, streetscapes, sidewalks and paths, the municipal airport, municipal buildings and facilities and municipal parks; acquiring and maintaining vehicles and/or equipment for municipal parks, streets, public safety/fire department, solid waste collection, sewage treatment, and the municipal library; repair and maintenance of bridges; information technology improvements and municipal housing projects. In addition, together with cash on hand, the Bonds are being issued to pay costs to current refund, on June 1, 2022, $11,275,000 of the outstanding General Obligation Corporate Bonds, Series 2014A, dated March 5, 2014, maturing June 1, 2023 through 2029 (the "Refunded Bonds").

Refunded Bonds:

Issue Date	Refunded Maturities	Refunded Amount	Call Date	Call Price
03/05/14	06/01/23 - 29	$ 11,275,000	06/01/22	100%

Series 2014A Bonds Redeemed with Cash on Hand:

The City will use cash on hand to redeem a portion of the Series 2014A Bonds on June 1, 2022 in conjunction with the current refunding.

Issue Date	Maturities Redeemed	Amount Redeemed	Call Date	Call Price
03/05/14	06/01/23 - 29	$ 160,000	06/01/22	100%

Sources and Uses of Funds

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

Table 1
Estimated Sources and Uses of Funds for the Bonds

Sources:	
Par Amount of Bonds	$ 38,690,000*
Uses:	
Deposit to Project Fund	$ 26,930,000
Redemption of Refunded Bonds	11,275,000
Underwriter's Discount	309,520
Estimated Cost of Issuance and Contingency	175,480
Total Uses of Funds	$ 38,690,000*

*Preliminary; subject to change.

Interest Computation

Interest on the Bonds will be payable semi-annually commencing December 1, 2022. Interest will be computed on a 360-day year, 30-day month basis and paid to the owners of record as of the close of business on the 15th day of the month next preceding the interest payment date. Payments coming due on a non-business day will be paid on the next business day.

Optional Redemption

The Bonds due after June 1, 2030 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

Security

Pursuant to the resolution authorizing the Bonds and the Iowa Code Chapters 76 and 384, as amended, collectively, (the "Act", the Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

Section 76.2 of the Act provides that when an Iowa political subdivision issues general obligation bonds, the governing authority of such political subdivision shall, by resolution adopted before issuing the bonds, 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. A certified copy of this resolution shall be filed with the County Auditor in which the City is located, giving rise to a duty of the County Auditor to annually enter this levy for collection from the taxable property within the boundaries of the City, until funds are realized to pay the bonds in full.

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Bonds as the same become due, the resolution provides for the levy of a tax sufficient for that purpose on all the taxable property in the City in each of the years while the Bonds are outstanding. The City shall file a certified copy of the resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the City and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the City and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Bonds and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Act, each year while the Bonds remain outstanding and unpaid, any funds of the City which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Bonds as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the City's budget.

Registration and Transfers

The Registrar will be the City's CFO/Assistant City Administrator. The Bonds will be issued as fully registered bonds without coupons and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository of the Bonds. Individual purchases will be made in book-entry form only, in the principal amount of $5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Bonds purchased. Principal and interest will be paid to DTC, which will in turn remit such principal and interest to its participants, for subsequent disbursement to the beneficial owners of the Bonds. Each bond shall be transferable only upon the registration books of the City upon presentation to the Registrar, together with either a written instrument of transfer satisfactory to the Registrar or the assignment form thereon completed and duly executed by the registered owner or the duly authorized attorney for such registered owner.

Book-Entry-Only Form

The information contained in the following paragraphs of this subsection "Book-Entry-Only Issuance" has been extracted from a schedule prepared by Depository Trust Company ("DTC") entitled "SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING DTC AND BOOK-ENTRY-ONLY ISSUANCE." The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the securities (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the

aggregate principal amount of any issue exceeds $500 million, one certificate will be issued with respect to each $500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments from over 100 countries that DTC's participants (the "Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the "Indirect Participants"). DTC has Standard & Poor's rating: AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

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

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City not later than June 30 of each year following the end of the 2021-2022 Fiscal Year, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended, (the "Rule").

The City is not aware of any instance in the previous five years in which it has failed to comply, in all material respects, with previous undertakings in a written contract or agreement specified in paragraph (b)(5)(i) of the Rule.

Breach of the undertakings will not constitute a default or an "Event of Default" under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

THE CITY OF DAVENPORT

Introduction

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

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

With its dynamic development, the City has served its area in a unique capacity. The City is the major city of the "Quad-City Metropolitan Area" which includes three counties located in two states. The area includes Scott County, Iowa and Rock Island and Henry Counties, Illinois. The major communities, apart from the City, include the cities of Bettendorf in Iowa, and Rock Island, Moline and East Moline in Illinois. This Davenport-Moline-Rock Island Metropolitan Statistical Area had an official 2020 U. S. Census population of 384,324. The City, with a 2020 U.S. Census population of 101,724, 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 Davenport Municipal Airport, (the "Airport"), consists of two moderate-length runways serving primarily private, commuter, and corporate aircraft. 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. The Quad-City International Airport provides commercial air service by Allegiant, American Eagle, United Express, and Delta Connection.

Intra-city bus service is provided with 10 fixed routes within the City and one route providing service to the Rock Island central business district. The Quad-Cities Metropolitan Area is served by 34 passenger motor carriers.

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

Form of Government

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

Mayor and Council

	Initial Term Commenced	Current Term Expires
Mike Matson, Mayor	01/20	01/24
Kyle Gripp, Alderman-at-Large	01/16	01/24
J J Condon, Alderman-at-Large	01/18	01/24
Rick Dunn, First Ward	01/14	01/24
Maria Dickman, Second Ward	01/16	01/24
Marion Meginnis, Third Ward	07/17	01/24
Robby Ortiz, Fourth Ward	01/22	01/24
Tim Kelly, Fifth Ward	01/22	01/24
Ben Jobgen, Sixth Ward	01/20	01/24
Derek Cornette, Seventh Ward	11/21	01/24
Judith Lee, Eighth Ward	01/20	01/24

The City has a full-time City Administrator appointed by the City Council for an indefinite term. In addition, there are 12 department directors, of which seven 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 leadership personnel are presented below.

Administration

Corrin Spiegel, City Administrator
Latrice Lacey, Director of Civil Rights
Bruce E. Berger, Director of Community and Economic Development
Mallory L. Merritt, CFO/Assistant City Administrator
Alison Fleming, Director of Human Resources
Cory J. Smith, Director of Information Technology
Michael P. Carlsten, Fire Chief
Thomas D. Warner, Corporation Counsel
Paul M. Sikorski, Police Chief
Amy Groskopf, Director of Library
Nicole E. Gleason, Public Works Director/Assistant City Administrator
Chad B. Dyson, Director of Parks and Recreation
Richard E. Oswald, Director of Neighborhood Services

Municipal Services

The City provides a wide variety of public services through twelve professionally staffed departments and the office of the City Administrator. A summary of the operation of major City departments is provided below.

Administration Department

The Administration Department provides overall coordination of the daily operations of the City.

Finance Department

The Finance Department is responsible for collecting, accounting for and disbursing all monies due to and collected by the City, budget preparation, purchasing management, risk management and management of contractual administration of the RiverCenter/Adler Theatre. A more detailed description of the role of the Department of Finance is included in the "Financial Information" section of this Official Statement.

Information Technology Department

The Information Technology Department provides network, telephone, radio, computer and communication support within the City.

Legal Department

The purpose of the Legal Department is to provide legal services required by the City for the Mayor, City Council, City Administrator, Boards, Commissions and City Employees.

Human Resources Department

The Human Resources Department develops, implements and administers a comprehensive personnel program to assure compliance of personnel practices with good management policy and with applicable federal, state and local legislation and to conduct collective bargaining with certified employee representatives.

Community and Economic Development Department

The purpose of the Community and Economic Development Department is to provide housing, economic development and community programming.

Police Department

The Police Department is responsible for crime curtailment, public safety and welfare through the enforcement of state and local laws.

Fire Department

The Fire Department is responsible for prevention of loss of life and property due to fires. The Fire Department has seven fire stations with eight engine companies, three ladder companies, and four reserve apparatus.

Parks and Recreation Department

The Parks and Recreation Department acquires, maintains and develops in excess of 1,981 acres of public parks, open spaces, cemeteries and recreation facilities to enhance the leisure time activities for the residents of the City.

Municipal Library

The Library maintains approximately 190,194 volumes of adult and children's books and 128 public use computers are available at three locations.

Public Works Department

The purpose of the Public Works Department is to provide: (a) the engineering and construction of infrastructure; (b) public service such as infrastructure maintenance, snow removal, sewer maintenance, garbage and refuse collection, recycling, and operation of the municipal garage; (c) operation of and maintenance of the City's Water Pollution Control Plant, and Compost Facility; (d) administration of mass transit, airport and traffic engineering operations of the City and (e) the delivery of construction inspection services.

Civil Rights Department

The Civil Rights Department is responsible for receiving and investigating any discrimination complaints and studying the existing character and cause of patterns and practices of discrimination.

Development and Neighborhood Services Department

The Development and Neighborhood Services Department includes the management of planning and zoning, rental inspection program, nuisance code enforcement, zoning code enforcement, parking enforcement, parking services, parking code building code and management of procedure to track and abate vacant/substandard homes.

Municipal Enterprises

The City has eleven enterprise operations. A brief description of each enterprise is presented below.

Public Transit Fund

Accounts for revenue and expenses associated with the City's fixed route transit system, demand response transit system and the ground transportation terminal, known as the Ground Transportation Center. Revenue is generated mainly from charges for services and miscellaneous office rentals at the Ground Transportation Center.

Parking System Fund

Accounts for revenue and expenses associated with the City's parking system, which provides both on-street and off-street parking. This operation is administered by the Development and Neighborhood Services Department.

Sewer Operations Fund

Accounts for revenue collected and expenses related to the operation and maintenance of the city's sanitary and storm sewer systems. This fund also 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. On July 15, 2021, the City sold the Heritage High-Rise housing facility.

Golf Courses Fund

Accounts for revenue and expenses associated with operation of the City's three golf courses (Duck Creek, Emeis, and Red Hawk).

Airport Fund

Accounts for revenue and expenses associated with operation of the City's Municipal Airport, a reliever airport for the Quad-City Airport. Rental income is obtained for the leasing of surrounding farmland, as well as hangar spaces at the airport.

RiverCenter Fund

Accounts for rental income and expenses associated with the operation of a 130,000-square-foot RiverCenter conference, convention and trade show facility and a 2,347-seat Adler Theatre (the "Center"). The Center is the Quad-Cities' conference, convention, trade show facility and theater and it is operated for the use and enjoyment of the City's citizens, as well as, to encourage a flow of people and dollars into the community.

Solid Waste Collection Fund

Accounts for revenue and expenses associated with the City's solid waste, bulky waste, yard waste and curbside recycling programs.

Clean Water Utility Fund

Accounts for revenue and expenses related to the operation and maintenance of the storm water collection system including inspections, mapping, drainage maintenance, street sweeping and other activities related to clean water activities.

River's Edge Fund

Accounts for revenue and expenses associated with operating an indoor sports facility that offers both an indoor ice rink and soccer fields.

Transload Fund

Accounts for revenue and expenses associated with operating a transload facility that offers a way for users to realize the benefit of rail freight without onsite rail access.

Municipal Employees

As of November 19, 2021, the City had 1,135 employees, consisting of 761 full-time employees and 374 part-time and seasonal employees. Table 2 presents a history of total personnel over the last five years. Table 3, on the following page, presents employment by job category.

Table 2
Municipal Employees

December 31	Full-Time	Part-Time
2021*	761	374
2020	754	298
2019	756	399
2018	750	445
2017	740	430

* As of November 19, 2021

Source: City of Davenport Department of Human Resources.

Table 3
Employees by Department – November 19, 2021

	Full-time	Part-time
City Council	1	10
Mayor	2	0
Finance	25	2
Administration	6	0
Information Technology	10	0
Legal	4	0
Human Resources	7	2
Community & Economic Development	17	1
Civil Rights	4	0
Neighborhood Services [(1)]	23	2
Public Works [(1)]	276	30
Police	187	0
Fire	136	0
Leisure Facilities and Services	21	297
Library	42	30
	761	374

Source: City of Davenport Department of Human Resources.

Retirement Systems and Other Post Employment Benefits

The City participates in two statewide employee retirement systems, the Iowa Public Employees Retirement System ("IPERS") and the Municipal Fire and Police Retirement System of Iowa ("MFPRSI"). The State of Iowa administers IPERS and a nine-member board of trustees governs the MFPRSI. Though separate and apart from state government, the MFPRSI board is authorized by state legislature, which also establishes by statute the pension and disability benefits and the system's funding mechanism. All full-time employees must participate in either IPERS or MFPRSI.

Iowa Public Employees Retirement System ("IPERS"): The City contributes to IPERS, which is a cost-sharing multiple-employer, contributory defined benefit public employee retirement system administered by IPERS. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than 1 percentage point, based upon the actuarially required contribution rate. The City's contributions to IPERS for the Fiscal Years ended June 30, 2019, 2020, and 2021 as shown below equal the required contributions for each year:

	FY 2018-19	FY 2019-20	FY 2020-21
IPERS City Contribution	$ 3,142,483	$ 3,124,419	$ 3,163,803

The IPERS Annual Comprehensive Financial Report is available on the IPERS website, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321. However, the information presented in such financial reports or on such websites is not incorporated into this Preliminary Official Statement by any references.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the IPERS website.

Pursuant to Governmental Accounting Standards Board ("GASB") Statement No. 68, the City reported a liability of $29,104,508 within its Annual Comprehensive Financial Report (the "ACFR") as of June 30, 2021 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan's net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2020, the City's collective proportion was 0.4143146% which was an increase of 0.023508% from its proportion measured as of June 30, 2019.

The City cannot predict the levels of funding that will be required in the future as any IPERS unfunded pension benefit obligation could be reflected in future years in higher contribution rates. The investment of moneys, assumptions underlying the same and the administration of IPERS is not subject to the direction of the City. Thus, it is not possible to predict, control or prepare for future unfunded accrued actuarial liabilities of IPERS ("UAAL"). The UAAL is the difference between total actuarially accrued liabilities and actuarially calculated assets available for the payment of such benefits. The UAAL is based on assumptions as to retirement age, mortality, projected salary increases attributed to inflation, across-the-board raises and merit raises, adjustments, cost-of-living adjustments, valuation of current assets, investment return and other matters. Such UAAL could be substantial in the future, requiring significantly increased contributions from the City which could affect other budgetary matters.

For additional information on the City's Employee Retirement Systems, refer to Note VII Section A beginning on page 58 of the City's June 30, 2021 ACFR contained as APPENDIX A of this Preliminary Official Statement.

Municipal Fire and Police Retirement System of Iowa ("MFPRSI"): The City contributes to MFPRSI, which is a cost-sharing multiple-employer defined benefit pension plan. MFPRSI provides retirement, disability, and death benefits to plan members and beneficiaries. Benefit provisions are established by state statute, and vest after four years of credited service.

MFPRSI plan members are required to contribute a percentage of their annual covered salary, and the City is required to contribute at an actuarially determined rate of annual covered payroll. The contribution requirements of plan members and the City are established, and may be amended by state statute. The City's contributions to MFPRSI for the Fiscal Years ended June 30, 2019, 2020 and 2021 as shown below equal the required contributions for each year:

	FY 2018-19	FY 2019-20	FY 2020-21
MFPRSI City Contribution	$ 6,142,533	$ 6,045,972	$ 6,259,468

The MFPRSI Independent Auditors Report is available on the MFPRSI website or by contacting MFPRSI at 7155 Lake Drive, Suite 201, West Des Moines, IA 50266.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from MFPRSI discussed above or included on the MFPRSI website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the MFPRSI website.

Pursuant to GASB Statement No. 68, the City reported a liability of $61,670,200 within its ACFR as of June 30, 2021 for its proportionate share of the MFPRSI net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan's net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2020, the City's proportion was 7.731968% which was a decrease of 0.047846% from its proportion measured as of June 30, 2019.

For additional information on the City's Employee Retirement Systems, refer to Note VII Section B beginning on page 61 of the City's June 30, 2021 ACFR contained as APPENDIX A of this Preliminary Official Statement.

Deferred Compensation: The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The Section 457 plan, available to all full-time City employees, permits them to defer a portion of their salary until future years. The City's contributions to deferred compensation for the Fiscal Years ended June 30, 2019, 2020 and 2021 are shown below:

	FY 2018-19	FY 2019-20	FY 2020-21
457 Deferred Contribution	$ 2,343,344	$ 2,396,082	$ 2,460,498

For additional information on the City's Employee Retirement Systems, refer to Note VII Section C beginning on page 65 of the City's June 30, 2021 ACFR contained as APPENDIX A of this Preliminary Official Statement.

Other Post-Employment Benefits ("OPEB"): The City sponsors a single-employer health care plan that provides a continuation option to retirees to purchase health benefits under the City's group health plan. The plan is administered by the City and the City has the authority to establish or amend the plan provisions or contribution requirements. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement No. 75. The plan does not issue a stand-alone financial report.

Benefits provided: As required under Iowa Code Chapter 509A.13, the City provides postemployment health benefits. Employees who have attained age 55 and have fifteen or more years of service with the City, or qualify for normal retirement as defined by IPERS, or qualify for normal retirement as defined by MFPRSI or are granted retiree status pursuant to a separation agreement with the City are eligible for retiree benefits. Eligible retirees and their dependents may purchase medical, prescription drug and dental insurance through the City's self-insured plan. At June 30, 2021, the City had 756 active participants and 44 retired participants.

Contributions: The current funding policy of the City is to pay health claims as they occur. The City does not explicitly subsidize retiree health care coverage. Retirees pay 100% of the group rate calculated on the expected costs based on the entire group of active, COBRA participants and retirees. For Fiscal Year ended June 30, 2021, retirees receiving benefits contributed $676,653 through their required contribution of $1,089 per month for single health coverage, $1,740 per month for single plus one health coverage and $2,432 per month for family coverage.

The source of payment is the fund that pays the benefits for the current employees; either the General Fund or a proprietary fund. Other postemployment liabilities attributed to governmental activates are generally liquidated by the Employee Health Insurance Internal Service Fund.

	Total OPEB Liability
Balance as of July 1, 2020	$ 23,891,143
Changes for the year:	
Service cost	1,922,471
Interest	570,820
Changes in assumptions or other inputs	1,104,959
Contributions and payments made	(1,184,766)
Net changes	2,413,484
Balance as of June 30, 2021	$ 26,304,627

For additional information on the City's Other Post Employment Benefits (OPEB), refer to Note X beginning on page 75 of the City's June 30, 2021 ACFR contained as APPENDIX A of this Preliminary Official Statement.

Bargaining Units

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

Table 4
Union Representation – November 19, 2021

Union	Employees Represented	Contract Expiration Date
Davenport Association of Professional Firefighters, Local #17	125	June 30, 2023
Union of Professional Police Organization, Local #2	146	June 30, 2023
American Federation of State, County and Municipal Employees, General Local #887	111	June 30, 2025
American Federation of State, County and Municipal Employees, Library Local #887	48	June 30, 2025
Chauffeurs, Teamsters and Helpers Local Union #238	182	June 30, 2025
Division #312 of the Amalgamated Transit Union	24	June 30, 2025

Source: City of Davenport Payroll Department.

ECONOMIC AND DEMOGRAPHIC INFORMATION

Population

The City covers an area of approximately 65 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
2020 [(1)]	384,324	1.2%	174,669	5.7%	101,724	2.0%	1,563
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

[(1)] 2020 Census information for the Davenport – Moline – Rock Island Metropolitan Statistical Area ("Quad City Area").

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	4,700
Davenport Community Schools	Education	2,209
Arconic [2]	Aluminum, Sheet, Plate & Foil	2,000
John Deere Davenport Works	Heavy Equipment Manufacturing	2,000
Tri-City Electric Co.	Electrical Contractor	1,200
City of Davenport	Government	1,135
Nestle Purina PetCare Company	Pet Food Manufacturing	1,000
Cobham Mission Systems	Defense and Aerospace Mfg.	950
Kraft Heinz	Meat Packing	724
MidAmerican Energy Company	Utility Service	720
Von Maur	Headquarters/Distribution for Retail Stores	700
Eastern Iowa Community College	Education	685
United Parcel Service	Parcel Delivery Service	640
Wells Fargo-Davenport Region	Finance	610
Rhythm City Casino	Casino, Hotel & Entertainment	525
Sears Manufacturing	Tractor Seats	500
Scott County	Government	489
Per Mar Security	Security Systems & Investigation	460
AT&T Corporation [3]	Telecommunications	375

[1] Includes full and part time employees.
[2] Headquarters in Riverdale, IA. Formerly known as Alcoa Davenport Works.
[3] Headquarters in Rock Island, IL.

Source: Larger Employer websites. The list is updated frequently as changes are identified and is not to be construed as a complete profile.

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

Employer Name	Product	Approximate Number of Employees [2]
Deere & Company	Industrial and Agricultural Equipment	7,240
Rock Island Arsenal	Government, Armaments	6,163 [3]
Genesis Health System	Health Care	5,173
Hy-Vee	Grocery	4,568
Trinity Medical Center/Unity Point	Health Care	3,954
HNI Corporation/The Hon Company/Allsteel	Manufacturing	3,200
Walmart	Warehouse Clubs and Supercenter	2,821
Arconic	Aerospace and Defense Aluminum	2,500
Tyson Fresh Meats	Food Processing	2,400
Oscar Mayer/Kraft	Food Processing	1,600
Isle Casino Hotel Bettendorf	Casino & Hotel	1,250
Tri-City Electric Co.	Electrical Contractor	1,200
West Liberty Foods, LLC	Food Processing	1,200

[1] Includes largest employers within the Quad Cities region. Year to year comparisons may not be accurate due to variability of source data.
[2] Includes full and part time employees.
[3] Civilian employee count only; military count considered classified information.

Source: Quad Cities Chamber most recent list. The list is updated frequently as changes are identified and is not to be construed as a complete profile.

Labor Force and Unemployment Statistics

Table 8 lists the labor force, average annual employment and unemployment rate for the Davenport-Moline-Rock Island Combined Statistical Area ("CSA"), as compared to the unemployment rates for the City, State of Iowa and the United States for the years 2017 through September 2021.

Table 8
Labor Force and Unemployment Statistics

	Davenport-Moline-Rock Island CSA			Unemployment Rates		
	Labor Force	Employed	Unemployment Rate	City of Davenport	State of Iowa	United States
2021	225,700	213,300	5.6%	6.5%	3.8%	5.7%
2020	234,000	215,100	7.6%	7.9%	5.2%	8.1%
2019	241,400	231,700	3.9%	3.9%	2.7%	3.6%
2018	237,200	227,800	3.9%	3.5%	2.6%	3.8%
2017	235,100	224,900	4.3%	4.0%	3.0%	4.3%

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 2017 through 2021.

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
2021	$ 44,580	$ 49,660	$ 53,559	$ 25,892	$ 18,272	$ 18,142
2020	45,779	49,761	52,409	29,171	19,866	19,962
2019	43,187	47,556	50,853	28,389	19,050	19,504
2018	43,960	47,181	48,743	26,773	15,190	17,520
2017	41,579	44,413	47,626	26,773	17,722	17,619

Source: Claritas, Inc.

Construction

Construction activity in the City as shown by its building permit records is summarized in Table 10. Permits are calculated on a fiscal year basis.

Table 10
Building Permits [3]

	New Commercial		New Industrial		Miscellaneous [1]		New Residential		Other [2]
Fiscal Year	No.	Value	No.	Value	No.	Value	No.	Value	Value
2022 [3]	9	$ 238,328,167	0	$ 0	204	$ 2,970,541	44	$ 7,538,813	$ 34,805,182
2021	19	67,464,384	2	4,234,032	436	12,874,210	1,173	25,955,773	137,381,454
2020	27	47,353,022	0	0	401	7,372,325	54	8,964,231	106,838,115
2019	20	39,831,396	0	0	406	3,694,639	124	38,306,434	105,994,514
2018	32	162,746,312	0	0	414	9,514,991	133	19,284,517	89,773,209

[1] Includes schools, churches, and other institutions.
[2] Remodeling and other miscellaneous permits.
[3] As of October 31, 2021

Source: City of Davenport Department of Public Works.

Education

Three school districts serve the City. They are the Davenport Community School District, the North Scott Community School District and the Bettendorf Community School District. The North Scott Community School District represents approximately 3% of the City. The Davenport Community School District serves approximately 95% of the City, and the Bettendorf School District overlaps slightly into the City. There are four high schools, four junior high schools, one kindergarten through eighth grade, seventeen elementary schools and eight private schools providing K-12 education in the City. The Davenport Community School District public school enrollment over the last five years has been as follows:

Table 11
Public School Enrollment (October 1)

Year	Fiscal Year	Certified Enrollment
2020	2021-22	14,470
2019	2020-21	14,930
2018	2019-20	15,054
2017	2018-19	15,233
2016	2017-18	15,489

Source: Davenport Community School District.

Community Colleges and Adult Education

The Eastern Iowa Community College District (the "EICC") operates three campuses including Scott Community College located in Bettendorf, Iowa; Clinton Community College located in Clinton, Iowa; and Muscatine Community College located in Muscatine, Iowa. Scott Community College provides the first and second years of liberal arts and pre-professional training for those students who wish to transfer to other institutions, and also provides a program which is appropriate to the vocational or technical objectives of the students. The Davenport Community School District offers adult education courses to individuals 16 years of age and over and not enrolled in a full-time school. Individuals who have not completed their high school education may do so through the programs established through the adult education program.

Higher Education

St. Ambrose University (the "University") is a co-educational, liberal arts university accredited by the North Central Association of Colleges and Secondary Schools and the Iowa Department of Public Instruction. It is affiliated with the New York Board of Regents. St. Ambrose offers a Bachelor of Arts, Bachelor of Science, Bachelor of Music, Bachelor of Music Education, Bachelor of Special Studies and Bachelor of Selected Studies. In addition, a Master's Degree in Business Administration is offered.

Palmer College of Chiropractic (the "College") is accredited by the Council on Chiropractic Education, the North Central Association of Colleges and Secondary Schools, and by the Iowa Department of Public Instruction. The College offers a four-year course of study leading to a Doctor of Chiropractic degree.

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INDEBTEDNESS

Authority to Incur Debt

The Bonds are issued pursuant to the provisions of Division III of Chapter 384 of the Code of Iowa and the City's Charter. The City's special charter from the State of Iowa allows general obligation bonds to be issued upon approval of the City Council and does not require the vote of the taxpayers unless future interest payments on all debt reach a point where they exceed 75% of ordinary annual City revenues.

Debt Limit

The Constitution of the State of Iowa, Article XI, Section 3, provides as follows:

> *"Indebtedness of political or municipal corporations No county, or other political or municipal corporation, shall be allowed to become indebted in any manner, or for any purpose, to an amount, in the aggregate, exceeding five per centum on the value of taxable property within such county or corporation to be ascertained by the last state and county tax lists, previous to the incurring of such indebtedness."*

Table 12
Debt Limit Computation
Upon the Issuance of the Bonds
(March 10, 2022)

Legal debt limit of 5% of 100% of actual value for Fiscal Year 2022 as of January 1, 2020 [(1)]	$ 386,405,520
Debt chargeable against limit:	
Bonded debt (includes the Bonds)	230,315,000 *
TIF Rebate Agreements	4,563,000
Total debt subject to debt limit (60.79%)	$ 234,878,000 *
Legal debt limit margin (39.21%)	$ 151,527,520 *

[(1)] Calculated on Gross Actual Value (includes increment value and is less military exemption).

* Preliminary; subject to change.

Debt Administration

The City knows of no instance in which it has defaulted in the payment of principal or interest on its debt.

Overlapping Debt

There are five taxing jurisdictions which overlap the City. These are other governmental entities which exist within the City but which are not governed by the City Council, and are presented below:

Scott County

The City is located within Scott County. The county is a separate governmental agency which provides municipal services such as street maintenance, public safety in areas not governed by other municipalities and health and welfare services. The County Treasurer is responsible for tax collections throughout the county.

Community School Districts

Davenport, North Scott, and Bettendorf Community School Districts provide K-12 education for residents of the City. Each district is an autonomous governmental body which adopts its own budget and levy.

Eastern Iowa Community College District

The Eastern Iowa Community College (the "EICC") operates three campuses including Scott Community College located in Bettendorf, Iowa; Clinton Community College located in Clinton, Iowa; and Muscatine Community College located in Muscatine, Iowa. EICC is an autonomous governmental body which adopts its own budget and levy.

Table 13 sets forth those overlapping jurisdictions with general obligation debt outstanding as of November 16, 2021.

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	$ 23,975,000	49.81%	$ 11,941,948
Davenport Community School District	0	87.46%	0
North Scott Community School District	0	21.45%	0
Bettendorf Community School District	0	23.85%	0
Eastern Iowa Community College (Area IX)	41,115,000	30.00%	12,334,500
Total Overlapping Debt			$ 24,276,448

[1] Based on 1/1/2020 Taxable Valuations.

Source: Iowa Department of Management, Thomson Reuters, Iowa Auditor of State, and MSRB Electronic Municipal Market Access.

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Debt Trends

Table 14 summarizes the debt outstanding as a percent of the City's taxable valuation used to calculate the debt service levy and debt per capita for the last five fiscal years.

Table 14
Ratio of Net General Obligation Bonded Debt as a Percent of
Debt Service Levy Valuation and Net Bonded Debt Per Capita

Fiscal Year	Population	Debt Service Valuation [1]	Gross Bonded Debt	Debt Service Monies Available	Debt Payable from Enterprise Revenues	Debt Payable from TIF Revenues [3]	Debt Payable From Other Revenue [4]	Net Bonded Debt	Net Bonded Debt to Debt Service Valuation	Net Bonded Debt per Capita
2022	101,724 [5]	$ 5,047,979,344	$ 230,315,000 [7]	$ 33,852,977 [2]	$ 60,805,000	$ 23,235,000	$ 0	$ 112,422,023	2.23%	$ 1,105
2021	99,685 [6]	4,952,300,751	203,845,000 [8]	33,852,977 [2]	52,610,000	23,315,000	0	94,067,023	1.90%	944
2020	99,685 [6]	4,757,224,920	207,415,000 [8]	29,114,248	56,010,000	26,680,000	70,000	95,540,752	2.01%	958
2019	99,685 [6]	4,535,793,815	210,330,000 [8]	19,584,654	57,110,085	30,575,000	135,000	102,925,261	2.27%	1,033
2018	99,685 [6]	4,325,977,195	211,165,000 [8]	18,119,961	55,643,045	33,905,000	195,000	103,301,994	2.39%	1,036

[1] Based on Debt Service Valuation as provided by the Iowa Department of Management. Excludes agricultural land and building; includes all utilities and incremental values and is less military exemption. Debt service is levied against taxable value including taxable incremental value.
[2] Includes special assessments. As of June 30, 2021.
[3] TIF revenues are property taxes derived from special taxing districts which are used to abate tax levies for debt issued for improvements within those districts.
[4] Debt payable from self-supported municipal improvement district levy and Levee Commission rents.
[5] Source: 2020 U.S. Census.
[6] Source: 2010 U.S. Census.
[7] Debt outstanding is as of the date of this Preliminary Official Statement.
[8] Debt outstanding is as of the end of the fiscal year and may include refunded bonds.

Source: Except as noted, City of Davenport Finance Department.

Table 15 summarizes the debt outstanding as of March 10, 2022 as debt per capita, percent of actual value, and percent of debt service valuation as of January 1, 2020 payable in Fiscal Year 2021-22 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 (101,724)	Net Bonded Debt to Actual Value ($7,728,110,392) [5]	Net Bonded Debt to Debt Service Valuation ($5,047,979,344) [6]
G.O. Bonded Debt	$ 230,315,000 *	$ 33,852,977	$ 60,805,000	$ 23,235,000	$ 0	$ 112,422,023	$ 1,105	1.45%	2.23%
Overlapping Debt	24,276,448	--	--	--	--	24,276,448	239	0.32%	0.48%
Total	$ 254,591,448	$ 33,852,977	$ 60,805,000	$ 23,235,000	$ 0	$ 136,698,471	$ 1,344	1.77%	2.71%

[1] Includes the Bonds.
[2] Includes special assessments. As of June 30, 2021
[3] TIF revenues are property taxes derived from special taxing districts which are used to abate tax levies for debt issued for improvements within those districts.
[4] Debt payable from self-supported municipal improvement district levy and Levee Commission rents.
[5] Based on January 1, 2020 Actual Valuation as provided by the Scott County Auditor. Includes TIF Increment, Agricultural Land, Agricultural Buildings and all Utilities.
[6] Based on January 1, 2020 Debt Service Valuation as provided by the Scott County Auditor. Includes Taxable TIF Increments and all utilities but excludes Agricultural Land and Agricultural Buildings.

* Preliminary; subject to change.

Source: Except as noted, City of Davenport Finance Department.

Long-Term Debt

Table 16 summarizes the City's long-term debt as of June 30, 2021 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, 2021	Principal Outstanding March 10, 2022
03/05/14	Corp & Ref Ser A	$ 23,125,000	3.000% - 5.000%	06/01/29	$ 12,855,000	$ 1,420,000 [2] [3]
03/05/14	Refunding Ser B	10,950,000	3.000%	06/01/23	1,550,000	765,000 [4]
03/10/15	Corporate Ser A	17,715,000	3.000% - 5.000%	06/01/30	10,305,000	10,305,000
03/23/16	Corporate Ser A	42,450,000	2.000% - 5.000%	06/01/31	30,575,000	30,575,000
03/23/16	Refunding Ser B	6,085,000	2.000% - 2.700%	06/01/28	2,650,000	2,650,000
03/23/16	Refunding Ser C	7,140,000	2.000%	06/01/24	3,335,000	3,335,000
03/21/17	Corporate Ser A	20,825,000	3.000% - 4.000%	06/01/32	15,790,000	15,790,000
03/21/17	Refunding Ser B	7,345,000	2.000% - 3.000%	06/01/29	5,300,000	5,300,000
03/21/17	Refunding Ser C	13,685,000	4.000% - 5.000%	06/01/25	8,175,000	8,175,000
04/03/18	Refunding Ser A	31,620,000	3.000% - 5.000%	06/01/33	22,670,000	22,670,000
04/03/18	Refunding Ser B	8,275,000	3.000% - 3.550%	06/01/33	5,895,000	5,895,000
03/19/19	Corporate Ser A	21,590,000	3.000% - 5.000%	06/01/34	19,175,000	19,175,000
04/15/20	Corp & Ref	40,290,000	2.040%	06/01/35	35,720,000	35,720,000
12/01/20	Corporate Ser B	21,675,000	2.000% - 5.000%	06/01/36	21,675,000	21,675,000
03/17/21	Refunding Ser A	8,175,000	1.000% - 5.000%	06/01/32	8,175,000	8,175,000
03/10/22	Corp & Ref	38,690,000 *	TBD	06/01/37	0	38,690,000 *
Total General Obligation Bonds					$ 203,845,000	$ 230,315,000 *
Total Abatement Supported [1]					(75,925,000)	(84,040,000) *
Net General Obligation Bonded Debt					$ 127,920,000	$ 146,275,000 *

[1] The levy for abatement supported general obligation debt has been, and is expected to continue to be, abated with revenue of the sewer clean water, parking, airport, and solid waste utilities; public housing rental receipts; curbside recycling fees; hotel/motel tax receipts; municipal improvement district levy; levee rents; and tax increment revenues. See Table 18 for the principal and interest abated by the various revenue sources.

[2] $11,275,000 of the 2023 through 2029 maturities will be current refunded by the Bonds on June 1, 2022.

[3] $160,000 of the 2023 through 2029 maturities will be redeemed with cash on hand on June 1, 2022.

[4] The 2023 maturity will be current refunded by cash on hand on June 1, 2022.

* Preliminary; subject to change.

Debt Service Payments

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

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

FYE	Current Outstanding		Bonds*		Total Outstanding*		
June 30	Principal	Interest	Principal	Interest	Principal	Interest	Total
2022	$ 23,855,000	$ 3,423,314 [(1)]	$ 0	$ 0	$ 23,855,000	$ 3,423,314	$ 27,278,314
2023	20,420,000	5,530,964	5,385,000	1,658,834	25,805,000	7,189,798	32,994,798
2024	20,770,000	4,782,928	3,000,000	1,165,675	23,770,000	5,948,603	29,718,603
2025	18,435,000	3,995,501	3,120,000	1,060,675	21,555,000	5,056,176	26,611,176
2026	14,875,000	3,381,526	3,235,000	951,475	18,110,000	4,333,001	22,443,001
2027	13,785,000	2,857,930	3,360,000	838,250	17,145,000	3,696,180	20,841,180
2028	14,305,000	2,363,140	3,230,000	720,650	17,535,000	3,083,790	20,618,790
2029	13,875,000	1,914,749	3,360,000	607,600	17,235,000	2,522,349	19,757,349
2030	13,570,000	1,448,966	1,550,000	490,000	15,120,000	1,938,966	17,058,966
2031	12,685,000	1,021,552	1,600,000	435,750	14,285,000	1,457,302	15,742,302
2032	8,930,000	644,741	1,655,000	379,750	10,585,000	1,024,491	11,609,491
2033	6,945,000	390,377	1,715,000	321,825	8,660,000	712,202	9,372,202
2034	4,635,000	202,050	1,775,000	261,800	6,410,000	463,850	6,873,850
2035	2,950,000	91,356	1,840,000	199,675	4,790,000	291,031	5,081,031
2036	1,590,000	31,800	1,900,000	135,275	3,490,000	167,075	3,657,075
2037			1,965,000	68,775	1,965,000	68,775	2,033,775
	$ 191,625,000	$ 32,080,894	$ 38,690,000	$ 9,296,009	$ 230,315,000	$ 41,376,903	$ 271,691,903

[(1)] Excludes the December 1, 2021 interest payment in the amount of $3,486,888.

* Preliminary; subject to change.

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Tax Levy Abatement

Although the data listed in Table 16 and Table 17 is general obligation debt of the City, it is anticipated that portions of the debt service will be paid from sources other than the City property tax levy. Table 18 presents the estimated sources of payment for the City's general obligation debt as of March 10, 2022.

Table 18
General Obligation Long-Term Bonded Debt
Schedule of Annual Debt Service Payments
(Includes the Bonds)

Fiscal Year Ending June 30	Levy Supported	Sewer	TIF	Clean Water	Parking	DDDSMID [1]	Airport	Solid Waste	Heritage Fund	River Center/ Adler	Total Principal & Interest All Sources [2]
2022 [3]	$ 18,046,540	$ 5,933,053	$ 2,455,563	$ 165,036	$ 0	$ 0	$ 33,000	$ 545,250	$ 11,597	$ 88,275	$ 27,278,314
2023	21,808,773	7,356,565	2,774,375	170,578			34,500	750,707		99,300	32,994,798
2024	18,597,781	7,281,458	2,780,475	170,936			38,000	747,903		102,050	29,718,603
2025	15,895,469	7,065,731	2,772,220	171,692			41,600	561,414		103,050	26,611,176
2026	12,646,380	6,495,417	2,684,508	117,346				398,000		101,350	22,443,001
2027	12,680,761	5,172,816	2,676,628					212,175		98,800	20,841,180
2028	12,708,372	5,132,960	2,676,208							101,250	20,618,790
2029	12,728,772	4,674,889	2,255,138							98,550	19,757,349
2030	10,627,259	4,072,804	2,258,053							100,850	17,058,966
2031	9,645,096	3,735,667	2,258,539							103,000	15,742,302
2032	7,884,933	2,893,084	831,474								11,609,491
2033	6,284,810	2,352,562	734,830								9,372,202
2034	5,110,156	1,763,694									6,873,850
2035	3,889,032	1,191,999									5,081,031
2036	2,790,975	866,100									3,657,075
2037	1,412,775	621,000									2,033,775
Total	$ 172,757,884	$ 66,609,799	$ 27,158,011	$ 795,588	$ 0	$ 0	$ 147,100	$ 3,215,449	$ 11,597	$ 996,475	$ 271,691,903

[1] Downtown Davenport Development Self-Supported Municipal Improvement District.
[2] Totals may vary due to rounding.
[3] Excludes the December 1, 2021 interest payment.

TIF Rebate Agreements

Presented in Table 19 are the City's tax increment rebate agreements as of March 10, 2022.

Table 19
TIF Rebate Agreements

TIF Agreement	Assessment	Remaining Term	Total Obligation Outstanding as of March 10, 2022	Total Obligation Subject to Debt Limit	Annual Payment as of March 10, 2022
M.A. Ford (Miracle Tools)	$ 1,816,590	9 years	$ 54,000	$ 6,000	$ 3,000
Tri City Electric	4,805,630	3 years	441,000	147,000	76,810
Von Maur	8,185,490	5 years	550,000	110,000	54,196
Von Maur e-commerce	8,185,490	7 years	651,000	93,000	46,291
Von Maur HQ & Distribution	13,918,760	8 years	960,000	120,000	59,637
Fidlar	4,491,900	7 years	623,000	89,000	42,479
Heart of America	14,195,730	9 years	4,239,000	471,000	233,289
Putnam	23,264,242	16 years	12,720,000	795,000	396,144
Parker	16,452,733	16 years	9,344,000	584,000	289,839
Kraft Heinz	47,495,260	9 years	8,190,182	963,000	472,958
Sterilite	64,135,090	13 years	7,020,000	540,000	264,385
Eastern Iowa Comm. College	11,374,100	13 years	4,810,000	370,000	0
Internal Debt [(1)]			275,000	275,000	275,000
Total			$ 49,877,182	$ 4,563,000	$ 2,214,028

[(1)] This amount is advanced yearly from the City's general fund to cover personnel costs and is repaid annually from the increase in the base assessed valuation urban renewal areas.

Source: City of Davenport Finance Department.

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Other Debt

As presented in Table 20, the City has other revenue debt outstanding.

Table 20
Other Debt

Date of Issue	Original Amount	Purpose	Security	Final Maturity	Principal Outstanding as of March 10, 2022
6/10	$ 10,000,000	Improvements	Sewer Net Revenues	6/41	$ 7,661,000
12/15	5,781,107 [1]	Improvements	Sewer Net Revenues	6/34	3,864,000
3/16	7,538,000	Improvements	Sewer Net Revenues	6/36	5,924,000 [2]
12/11	310,791	Rail Extension	Land	6/26	124,316 [3]
8/16	1,953,840	Recycling Carts	Solid Waste Net Revenues	9/26	900,062 [4]
4/16	163,115	Public Transit	FTA State/Federal Payments	10/22	48,945 [5]
12/19	10,387,000	Improvements	Sewer Net Revenues	6/40	9,960,000 [6]
8/20	8,249,000	Improvements	Sewer Net Revenues	6/41	8,249,000 [7]

[1] Original amount was $7,085,000; the City drew only $5,286,107. The loan was then amended and refunded to add $495,000 in principal for a sponsored project on December 8, 2015.
[2] The City has drawn $6,663,022 of the $7,538,000 as of November 2021. Principal outstanding assumes the City will draw the full amount.
[3] The loan agreement with the Iowa Department of Transportation was reworked due to a change in the completion date of the project.
[4] Loan agreement with the Scott County Solid Waste Commission.
[5] The loan agreement with the Iowa Department of Transportation Office of Public Transit.
[6] The City has drawn $8,940,781 of the $10,387,000 as of November 2021. Principal outstanding assumes the City will draw the full amount.
[7] The City has drawn $5,787,006 of the $8,249,000 as of November 2021. Principal outstanding assumes the City will draw the full amount.

Industrial Revenue Bonds

Since 1976, the City has authorized the issuance of industrial development revenue bonds under the provisions of Chapter 419 of the Code of Iowa. The bonds and related interest are the sole responsibility of the issuers, and the bond principal and interest do not constitute liabilities of the City.

Future Financing

The City has no plans to issue additional general obligation bonds within 90 days of this Preliminary Official Statement.

FINANCIAL INFORMATION

Financial Reports

The responsibility for the financial function within the City rests with the CFO/Assistant City Administrator. The CFO/Assistant City Administrator administers a broad and integrated fiscal operation consisting of treasury management, budget formulation and execution (including grants administration), appropriation and general accounting, revenue collections, data processing, purchasing and risk management.

Prior to Fiscal Year 1981, the City's accounting records for general governmental operations were maintained on a cash basis. Beginning in Fiscal Year 1981, the City's records have been maintained consistent with generally accepted accounting principles.

Prior to March 31, 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.

Certificates 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, 2020. 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.

In addition, the City received the GFOA's Distinguished Budget Presentation Award for the Fiscal Year 2022 Budget document. To qualify for the Distinguished Budget Presentation Award, the City's budget document was judged to the proficient in several categories, including as a policy document, a financial plan, and operations guide and a communication device.

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 2021. Coverage from private insurers is maintained for losses in excess of the individual stop loss amounts. All claims handling procedures are performed by the risk management division of the finance department. Additionally, workers' compensation claims are sent to a Third Party Administrator for review as part of the initial set up of the claim. A private attorney specializing in workers' compensation law is retained to defend workers' compensation claims filed with the state Workers' Compensation Commissioner by claimants. Incurred but not reported claims have been accrued as a liability based upon an independent actuarial study. No settlements exceeded insurance coverage for the past three fiscal years. There were no significant reductions in insurance coverage during the past year. Based on experience, $8,510,094 of the claims payable as of June 30, 2021 is considered current and due within one year.

In addition, the City has established an Employee Insurance Fund for insurance benefits provided to City employees and covered dependents, which is included in the Internal Service Fund type. Health benefits, including prescriptions, were self-insured up to a specific annual stop loss amount of $190,000 per member, and an aggregate annual stop loss amount of approximately $15,000,000 for 2021. Coverage from a private insurance company is maintained for losses in excess of the aggregate stop loss amount. All claims handling procedures are performed by an independent claims administrator. Incurred but not reported claims have been accrued as a liability based upon the claims lag report provided by the third party administrator. No settlements exceeded insurance coverage during the past three fiscal years. There were no significant reductions in insurance coverage during the past year. Based on experience, the claims payable balance of $1,255,365 as of June 30, 2021 is considered current and due within one year.

Results of Operations

Statements of revenues and expenditures of the operating funds of the City have been compiled from the City's financial reports. They have been organized in such a manner as to facilitate year to year comparisons. Table 21 presents a statement of revenues, expenditures and changes in fund balance for the City's General Fund for the Fiscal Years ended June 30, 2018 through 2021 derived from the City's Comprehensive Annual Financial Reports and Annual Comprehensive Financial Report. In addition, the City has highlighted its budget for Fiscal Year 2022. Table 22 and Table 23 present statement of revenues, expenditures and changes in fund balance for the City's Special Revenue Funds and Debt Service Fund, respectively, for the Fiscal Years ended June 30, 2018 through 2021 derived from the City's Comprehensive Annual Financial Reports and Annual Comprehensive Financial Report. In addition, the City has highlighted its budget for Fiscal Year 2022.

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Table 21

Statement of Revenues, Expenditures and Changes in Fund Balance - General Fund [1]

(Years Ended June 30)

	Budget 2022	2021	2020	2019	2018
Revenue					
Taxes	$ 71,488,582	$ 70,826,581	$ 66,042,040	$ 64,204,458	$ 61,303,330
Licenses and Permits	1,919,300	2,518,495	2,064,778	2,012,764	2,398,087
Intergovernmental	2,221,380	8,903,896	5,175,448	5,010,779	4,894,515
Charges for Services	3,987,072	3,343,256	3,827,728	3,842,092	4,322,216
Use of Monies & Property	802,040	861,196	943,080	988,780	792,275
Fines and Forfeits	1,255,500	1,743,177	1,863,841	1,901,288	2,466,534
Other	559,124	854,312	732,508	684,795	604,781
Total Revenue	82,232,998	89,050,913	80,649,423	78,644,956	76,781,738
Expenditures					
Current:					
Public Safety	50,112,589	50,212,040	49,325,192	47,452,329	44,249,801
Public Works	3,693,820	4,603,285	3,975,563	4,179,439	4,607,368
Culture and Recreation	13,747,663	12,313,812	12,239,189	12,291,448	12,104,998
Community & Economic Development	1,080,670	927,276	1,431,834	1,041,991	984,647
General Government	13,048,391	11,312,023	10,706,934	10,235,942	9,814,967
Total Expenditures	81,683,133	79,368,436	77,678,712	75,201,149	71,761,781
Excess of Revenue Over (Under) Expenditures	549,865	9,682,477	2,970,711	3,443,807	5,019,957
Other Financing Sources (Uses)					
Sale of Capital Assets	-	13,044	23,065	25,400	-
Operating Transfers (Net)	(1,020,683)	(2,303,572)	(2,559,052)	(1,495,468)	(3,219,068)
Total Other Financing Sources (Uses)	(1,020,683)	(2,290,528)	(2,535,987)	(1,470,068)	(3,219,068)
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses	(470,818)	7,391,949	434,724	1,973,739	1,800,889
Beginning Fund Balance	30,998,584	23,606,635[2]	22,779,838	20,806,099	19,005,210
Ending Fund Balance	$ 30,527,766	$ 30,998,584	$ 23,214,562	$ 22,779,838	$ 20,806,099

[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.

[2] Due to implementing GASB 68 requirements, the beginning net position for FY20 has been restated by $392,073.

Source: The City's Comprehensive Annual Financial Reports, Annual Comprehensive Financial Report and internal documents of the City.

Table 22
Statement of Revenues, Expenditures and Changes in Fund Balance - Special Revenue Funds [1]
(Years Ended June 30)

	Budget 2022	2021	2020	2019	2018
Revenue					
Taxes [2]	$ 17,869,177	$ 21,891,454	$ 20,112,042	$ 18,122,438	$ 17,870,648
Special Assessments	7,500	11,506	118,084	7,520	4,615
Licenses and permits	80,000	162,058	174,696	85,856	168,149
Intergovernmental	23,360,766	21,841,239	19,856,519	18,947,896	20,743,602
Charges for Services	280,000	184,177	240,660	329,760	292,722
Use of Monies and Property	290,000	455,131	463,761	384,160	408,411
Revolving Loan Repayments	886,000	1,416,342	531,235	771,645	1,120,466
Other	110,000	749,898	1,214,094	1,171,857	551,258
Total Revenue	42,883,443	46,711,805	42,711,091	39,821,132	41,159,871
Expenditures					
Debt Service:					
Principal retirement	-	70,000	65,000	60,000	279,550
Interest	-	3,500	6,750	11,321	8,748
Bond issue expense	-	-	-	-	224
Public Safety	731,156	471,124	492,673	552,083	553,401
Public Works	15,430,726	14,043,334	14,509,308	14,737,019	13,176,459
Culture and Recreation	367,183	264,086	304,743	402,789	358,195
Community & Economic Development	12,114,101	9,712,371	8,917,561	8,930,172	11,798,776
General Government	207,534	262,879	215,426	261,265	283,777
Total Expenditures	28,850,700	24,827,294	24,511,461	24,954,649	26,459,130
Excess of Revenue Over (Under) Expenditures	14,032,743	21,884,511	18,199,630	14,866,483	14,700,741
Other Financing Sources (Uses)					
Sale of Fixed Assets	-	65,881	20,040	9,765	10,440
Operating Transfers (Net)	(14,351,817)	(17,148,362)	(14,829,963)	(13,223,473)	(13,049,641)
Refunding proceeds	-	-	-	-	195,000
Premium on debt issued	-	-	-	-	13,767
Total Other Financing Sources (Uses)	(14,351,817)	(17,082,481)	(14,809,923)	(13,213,708)	(12,830,434)
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses [2]	(319,074)	4,802,030	3,389,707	1,652,775	1,870,307
Beginning Fund Balance	23,102,403	18,300,373[3]	14,891,982	13,239,207	11,368,900
Ending Fund Balance	$ 22,783,329	$ 23,102,403	$ 18,281,689	$ 14,891,982	$ 13,239,207

[1] Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes. The City's Special Revenue Funds consist of the Road Use Tax Fund, the Community Development Act Fund, the Housing and Urban Development Section 8 Fund, the Local Option Sales Tax Fund, the Riverfront Improvement Fund, the Municipal Improvement District Fund, the Revolving Loan Fund, and the Home Investment Partnership Fund.
[2] Includes proceeds of a 1% sales tax to be used for property tax relief and public improvements.
[3] Due to implementing GASB 68 requirements, the beginning net position for FY20 has been restated by $18,684.

Source: The City's Comprehensive Annual Financial Reports, Annual Comprehensive Financial Report and internal documents of the City.

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

	Budget 2022	2021	2020	2019	2018
Revenue					
Taxes	$ 17,554,158	$ 16,552,056	$ 15,193,692	$ 16,084,634	$ 15,937,836
Special Assessments	20,000	6,882	24,735	28,825	37,731
Intergovernmental	190,000	639,287	678,904	736,691	818,729
Use of Monies and Property	105,000	588,183	582,078	789,133	634,080
Other	700,000	158,400	169,000	689,200	2,187,639
Total Revenue	18,569,158	17,944,808	16,648,409	18,328,483	19,616,015
Expenditures					
Current:					
Debt Service:					
Principal retirement	18,249,273	23,350,000	29,069,915	16,677,040	34,734,820
Interest and Fiscal Charges	5,065,954	5,448,085	5,760,150	5,896,596	6,114,274
Bond issue expense	-	73,432	53,371	-	52,986
Community & Economic Development	4,288,000	707,364	2,774,559	2,413,690	2,715,911
General Government	-	4,000	3,000	3,000	9,500
Total Expenditures	27,603,227	32,582,881	37,660,995	24,990,326	43,627,491
Excess of Revenue Over (Under) Expenditures	(9,034,069)	(14,638,073)	(21,012,586)	(6,661,843)	(24,011,476)
Other Financing Sources (Uses)					
Debt Proceeds	-	-	-	-	325,000
Operating Transfers (Net)	9,685,000	11,419,812	10,080,171	9,861,631	9,278,212
Sale of capital assets	-	239,700	-	-	-
Refunding proceeds	-	5,294,666	11,690,000	-	6,510,000
Premium on debt issued	-	723,928	-	-	723,887
Total Other Financing Sources (Uses)	9,685,000	17,678,106	21,770,171	9,861,631	16,837,099
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses [2]	650,931	3,040,033	757,585	3,199,788	(7,174,377)
Beginning Fund Balance	30,612,964	27,572,931	26,815,346 [2]	17,235,558	24,409,935
Ending Fund Balance	$ 31,263,895	$ 30,612,964	$ 27,572,931	$ 20,435,346	$ 17,235,558

[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.
[2] The beginning net position for FY19 has been restated by $6,380,000.

Source: The City's Comprehensive Annual Financial Reports, Annual Comprehensive Financial Report and internal documents of the City

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
2021	$ 28,945,017	$ 50,683,164	$ 18,646,620	$ 12,577,899	$ 14,347,011	$ 11,578,900	$ 136,778,611
2020	34,955,186	49,817,865	18,484,871	12,543,932	13,123,954	10,925,360	139,851,168
2019	22,644,957	48,004,412	18,916,458	12,694,237	12,385,853	10,500,207	125,146,124
2018	41,190,602	44,803,202	17,783,827	12,463,193	15,499,334	10,108,244	141,848,402
2017	43,263,838	43,460,139	17,378,533	12,146,481	10,849,112	9,747,945	136,846,048

[1] Includes General, Special Revenue, and Debt Service Funds.

Source: The City's Comprehensive Annual Financial Reports and Annual Comprehensive Financial Report.

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Property taxes are the largest source of income for the City. Table 25 presents general governmental revenue by source for the past five years.

Table 25
Revenues by Source [1]

Fiscal Year	Taxes	Special Assessments	Licenses and Permits	Inter-Governmental	Uses of Monies and Property	Charges for Services	Fines and Forfeits	Other	Total
2021	$ 109,270,091	$ 18,388	$ 2,680,553	$ 31,384,422	$ 1,904,510	$ 3,527,433	$ 1,743,177	$ 3,178,952	$ 153,707,526
2020	101,347,774	142,819	2,239,474	25,710,871	1,988,919	4,068,388	1,863,841	2,646,837	140,008,923
2019	98,411,530	36,345	2,098,620	24,695,366	2,162,073	4,171,852	1,901,288	3,317,497	136,794,571
2018	95,111,814	42,346	2,566,236	26,456,846	1,834,766	4,614,938	2,466,534	4,464,144	137,557,624
2017	92,937,007	27,565	2,460,734	26,556,274	1,150,080	4,080,837	1,505,531	3,327,829	132,045,857

[1] Includes General, Special Revenue, and Debt Service Funds.

Source: The City's Comprehensive Annual Financial Reports and Annual Comprehensive Financial Report.

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PROPERTY VALUATIONS AND TAXES

Legislation - Property Tax Matters

From time to time, legislative proposals are pending in Congress and the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described herein. It cannot be predicted whether or in what forms any of such proposals, either pending or that may be introduced, may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for taxes levied by the City or have an adverse impact on standing appropriations or the future tax collections of the City. Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed federal or state tax legislation. The opinions expressed by Bond Counsel are based upon existing legislation 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 pending federal or state tax legislation.

During the 2019 legislative session, the Iowa General Assembly enacted Senate File 634 (the "2019 Act"). This bill modifies the process for hearing and approval of the total maximum property tax dollars under certain levies in the City's budget. The bill also includes a provision that will require the affirmative vote of 2/3 of the City Council when the maximum property tax dollars under these levies exceed an amount determined under a prescribed formula. The 2019 Act does not change the process for hearing and approval of the Debt Service Levy pledged for repayment of general obligation debt.

During the 2013 legislative session, the Iowa General Assembly enacted Senate File 295 (the "2013 Act"). Among other things, the Act (i) reduced the maximum annual taxable value growth percent, due to revaluation of existing residential and agricultural property to 3%, (ii) assigned a "rollback" (the percentage of a property's value that is subject to tax) to commercial, industrial and railroad property of 90%, (iii) created a new property tax classification for multi-residential properties (apartments, nursing homes, assisted living facilities and certain other rental property) and assigned a declining rollback percentage to such properties for each year until the residential rollback percentage is reached in the 2022 assessment year, after which the rollback percentage for such properties will be equal to the residential rollback percentage each assessment year, and (iv) exempted a specified portion of the assessed value of telecommunication properties. During the 2021 legislative session, House File 418 ("HF 418") was signed into law on March 8, 2021, applicable to valuations beginning January 1, 2022. HF 418 removes the multi-residential property classification by reclassifying certain multiple unit properties as a subset of "residential" property. The multi-residential classification was created as part of the January 1, 2015 valuations and this separate classification has become unnecessary due to the equalization of the residential and multi-residential classifications as of January 1, 2022.

The 2013 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. During the 2021 legislative session, Senate File 619 ("SF 619") was signed into law on June 17, 2021, that includes a phase out of the standing appropriation payments to the City. In Fiscal Year 2020-21, the City collected $3,045,268 from the standing appropriation which will be phased out over time pursuant to SF 619 starting in Fiscal Year 2022-23. The appropriation does not replace losses to local governments resulting from the 2013 Act's provisions that reduce the annual revaluation growth limit for residential and agricultural properties to 3%, the gradual transition for multi-residential properties from the residential rollback percentage, or the reduction in the percentage of telecommunications property that is subject to taxation.

The City has not attempted to quantify the financial impact of the 2013 Act's provisions on the City's future operations.

Notwithstanding any decrease in property tax revenues that may result from the 2013 Act, the 2019 Act, HF 418 or SF 619, 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."

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 2021 are for taxes payable in the Fiscal Year 2022-23. The actual value of property is provided by the assessor to the County Auditor who then determines the taxable value. The taxable value is computed by adjusting the actual value of various classes of property by percentages (roll back rates) determined by the State Department of Revenue. The roll back rates are applied to classes of property on a state-wide basis so that the increase in actual valuations of property in the State will not exceed 3% annually.

For property values as of January 1, 2021 the taxable value roll back rate was 54.1302% of actual value for residential property; 89.0412% of actual value for agricultural property; 63.7500% of the actual value for multiresidential property; 90.000% of actual value for commercial, industrial and railroad property; and 100.000% of the actual value of utility property.

Table 26 outlines the values of all property within the City for assessment years 2017 through 2021.

Table 26
Assessment of Valuations of Taxable Property

Assessment Year	Fiscal Year	Actual Value [1]	Taxable Value [2]	Taxable Increment Value
2021 [3]	2023	$ 8,195,553,445	$ 4,997,839,494	$ 216,395,538
2020	2022	7,728,110,392	4,845,164,020	223,269,687
2019	2021	7,668,372,933	4,789,598,797	182,623,128
2018	2020	7,241,747,455	4,588,800,639	187,047,180
2017	2019	6,990,702,237	4,345,270,064	208,897,775

[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 January 1, 2021 valuations are now available and will become effective July 1, 2022.

Source: Iowa Department of Management website.

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Table 27 lists the classes of property which comprise the City's assessment year 2020 property values by category.

Table 27
2020 Property Values by Category

Category	Actual Value	Taxable Value	% of Gross Taxable Value
Residential	$ 4,833,553,250	$ 2,720,075,980	58.30%
Commercial	1,844,581,068	1,647,206,971	35.31%
Industrial	193,165,863	166,400,797	3.57%
Multiresidential	177,876,051	118,536,319	2.54%
Utilities	8,011,618	7,895,360	0.17%
Other (railroads)	5,620,966	5,058,870	0.11%
Gross Valuation	$ 7,062,808,816	$ 4,665,174,297	100.00%
Less: Military Exemption	(7,209,836)	(7,209,836)	
Net Valuation	$ 7,055,598,980	$ 4,657,964,461	
TIF increment (used to compute debt service levies and constitutional debt limit)	$ 223,269,687	$ 223,269,687	
Taxed Separately:			
Agricultural Land	$ 23,408,858 [(1)]	$ 19,670,284 [(1)]	
Agricultural Building	933,090	784,079	
Gas & Electric Utilities	424,899,777	166,745,196	

[(1)] Military exemption of $1,852 is deducted.

Source: Iowa Department of Management.

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Property Tax Levies and Collections

Taxes are collected in the fiscal year that begins during the calendar year following the assessment. Taxes are levied on July 1 of each year. The County Treasurer collects taxes for all taxing entities in the County. Statutory dates for payment without penalty are September 30th for the first installment and March 31st for the second installment. The County Treasurer levies a 5% penalty on delinquent taxes each June. In addition, the State of Iowa has a 1% per month levy; total penalties not to exceed 48%.

Table 28 outlines tax levies, tax rates and tax collections for the City.

Table 28
Tax Levies and Collections
in the City of Davenport

	City Tax Rates [1][2]								
Fiscal Year	Agricultural Land [3]	All Other [4]	SMID Tax Rate [5]	Total Tax Levy	Current Tax Collections	Percent of Levy Collected	Delinquent Tax Collections	Total Tax Collections	Percent of Total Tax
2021	3.00	16.78	[6]	$ 87,895,592	$ 85,743,153	97.55%	$ 1,664,425	$ 87,407,578	99.44%
2020	3.00	16.78	[6]	84,707,756	80,824,413	95.42%	288,168	81,112,581	95.76%
2019	3.00	16.78	[6]	81,051,882	79,395,628	97.96%	118,357	79,513,985	98.10%
2018	3.00	16.78	[6]	77,183,627	75,926,282	98.37%	34,166	75,960,448	98.42%
2017	3.00	16.78	[6]	74,432,127	72,761,618	97.76%	18,942	72,780,560	97.78%

[1] City taxes support General Fund activities, debt service payments, liability insurance expense, the City's share of FICA and IPERS expense, payments to the Police and Fire retirement and pension systems, life and health insurance expense and unemployment compensation expense.

[2] Tax rates are in dollars per thousand taxable valuation.

[3] This tax rate is the only rate applied to agricultural land. The tax rate for agricultural land is established by the State of Iowa.

[4] This tax rate is applied to all property except agricultural land.

[5] The Downtown Davenport Development Self-Supported Municipal Improvement District (DDDSSMID) tax rate is levied on property within this special district in the Downtown area to support downtown capital improvement projects. This rate is applied in addition to the rate for all City purposes.

[6] Beginning July 1, 1997, four 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 2022 through 2018.

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
2020	2022	6.04197	15.29534	0.92357	0.32949	16.78000	39.37037
2019	2021	6.21304	15.29549	0.82406	0.33425	16.78000	39.44684
2018	2020	5.99401	15.26852	0.99000	0.38737	16.78000	39.41990
2017	2019	5.82167	15.45640	1.03000	0.39642	16.78000	39.48449
2016	2018	5.82167	15.90267	1.03000	0.39896	16.78000	39.93330

[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 2022 through 2018.

Table 30
Tax Rate Comparison
By Operating Funds

Fund	2022	2021	2020	2019	2018
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	4.93001	4.93000	4.93000	4.93000	4.93000
Library	0.27000	0.27000	0.27000	0.27000	0.27000
Transit	0.91000	0.91000	0.91000	0.91000	0.91000
Emergency	0.27000	0.27000	0.27000	0.27000	0.27000
Total Operating Funds	14.73001	14.73000	14.73000	14.73000	14.73000
Debt Service	2.04999	2.05000	2.05000	2.05000	2.05000
Total All Funds	16.78000	16.78000	16.78000	16.78000	16.78000

Source: City of Davenport Finance Department.

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Principal Taxpayers

A list of ten larger taxpayers within the City and their assessment year 2020 taxable valuations (taxes payable July 1, 2021 through June 30, 2022) are presented in Table 31.

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Scott County Auditor's Office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas provider noted below (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's mill levy is applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

Table 31
Principal Taxpayers

Name of Property	Property	Taxable Valuation	% of Total Taxable Value [1]
Mid American Energy	Utility	$ 124,901,175	2.47%
Sterilite Corporation	Commercial	57,721,581	1.14%
Rhythm City Casino LLC	Commercial	57,200,787	1.13%
Kraft Heinz Foods Company	Commercial	43,545,339	0.86%
Iowa-American Water Co.	Utility	41,733,199	0.83%
Macerich North Park Mall LLC	Shopping Center	38,552,175	0.76%
THF Davenport North Development	Commercial	28,771,524	0.57%
John Deere Construction	Commercial	28,106,784	0.56%
Genesis Health System	Commercial	24,449,804	0.48%
Putnam Landlord LLC	Commercial	21,597,080	0.43%
Total		$ 466,579,448	9.23%

[1] Based on the City's 1/1/2020 Debt Service Levy Valuation of $5,047,979,344.

Source: Scott County Auditor.

Local Option Sales Tax

Davenport citizens approved a one cent local option sales tax which has been in effect since January 1, 1989. Sixty percent of the proceeds are to be used for property tax relief and forty percent for capital improvements. The City collected $18,692,154 of local option sales tax in Fiscal Year ended June 30, 2020. Local option sales tax collections were $20,345,880 in Fiscal Year ended June 30, 2021.

MUNICIPAL ADVISOR

The City has retained PFM Financial Advisors LLC, of Des Moines, Iowa, as Municipal Advisor in connection with the issuance of the Bonds. In preparing the Preliminary Official Statement, the Municipal Advisor has relied upon governmental officials, and other sources, who have access to relevant data to provide accurate information for the Preliminary Official Statement, and the Municipal Advisor has not been engaged, nor has it undertaken, to independently verify the accuracy of such information. The Municipal Advisor is not a public accounting firm and has not been engaged by the City to compile, review, examine or audit any information in the Preliminary Official Statement in accordance with accounting standards. The Municipal Advisor is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities and therefore will not participate in the underwriting of the Bonds.

Requests for information concerning the City should be addressed to PFM Financial Advisors LLC, 801 Grand Avenue, Suite 3300, Des Moines, Iowa 50309 (515-724-5724, fax: 515-243-6994).

RATINGS

The Bonds are rated '__' from S&P Global Ratings ("S&P") and '__' from Moody's Investors Service, Inc. ("Moody's"). In addition, the City's outstanding general obligation bonds are rated 'AA' by S&P, with a stable outlook, and 'Aa3' by Moody's Investors Service, Inc. ("Moody's). 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 TAX MATTERS" herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as APPENDIX B. Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the purchaser at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel.

The legal opinion will express the professional judgment of Bond Counsel and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

Bond Counsel has not been engaged, nor has it undertaken, to prepare or to independently verify the accuracy of the Preliminary Official Statement, including but not limited to financial or statistical information of the City and risks associated with the purchase of the Bonds, except Bond Counsel has reviewed and/or prepared the information and statements contained in the Preliminary Official Statement under "TAX EXEMPTION AND RELATED TAX MATTERS" and "LEGAL MATTERS" and the "Authorization and Purpose" section under the heading "DESCRIPTION OF THE BONDS" insofar as such statements contained under such captions purport to summarize certain provisions of the Internal Revenue Code of 1986, the Bonds and any opinions rendered by Bond Counsel. Bond Counsel has prepared the documents contained in APPENDIX B, APPENDIX C and APPENDIX D.

TAX EXEMPTION AND RELATED TAX MATTERS

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed under the Code.

The opinion set forth in the preceding sentence will be subject to the condition that the City comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excluded from gross income for federal income tax purposes. Failure to comply with certain of such requirements may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes to be retroactive to the date of issuance of the Bonds. In the resolution authorizing the issuance of the Bonds, the City will covenant to comply with all such requirements.

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

Proposed Changes in Federal and State Tax Law: From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition,

regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax exempt status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby.

Purchasers of the Bonds should consult their tax advisors regarding any pending or proposed legislation, regulatory initiatives or litigation. The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Bonds, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

NOT Qualified Tax-Exempt Obligations: In the resolution authorizing the issuance of the Bonds, the City will NOT designate the Bonds as "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes a portion of the interest expense that is allocable to tax-exempt obligations. The Bonds are NOT "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Code.

Original Issue Discount: The Bonds maturing in the years _____ (collectively, the "Discount Bonds") are being sold at a discount from the principal amount payable on such Discount 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 Internal Revenue Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Internal Revenue Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner's federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner's tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership Discount Bonds.

The Internal Revenue Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

Original Issue Premium: The Bonds maturing in the years _____ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder's constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium might recognize taxable gain upon sale of the Bonds, even if such Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should

consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

BONDHOLDERS' RISKS

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Global Health Emergency Risk: The City is monitoring daily developments and directives of federal, state and local officials to determine what precautions and procedures may need to be implemented by the City in the event of the continued spread of COVID-19. Some procedures and precautions resulting from the spread of COVID-19 with respect to operations, personnel and services may be mandated by federal and/or state entities. The continued spread of COVID-19 in the future and the continued financial impact specifically on the City, and financial markets generally, may have the following adverse financial impacts: (i) limit the ability of the City to conduct its operations and provide services on a timely basis, if at all, (ii) significantly increase the cost of operations of the City, (iii) significantly impact the ability of the City to provide personnel to carry out the services routinely provided by the City; (iv) affect financial markets and consequently materially adversely affect the returns on and value of the City's investment portfolio, and (v) affect the secondary market with respect to the Bonds. Finally, the current spread of COVID-19 is altering the behavior of businesses and people in a manner that may have negative effects on economic activity, and therefore adversely affect the financial condition of the City, either directly or indirectly.

Tax Levy Procedures: The Bonds are general obligations of the City, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the City. As part of the budgetary process of the City, each fiscal year the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the City. A failure on the part of the City to make a timely levy request, or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service on the Bonds for a particular fiscal year, may cause bondholders to experience delay in the receipt of distributions of principal of and/or interest on the Bonds.

Changes in Property Taxation: The Bonds are general obligations of the City secured by an unlimited ad valorem property tax as described more fully in the "Security" section under "DESCRIPTION OF THE BONDS" herein. In the past, the State Public Health Emergency Declarations had temporarily suspended the provisions that required the imposition of penalty and interest for delay in property tax payments and directed that no such penalty or interest could be imposed for the duration of the declaration or any future extension of the suspension. It is impossible to predict whether the declaration or a future extension thereof could have a material effect on the City's ability to collect property taxes necessary for the payment of principal and interest on the Bonds

From time to time the Iowa General Assembly has altered the method of property taxation and could do so again. Any alteration in property taxation structure could affect property tax revenues available to pay the Bonds. Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential impact on the Bonds and the security for the Bonds.

Matters Relating to Enforceability of Agreements: Bondholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Bonds, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the resolution for the Bonds.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the resolution for the Bonds. The remedies available to the bondholders upon an event of default under the resolution for the Bonds or the Loan Agreement, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreement or the resolution for the Bonds may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinion to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the resolution for the Bonds, including principal of and interest on the Bonds.

Secondary Market: There can be no guarantee that there will be a secondary market for the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular note or bond issue are suspended or terminated. Additionally, prices of bond or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Bonds.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE BONDS, IF ANY, COULD BE LIMITED.

Ratings Loss: The Bonds are rated '__' from S&P and '__' from Moody's. In addition, the City's outstanding general obligation long-term debt is rated 'AA' by S&P and 'Aa3' by Moody's. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time, or that such rating will not be revised, suspended or withdrawn, if, in the judgment of the rating agencies, circumstances so warrant. A revision, suspension or withdrawal of a rating may have an adverse effect on the market price of the Bonds. Rating agencies are currently not regulated by any regulatory body. Future regulation of rating agencies could materially alter the methodology, rating levels, and types of ratings available, for example, and these changes, if ever, could materially affect the market value of the Bonds.

Bankruptcy and Insolvency: The rights and remedies provided in the resolution for the Bonds may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor's rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Bonds, and the resolution for the Bonds, including the opinion of Bond Counsel, will be similarly qualified. If the City were to file a petition under Chapter 9 of the Bankruptcy Code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the resolution for the Bonds. In the event the City fails to comply with its covenants under the resolution for the Bonds or fails to make payments on the Bonds, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Bonds.

Under Iowa Code Chapter 76 sections 76.16 and 76.16A of the Act, as amended, a city, county, or other political subdivision may become a debtor under Chapter 9 of the Federal bankruptcy code, if it is rendered insolvent, as defined in 11 U.S.C. §101(32)(c), as a result of a debt involuntarily incurred. As used therein, "debt" means an obligation to pay money, other than pursuant to a valid and binding collective bargaining agreement or previously authorized bond issue, as to which the governing body of the city, county, or other political subdivision has made a specific finding set forth in a duly adopted resolution of each of the following: (1) that all or a portion of such obligation will not be paid from available insurance proceeds and must be paid from an increase in general tax levy; (2) that such increase in the general tax levy will result in a severe, adverse impact on the ability of the city, county, or political subdivision to exercise the powers granted to it under applicable law, including without limitation providing necessary services and promoting economic development; (3) that as a result of such obligation, the city, county, or other political subdivision is unable to pay its debts as they become due; and (4) that the debt is not an obligation to pay money to a city, county, entity organized pursuant to chapter 28E of the Code of Iowa, or other political subdivision.

Forward-Looking Statements: This Preliminary Official Statement contains statements relating to future results that are "forward-looking statements" as defined in the Private Securities Litigation Reform Act of 1995. When used in this Preliminary Official Statement, the words "anticipated," "plan," "expect," "projected," "estimate," "budget," "pro forma," "forecast," "intend," and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the City to pay debt service when due on the Bonds.

Cybersecurity: The City, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the City will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the City's information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the City's operations and financial condition.

The City maintains insurance policies in the amount of $1 million (covering legal, forensic, & public relations/crisis management) and $3 million for the aggregate limit of liability to cover aspects of a cyber-attack. The City cannot predict whether these policies would be sufficient in the event of a cyber breach. However, the Bonds are secured by an unlimited ad valorem property tax as described more fully in the "Security" section under "DESCRIPTION OF THE BONDS" herein.

Tax Matters and Loss of Tax Exemption: As discussed under "TAX EXEMPTION AND RELATED TAX MATTERS" herein, the interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Bonds, as a result of acts or omissions of the City in violation of its covenants in the resolution for the Bonds. Should such an event of taxability occur, the Bonds would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Bonds, and there is no provision for an adjustment of the interest rate on the Bonds.

It is possible that actions of the City after the closing of the Bonds will alter the tax-exempt status of the Bonds, and, in the extreme, remove the tax-exempt status from the Bonds. In that instance, the Bonds are not subject to mandatory prepayment, and the interest rate on the Bonds does not increase or otherwise reset. A determination of taxability on the Bonds, after closing of the Bonds, could materially adversely affect the value and marketability of the Bonds.

DTC-Beneficial Owners: Beneficial Owners of the Bonds may experience some delay in the receipt of distributions of principal of and interest on the Bonds since such distributions will be forwarded by the paying agent to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through indirect Participants. Neither the City nor the paying agent will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Bonds can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Bonds to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Bonds, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See "Book-Entry-Only-Form" section under "DESCRIPTION OF THE BONDS" herein

Proposed Federal Tax Legislation: From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Bonds. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Bonds. In addition regulatory actions are from time to time announced or proposed, and litigation threatened or commenced, which if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax status of the Bonds. It cannot be predicted whether any such regulatory action will be implemented, how any particular litigation or judicial action will be resolved, or whether the Bonds would be impacted thereby. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

Pension and OPEB Information: The City contributes to the Iowa Public Employees' Retirement System ("IPERS"), which is a state-wide multiple-employer cost-sharing defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. All full-time employees of the City are required to participate in IPERS. IPERS plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to IPERS. Contribution amounts are set by State statute. The IPERS Annual Comprehensive Financial Report for its Fiscal Year ended June 30, 2021 (the "IPERS ACFR") indicates that as of June 30, 2021, the date of the most recent actuarial valuation for IPERS, the funded ratio of IPERS was 88.34%, and the unfunded actuarial liability was $4.960 billion. The IPERS ACFR identifies the IPERS Net Pension Liability/(Asset) at June 30, 2021, at approximately ($345) million, while its net pension liability/(asset) at June 30, 2020 was approximately $7.024 billion. The IPERS

ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. See "APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2021" for additional information on IPERS.

In Fiscal Year ended June 30, 2021, the City's IPERS contribution totaled approximately $3,163,803. The City is current in its obligations to IPERS.

Pursuant to Governmental Accounting Standards Board Statement No. 68, IPERS has allocated the net pension liability among its members, with the City's identified portion at June 30, 2021 at approximately $29,104,508. While the City's contributions to IPERS are controlled by state law, there can be no assurance the City will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See "Retirement Systems and Other Post Employment Benefits" section under "THE CITY OF DAVENPORT" herein and APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2021" for additional information on pension and liabilities of the City.

Bond Counsel, the underwriter, the Municipal Advisor and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the IPERS website.

The City contributes to Municipal Fire and Police Retirement System of Iowa ("MFPRSI"), which is a multiple-employer cost-sharing defined benefit pension plan for fire fighters and police officers, administered under Chapter 411 of the Code of Iowa. MFPRSI plan members are required to contribute a percentage of their annual salary, in addition to the City being required to make annual contributions to MFPRSI. Contribution amounts are set by State statute. The MFPRSI Actuarial Valuation Report indicates that as of July 1, 2021, the date of the most recent actuarial valuation for MFPRSI, the funded ratio of MFPRSI was 82.95%, and the unfunded actuarial liability was $600 million. The MFPRSI Financial Statements for its Fiscal Year ended June 30, 2021 (the "MFPRSI Report") identifies the MFPRSI Net Pension Liability at June 30, 2021, at approximately $224.5 million, while its net pension liability at June 30, 2020 was approximately $797.6 million. The MFPRSI Report is available on the MFPRSI website. See "APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2021" for additional information on MFPRSI.

Bond Counsel, the underwriter, the Municipal Advisor and the City undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the MFPRSI discussed above or included on the MFPRSI website, including, but not limited to, updates of such information on the State Auditor's website or links to other Internet sites accessed through the MFPRSI website.

In Fiscal Year ended June 30, 2021, the City's MFPRSI contribution totaled approximately $6,259,468. The City is current in its obligations to MFPRSI.

Pursuant to Governmental Accounting Standards Board Statement No. 68, MFPRSI has allocated the net pension liability among its members, with the City's identified portion at June 30, 2021 at approximately $61,670,200. While the City's contributions to MFPRSI are controlled by state law, there can be no assurance the City will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See "Retirement Systems and Other Post Employment Benefits" section under "THE CITY OF DAVENPORT" herein and and APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2021" for additional information on MFPRSI.

The City sponsors a single-employer health care plan that provides a continuation option to retirees to purchase health benefits under the City's group health plan. The plan is administered by the City and the City has the authority to establish or amend the plan provisions or contribution requirements. No assets are accumulated in a trust that meets the criteria in paragraph 4 of Statement No. 75. The plan does not issue a stand-alone financial report.

Benefits provided: As required under Iowa Code Chapter 509A.13, the City provides postemployment health benefits. Employees who have attained age 55 and have fifteen or more years of service with the City, or qualify for normal retirement as defined by IPERS, or qualify for normal retirement as defined by MFPRSI or are granted retiree status pursuant to a separation agreement with the City are eligible for retiree benefits. Eligible retirees and their dependents may purchase medical, prescription drug and dental insurance through the City's self-insured plan. As of June 30, 2021, there were 756 active and 44 retired members in the plan.

Contributions: The current funding policy of the City is to pay health claims as they occur. The City does not explicitly subsidize retiree health care coverage. Retirees pay 100% of the group rate calculated on the expected costs based on the entire group of active, COBRA participants and retirees. For Fiscal Year ended June 30, 2021, retirees receiving benefits contributed $676,653 through their required contribution of $1,089 per month for single health coverage, $1,740 per month for single plus one health coverage and $2,432 per month for family coverage.

The source of payment is the fund that pays the benefits for the current employees; either the General Fund or a proprietary fund. Other postemployment liabilities attributed to governmental activates are generally liquidated by the Employee Health Insurance Internal Service Fund. See "Retirement Systems and Other Post Employment Benefits" section under "THE CITY OF DAVENPORT" herein and APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2021" for additional information.

Summary: The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Preliminary Official Statement and the appendices hereto.

NO LITIGATION

There is no litigation now pending or, to the knowledge of City officials, threatened which questions the validity of the Bonds or of any proceedings of the City taken with respect to the issuance or sale thereof.

It is the opinion of the City's Attorney, based upon the past experience of the payment of claims and judgment amounts, that there are presently no outstanding claims, litigation, impending litigation or contingent liabilities which would exceed the funds accumulated for this purpose and funds currently appropriated by the City Council for these purposes, and that outstanding claims and suits would not materially affect the financial position of the City as of the date of this Preliminary Official Statement.

CLOSING DOCUMENTS

Simultaneously with the delivery of and payment for the Bonds by the original purchasers thereof, the City will furnish to the original purchasers the customary closing documents in form satisfactory to Bond Counsel.

CERTIFICATION

The City will furnish a statement to the effect that this Preliminary Official Statement, to the best of its knowledge and belief as of the date of sale and the date of delivery, is true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary in order to make the statements made therein, in light of the circumstances under which they were made, not misleading.

MISCELLANEOUS

Any statements made in this Preliminary Official Statement involving matters of opinions or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized.

The execution and delivery of this Preliminary Official Statement by its CFO/Assistant City Administrator has been duly authorized by the City.

CITY OF DAVENPORT, IOWA

By: /s/ Mallory Merritt
CFO/Assistant City Administrator

APPENDIX A

ANNUAL COMPREHENSIVE FINANCIAL REPORT
JUNE 30, 2021

APPENDIX B

FORM OF LEGAL OPINION

APPENDIX C

FORM OF CONTINUING DISCLOSURE CERTIFICATE

APPENDIX D

NOTICE OF SALE

APPENDIX E

TERMS OF OFFERING

TERMS OF OFFERING

City of Davenport
Scott County, Iowa

$38,690,000* General Obligation Corporate and Refunding Bonds, Series 2022A

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 $38,690,000* General Obligation Corporate and Refunding Bonds, Series 2022A (the "Bonds") will be received by the City of Davenport, Iowa (the "City") on February 9, 2022 until 10:00 A.M. Central Time, at the office of the CFO/Assistant City Administrator, City Hall, Davenport Iowa. Consideration of the award of the Bonds will be by the City Council at a meeting on February 9, 2022. 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, 2022, 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:

$38,690,000* General Obligation Corporate and Refunding Bonds, Series 2022A

Year	Amount*	Year	Amount*
2023	$ 5,385,000	2031	$ 1,600,000
2024	3,000,000	2032	1,655,000
2025	3,120,000	2033	1,715,000
2026	3,235,000	2034	1,775,000
2027	3,360,000	2035	1,840,000
2028	3,230,000	2036	1,900,000
2029	3,360,000	2037	1,965,000
2030	1,550,000		

ADJUSTMENT TO BOND MATURITY AMOUNTS

The City reserves the right to increase or decrease the aggregate principal amount of the Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $41,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

INTEREST PAYABLE

Interest on the Bonds will be payable semi-annually commencing December 1, 2022. Interest will be computed on a 360-day year, 30-day month basis, and paid to the owners of record as of the close of business on the 15th day of the month next preceding the interest payment date. Payments coming due on a non-business day will be paid on the next business day.

OPTIONAL REDEMPTION

Bonds due after June 1, 2030 will be subject to call prior to maturity in whole, or from time to time in part, in any order of maturity and within a maturity by lot on said date or on any date thereafter at the option of the City, upon terms of par plus accrued interest to date of call. Written notice of such call shall be given at least thirty (30) days prior to the date fixed for redemption to the registered owners of the Bonds to be redeemed at the address shown on the registration books.

TERM-BOND OPTION

Bidders shall have the option of designating the Bonds as serial bonds or term bonds, or both. The bid must designate whether each of the principal amounts shown above represent a serial maturity or a mandatory redemption requirement for a term bond maturity. (See the OFFICIAL BID FORM for more information.) In any event, the above principal amount scheduled shall be represented by either serial bond maturities or mandatory redemption requirements, or a combination of both.

SECURITY AND PURPOSE

The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount. The Bonds are being issued for the purpose of paying the costs in connection with making improvements to sanitary sewers, storm sewers, streets, street lighting, signage and signalization, streetscapes, sidewalks and paths, the municipal airport, municipal buildings and facilities and municipal parks; acquiring and maintaining vehicles and/or equipment for municipal parks, streets, public safety/fire department, solid waste collection, sewage treatment, and the municipal library; repair and maintenance of bridges; information technology improvements; municipal housing projects. In addition, together with cash on hand, the Bonds are being issued to pay costs to current refund, on June 1, 2022, $11,275,000 of the outstanding General Obligation Corporate Bonds, Series 2014A, dated March 5, 2014, maturing June 1, 2023 through 2029 (the "Refunded Bonds").

GOOD FAITH DEPOSIT

A good faith deposit in the amount of $386,900 (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 $38,380,480 for the Bonds, plus accrued interest, and shall specify the rate or rates of interest in conformity to the limitations as set forth in 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 "ESTABLISHMENT OF ISSUE PRICE" and "GOOD FAITH DEPOSIT" sections. 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 NOTICE OF SALE and TERMS OF OFFERING and all amendments, and on the bid as submitted. The Municipal Advisor's computation of the TIC of each bid shall be controlling. In the event of tie bids for the lowest TIC, the Bonds will be awarded by lot.

The City will reserve the right to: (i) waive non-substantive informalities of any bid or of matters relating to the receipt of bids and award of the Bonds, (ii) reject all bids without cause and (iii) reject any bid which the City determines to have failed to comply with the terms herein.

BIDDING PARAMETERS

The bidder's proposal must conform to the following limitations:

1. Each annual maturity must bear a single rate of interest from the dated date of the Bonds to the date of maturity.
2. Rates of interest bid must be in multiples of one-eighth or one-twentieth of one percent.
3. The initial price to the public for each maturity must be 98% or greater.

RECEIPT OF BIDS

Forms of Bids: Bids must be submitted on or in substantial compliance with the NOTICE OF SALE, TERMS OF OFFERING and OFFICIAL BID FORM provided by the City or through PARITY® competitive bidding system (the "Internet Bid System"). The City shall not be responsible for malfunction or mistake made by any person, or as a result of the use of an electronic bid or the means used to deliver or complete a bid. The use of such facilities or means is at the sole risk of the prospective bidder who shall be bound by the terms of the bid as received.

No bid will be received after 10:00 A.M. Central Time on Wednesday, February 9, 2022, as specified in the NOTICE OF SALE and OFFICIAL BID FORM. The time as maintained by the Internet Bid System shall constitute the official time with respect to all bids submitted. A bid may be withdrawn before the bid deadline using the same method used to submit the bid. If more than one bid is received from a bidder, the last bid received shall be considered.

Sealed Bidding: Sealed bids may be submitted and will be received at the office of the CFO/Assistant City Administrator, City Hall, Davenport, Iowa.

Electronic Internet Bidding: Electronic internet bids must be submitted through the Internet Bid System. Information about the Internet Bid System may be obtained by calling 212-849-5021.

Each bidder shall be solely responsible for making necessary arrangements to access the Internet Bid System for purposes of submitting its internet bid in a timely manner and in compliance with the requirements of the NOTICE OF SALE, TERMS OF OFFERING and OFFICIAL BID FORM. The City is permitting bidders to use the services of the Internet Bid System solely as a communication mechanism to conduct the Internet bidding and the Internet Bid System is not an agent of the City. Provisions of the TERMS OF OFFERING and OFFICIAL BID FORM shall control in the event of conflict with information provided by the Internet Bid System.

BOOK-ENTRY-ONLY ISSUANCE

The Bonds will be issued by means of a book-entry only system with no physical distribution of bond certificates made to the public. The Bonds will be issued in fully registered form and one bond certificate, representing the aggregate principal amount of the Bonds maturing in each year will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of $5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the Registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The Purchaser as a condition of delivery of the Bonds, will be required to deposit the bond certificates with DTC.

MUNICIPAL BOND INSURANCE AT PURCHASER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefore at the option of the bidder, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the Purchaser. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the Purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that initial rating fee. Any other rating agency fees shall be the responsibility of the Purchaser Failure of the municipal bond insurer to issue the policy after the Bonds have been awarded to the Purchaser shall not constitute cause for failure or refusal by the Purchaser to accept delivery on the Bonds. The City reserves the right in its sole discretion to accept or deny changes to the financing documents requested by the insurer selected by the Purchaser.

DELIVERY

The Bonds will be delivered to the Purchaser through DTC in New York, New York, against full payment in immediately available cash or federal funds. The Bonds are expected to be delivered within forty-five days after the sale. Should delivery be delayed beyond sixty days from date of sale for any reason except failure of performance by a Purchaser, the Purchaser may withdraw their bid and thereafter their interest in and liability for the Bonds will cease. When the Bonds are ready for delivery, the City may give the Purchaser five working days notice of the delivery date and the City will expect payment in full on that date, otherwise reserving the right of its option to determine that the Purchaser has failed to comply with the offer of purchase.

ESTABLISHMENT OF ISSUE PRICE

In order to establish the issue price of the Bonds for federal income tax purposes, the City requires bidders to agree to the following, and by submitting a bid, each bidder agrees to the following.

If a bid is submitted by a potential underwriter, the bidder confirms that (i) the underwriters have offered or reasonably expect to offer the Bonds to the public on or before the date of the award at the offering price (the "initial offering price") for each maturity as set forth in the bid and (ii) the bidder, if it is the winning bidder, shall require any agreement among underwriters, selling group agreement, retail distribution agreement or other agreement relating to the initial sale of the Bonds to the public to which it is a party to include provisions requiring compliance by all parties to such agreements with the provisions contained herein. For purposes hereof, Bonds with a separate CUSIP number constitute a separate "maturity," and the public does not include underwriters of the Bonds (including members of a selling group or retail distribution group) or persons related to underwriters of the Bonds.

If, however, a bid is submitted for the bidder's own account in a capacity other than as an underwriter of the Bonds, and the bidder has no current intention to sell, reoffer, or otherwise dispose of the Bonds, the bidder shall notify the City to that effect at the time it submits its bid and shall provide a certificate to that effect in place of the certificate otherwise required below.

If the winning bidder intends to act as an underwriter, the City shall advise the winning bidder at or prior to the time of award whether (i) the competitive sale rule or (ii) the "hold-the-offering price" rule applies.

If the City advises the Purchaser that the requirements for a competitive sale have been satisfied and that the competitive sale rule applies, the Purchaser will be required to deliver to the City at or prior to closing a certification, substantially in the form attached hereto as EXHIBIT 1-A, as to the reasonably expected initial offering price as of the award date.

If the City advises the Purchaser that the requirements for a competitive sale have not been satisfied and that the hold-the-offering price rule applies, the Purchaser shall (1) upon the request of the City confirm that the underwriters did not offer or sell any maturity of the Bonds to any person at a price higher than the initial offering price of that maturity during the period starting on the award date and ending on the earlier of (a) the close of the fifth business day after the sale date or (b) the date on which the underwriters have sold at least 10% of that maturity to the public at or below the initial offering price; and (2) at or prior to closing, deliver to the City a certification substantially in the form attached hereto as EXHIBIT 1-B, together with a copy of the pricing wire.

Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by Municipal Advisor.

Bidders should prepare their bids on the assumption that the Bonds will be subject to the "hold-the-offering-price" rule. Any bid submitted pursuant to the NOTICE OF SALE, TERMS OF OFFERING and OFFICIAL BID FORM shall be considered a firm offer for the purchase of the Bonds, and bids submitted will not be subject to cancellation or withdrawal.

OFFICIAL STATEMENT

The City has authorized the preparation of a Preliminary Official Statement containing pertinent information relative to the Bonds. The Preliminary Official Statement when further supplemented with maturity dates, principal amounts, and interest rates of the Bonds, and any other information required by law or deemed appropriate by the City, shall constitute a final Official Statement of the City with respect to the Bonds, as that term is defined in Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"). By awarding the Bonds to any underwriter or underwriting syndicate submitting an OFFICIAL BID FORM therefore, the City agrees that, no more than seven (7) business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which the Bonds are awarded up to 15 copies of the final Official Statement to permit each

"Participating Underwriter" (as that term is defined in the Rule) to comply with the provisions of such Rule. The City shall treat the senior managing underwriter of the syndicate to which the Bonds are awarded as its designated agent for purposes of distributing copies of the final Official Statement to the Participating Underwriter. Any underwriter executing and delivering an OFFICIAL BID FORM with respect to the Bonds agrees thereby that if its bid is accepted by the City, (i) it shall accept such designation and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the final Official Statement.

CONTINUING DISCLOSURE

The City will covenant in a Continuing Disclosure Certificate for the benefit of the owners and beneficial owners of the Bonds to provide annually certain financial information and operating data relating to the City (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the City not later than June 30 of each year following the end of the 2021-22 Fiscal Year, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. See APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE. These covenants have been made in order to assist the underwriter in complying with paragraph (b)(5) of the Rule.

The City is not aware of any instance in the previous five years in which it has failed to comply, in all material respects, with previous undertakings in a written contract or agreement specified in paragraph (b)(5)(i) of the Rule.

Breach of the undertakings will not constitute a default or an "Event of Default" under the Bonds or the resolution for the Bonds. A broker or dealer is to consider a known breach of the undertakings, however, before recommending the purchase or sale of the Bonds in the secondary market. Thus, a failure on the part of the City to observe the undertakings may adversely affect the transferability and liquidity of the Bonds and their market price.

CUSIP NUMBERS

It is anticipated that the Committee on Uniform Security Identification Procedures ("CUSIP") numbers will be printed on the Bonds and the Purchaser must agree in the bid proposal to pay the cost thereof. In no event will the City, Bond Counsel or Municipal Advisor be responsible for the review or express any opinions that the CUSIP numbers are correct. Incorrect CUSIP numbers on said Bonds shall not be cause for the Purchaser to refuse to accept delivery of said Bonds.

BY ORDER OF THE CITY COUNCIL
City of Davenport, Iowa
/s/ Mallory Merritt, CFO/Assistant City Administrator

EXHIBIT 1

FORMS OF ISSUE PRICE CERTIFICATES

$38,690,000
General Obligation Corporate and Refunding Bonds, Series 2022A
ISSUE PRICE CERTIFICATE
(Form - More than 3 bids)

The undersigned, on behalf of [NAME OF UNDERWRITER] ("[SHORT NAME OF UNDERWRITER]"), hereby certifies as set forth below with respect to the sale of the obligations named above (the "Bonds").

1. ***Reasonably Expected Initial Offering Price***.

(a) As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by [SHORT NAME OF UNDERWRITER] are the prices listed in Schedule A (the "Expected Offering Prices"). The Expected Offering Prices are the prices for the Maturities of the Bonds used by [SHORT NAME OF UNDERWRITER] in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by [SHORT NAME OF UNDERWRITER] to purchase the Bonds.

(b) [SHORT NAME OF UNDERWRITER] was not given the opportunity to review other bids prior to submitting its bid.

(c) The bid submitted by [SHORT NAME OF UNDERWRITER] constituted a firm offer to purchase the Bonds.

2. ***Defined Terms***. For purposes of this Issue Price Certificate:

(a) *Issuer* means the City of Davenport, Iowa.

(b) *Maturity* means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(c) *Member of the Distribution Group* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(d) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a "related party" to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(e) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was February 9, 2022.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [SHORT NAME OF UNDERWRITER]'s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Closing Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER]

By:_____

Name:_____

_

Dated: March 10, 2022

SCHEDULE A
EXPECTED OFFERING PRICES

(*Attached*)

SCHEDULE B
COPY OF UNDERWRITER'S BID

(*Attached*)

$38,690,000
General Obligation Corporate and Refunding Bonds, Series 2022A
ISSUE PRICE CERTIFICATE
(Form - Fewer than 3 bids)

The undersigned, on behalf of [NAME OF UNDERWRITER ([“[SHORT NAME OF UNDERWRITER]”)] hereby certifies as set forth below with respect to the sale of the obligations named above (the “Bonds”).

1. ***Initial Offering Price of the Bonds***. [SHORT NAME OF UNDERWRITER] offered the Bonds to the Public for purchase at the specified initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire for the Bonds is attached to this certificate as Schedule B.

2. ***First Price at which Sold to the Public.*** On the Sale Date, at least 10% of each Maturity [listed in Schedule C] was first sold to the Public at the respective Initial Offering Price [or price specified [therein][in Schedule C], if different].

3. ***Hold the Offering Price Rule***. [SHORT NAME OF UNDERWRITER] has agreed in writing that, (i) for each Maturity less than 10% of which was first sold to the Public at a single price as of the Sale Date, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “Hold-the-Offering-Price Rule”), and (ii) any agreement among underwriters, selling group agreement, or retail distribution agreement contains the agreement of each underwriter, dealer, or broker-dealer who is a party to such agreement to comply with the Hold-the-Offering-Price Rule. Based on the [SHORT NAME OF UNDERWRITER]’s own knowledge and, in the case of sales by other Members of the Distribution Group, representations obtained from the other Members of the Distribution Group, no Member of the Distribution Group has offered or sold any such Maturity at a price that is higher than the respective Initial Offering Price during the respective Holding Period.

4. ***Defined Terms***. For purposes of this Issue Price Certificate:

(a) *Holding Period* means the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which Members of the Distribution Group have sold at least 10% of such Maturity to the Public at one or more prices, none of which is higher than the Initial Offering Price for such Maturity.

(b) *Issuer* means the City of Davenport, Iowa.

(c) *Maturity* means Bonds with the same credit and payment terms. Any Bonds with different maturity dates, or with the same maturity date but different stated interest rates, are treated as separate Maturities.

(d) *Member of the Distribution Group* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

(e) *Public* means any person (*i.e.*, an individual, trust, estate, partnership, association, company, or corporation) other than a Member of the Distribution Group or a related party to a Member of the Distribution Group. A person is a “related party” to a Member of the Distribution Group if the Member of the Distribution Group and that person are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of the respective Maturity. The Sale Date of each Maturity was February 9, 2022.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents [NAME OF UNDERWRITING FIRM] interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Closing Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

[UNDERWRITER]

By:_____

Name:_____

Dated: March 10, 2022

SCHEDULE A
INITIAL OFFERING PRICES OF THE BONDS

(*Attached*)

SCHEDULE B
PRICING WIRE

(*Attached*)

SCHEDULE C
SALES OF AT LEAST 10% OF MATURITY TO THE PUBLIC ON THE SALE DATE AT THE INITIAL OFFERING PRICE

(*Attached*)

OFFICIAL BID FORM

Members of the City Council
City of Davenport, Iowa

Sale Date: February 9, 2022
10:00 A.M. Central Time

RE: $ 38,690,000* General Obligation Corporate and Refunding Bonds, Series 2022A (the "Bonds")

This bid is a firm offer for the purchase of the Bonds identified in the NOTICE OF SALE and TERMS OF OFFERING and on the terms set forth in this bid form, the NOTICE OF SALE and TERMS OF OFFERING, and is not subject to any conditions, except as permitted by the NOTICE OF SALE and TERMS OF OFFERING. By submitting this bid, we confirm that we have an established industry reputation for underwriting new issuance of municipal bonds.

For all or none of the above Bonds, in accordance with the NOTICE OF SALE and TERMS OF OFFERING, we will pay you $_____ (not less than $38,380,480) plus accrued interest to date of delivery for fully registered bonds bearing interest rates and maturing in the stated years as follows:

Year	Interest Rate	Amount*	Year	Interest Rate	Amount*
2023	_____%	$ 5,385,000	2031	_____%	$ 1,600,000
2024	_____%	3,000,000	2032	_____%	1,655,000
2025	_____%	3,120,000	2033	_____%	1,715,000
2026	_____%	3,235,000	2034	_____%	1,775,000
2027	_____%	3,360,000	2035	_____%	1,840,000
2028	_____%	3,230,000	2036	_____%	1,900,000
2029	_____%	3,360,000	2037	_____%	1,965,000
2030	_____%	1,550,000			

* The City reserves the right to increase or decrease the aggregate principal amount of the Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder. The City may increase or decrease each maturity in increments of $5,000 but the total amount to be issued will not exceed $41,000,000. Interest rates specified by the successful bidder for each maturity will not change. Final adjustments shall be in the sole discretion of the City.

The dollar amount of the purchase price proposed by the successful bidder will be changed if the aggregate principal amount of the Bonds is adjusted as described above. Any change in the principal amount of any maturity of the Bonds will be made while maintaining, as closely as possible, the successful bidder's net compensation, calculated as a percentage of bond principal. The successful bidder may not withdraw or modify its bid as a result of any post-bid adjustment. Any adjustment shall be conclusive, and shall be binding upon the successful bidder.

The Bonds mature on June 1, in each of the years as indicated above and interest is payable on December 1, 2022, 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 _____	_____	_____

In making this offer we accept all of the terms and conditions of the NOTICE OF SALE and TERMS OF OFFERING published in the Preliminary Official Statement dated January 12, 2022. In the event of failure to deliver these Bonds in accordance with the NOTICE OF SALE and TERMS OF OFFERING as printed in the Preliminary Official Statement and made a part hereof, we reserve the right to withdraw our offer, whereupon the deposit accompanying it will be immediately returned. All blank spaces of this offer are intentional and are not to be construed as an omission. Not as a part of our offer, the above quoted prices being controlling, but only as an aid for the verification of the offer, we have made the following computations:

NOT PART OF THE BID

Explanatory Note: According to our computation, this bid involves the following:
$_____
Net Interest Cost

_____%
True Interest Rate

Respectfully submitted,

_____
Account Manager

By_____

(A list of account members is on the reverse side of this bid.)

****

The foregoing offer is hereby accepted by and on behalf of the City of Davenport, Iowa, this 9th day of February 2022.

_____
Mike Matson, Mayor

_____
Mallory Merritt, CFO/Assistant City Administrator

City of Davenport

Department: Finance
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
1/12/2022

Subject:
Resolution setting a Public Hearing for the FY 2023 proposed maximum property tax levy rate and amount. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This Resolution sets a Public Hearing for Wednesday, February 2, 2022 at 5:30 p.m. at the Committee of the Whole meeting for the purpose of receiving public comment on the City of Davenport's proposed maximum property tax levy rate and amount for the FY 2023 Budget.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution
	Exhibit	Notice Publication

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	12/29/2021 - 5:58 PM
Finance Committee	Merritt, Mallory	Approved	12/29/2021 - 5:58 PM
City Clerk	Admin, Default	Approved	12/30/2021 - 1:54 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION setting a Public Hearing for the FY 2023 proposed maximum property tax levy rate and amount.

WHEREAS, a Public Hearing is required for the purpose of receiving public comment on the City of Davenport's proposed maximum property tax levy rate and amount for the FY 2023 Budget.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Public Hearing for the FY 2023 proposed maximum property tax levy rate and amount will be Wednesday, February 2, 2022, at 5:30 p.m. at the Committee of the Whole Meeting in Council Chambers at Davenport City Hall, 226 West 4th Street.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

NOTICE OF PUBLIC HEARING - CITY OF DAVENPORT - PROPOSED PROPERTY TAX LEVY
Fiscal Year July 1, 2022 - June 30, 2023

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 2/2/2022 **Meeting Time:** 05:30 PM **Meeting Location:** City of Davenport, Iowa | Council Chambers 226 West Fourth Street Davenport, IA 52801

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After adoption of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.davenportiowa.com

City Telephone Number
(563) 326-7792

	Current Year Certified Property Tax 2021 - 2022	Budget Year Effective Property Tax 2022 - 2023	Budget Year Proposed Maximum Property Tax 2022 - 2023	Annual % CHG
Regular Taxable Valuation	4,824,709,657	4,976,226,877	4,976,226,877	
Tax Levies:				
Regular General	39,080,148	39,080,148	40,307,438	
Contract for Use of Bridge			0	
Opr & Maint Publicly Owned Transit	4,390,500	4,390,500	4,528,366	
Rent, Ins. Maint. Of Non-Owned Civ. Ctr.			0	
Opr & Maint of City-Owned Civic Center			0	
Planning a Sanitary Disposal Project			0	
Liability, Property & Self-Insurance Costs	1,206,200	1,206,200	1,244,057	
Support of Local Emer. Mgmt. Commission			0	
Emergency	1,302,672	1,302,672	1,343,581	
Police & Fire Retirement	6,235,100	6,235,100	6,065,217	
FICA & IPERS	6,306,200	6,306,200	2,873,713	
Other Employee Benefits	11,244,550	11,244,550	15,593,869	
Total Tax Levy	69,765,370	69,765,370	71,956,241	3.14
Tax Rate	14.46001	14.01973	14.46000	

Explanation of significant increases in the budget:
The FY 2023 Budget increases include primarily negotiated wages, contract escalations, and other miscellaneous operational needs.

If applicable, the above notice also available online at:
www.davenportiowa.com

*Total city tax rate will also include voted general fund levy, debt service levy, and capital improvement reserve levy.
**Budget year effective property tax rate is the rate that would be assessed for these levies if the dollars requested is not changed in the coming budget year

City of Davenport

Department: Finance
Contact Info: Mike Atchley | 563-327-5149

Action / Date
1/12/2022

Subject:
Resolution authorizing the Mayor to execute the necessary documents to grant an easement to Iowa American Water Company across the southernmost 46 feet of City-owned parcel X0155-27J. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
The easement will allow Iowa American Water to extend the existing 12" water main at Von Maur east under the CP Rail tracks and connect with the new water main installed this year for the Prairie Heights Subdivision. Doing so will eliminate two water main "dead ends" and provide redundant water supply to properties on both sides of the railroad tracks.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Cover Memo	Easement Agreement
🗋	Cover Memo	Easement Plat
🗋	Cover Memo	Vets Parkway Water Main Route

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	12/29/2021 - 10:57 AM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 10:57 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 1:55 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION authorizing the Mayor to execute the necessary documents to grant an easement to Iowa American Water Company across the southernmost 46 feet of City-owned parcel X0155-27J.

WHEREAS, Iowa American Water Company has requested an easement across the southernmost 46 feet of City-owned parcel X0155-27J; and

WHEREAS, Iowa American Water Company has a project to extend a 12-inch water main along Veteran's Memorial Parkway; and

WHEREAS, the 12-inch water main extension will eliminate two water main "dead ends" and provide redundant water supply to properties on both sides of the railroad tracks in the surrounding area.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Mayor is hereby authorized to execute the necessary documents to grant an easement to Iowa American Water Company across the southernmost 46 feet of City-owned parcel X0155-27J.

Passed and approved this 12th day of January, 2022.

Approved: Attest:

_____ _____

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Form D-4B

EASEMENT AND ACCESS AGREEMENT

Prepared by: Watersmith Engineering
1029 Hershey Ave.
Muscatine, IA 52761

Return to: Iowa American Water
5201 Grand Avenue
Davenport, IA 52807

THIS AGREEMENT, made this ____ day of _____, 2021, by and between the **City of Davenport, Iowa,** having an office at 226 West Fourth Street, Davenport, Iowa 52801, hereinafter referred to as the "Grantor", and **Iowa-American Water Company,** a corporation organized and existing under the laws of the State of Iowa, having an office for the transaction of business at 5201 Grand Avenue, Davenport, Iowa 52807, hereinafter referred as the "Grantee".

W I T N E S S E T H:

The Grantor, in consideration of the covenants and agreements hereinafter recited and the sum of One Dollar ($1.00), the receipt and sufficiency of which are hereby acknowledged, does hereby give, grant, and convey unto the Grantee, its successor and assigns, forever, an easement and a free uninterrupted and unobstructed access in, under, across, and over the property of the Grantor situated in Section 1, Township 78 North, Range 3 East of the 5th P.M., Scott County, Iowa described as follows:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., WITHIN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS; COMMENCING AT THE CENTER OF SECTION 1-78-3; THENCE S01°23'49"E, ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER,

622.62 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT AREA HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING, S01°23'49"E, ALONG THE SAID WEST LINE OF THE SOUTHEAST QUARTER, 41.04 FEET; THENCE S78°29'25"E, 4.95 FEET TO THE NORTH LINE OF VETERANS PARKWAY; THENCE NORTHEASTERLY, ALONG THE SAID NORTH LINE OF VETERANS MEMORIAL PARKWAY, BEING THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1445.10 FEET, AN ARC LENGTH OF 56.80 FEET, CHORD OF THE LAST NAMED CURVE BEARS N56°44'19"E, 56.80 FEET; THENCE N78°29'25"W, 54.44 FEET TO THE POINTOF BEGINNING CONTAINING 1,188 SQUARE FEET.

and as shown on the sketches attached hereto and made a part hereof, for the purpose of installing, laying, operating, maintaining, inspecting, removing, repairing, replacing, relaying, and adding to, from time to time, pipe or pipes, with necessary fittings, appurtenances, and attached facilities, including laterals and connections for the transmission and distribution of water.

Together with the right to the Grantee, its successors and assigns, to (i) enter in and upon the premises described above with men and machinery, vehicles and material at any and all times for the purpose of maintaining, repairing, renewing, or adding to the aforesaid water pipe lines and appurtenances; (ii) remove trees, bushes, undergrowth, and other obstructions interfering with the activities authorized herein; and (iii) for doing anything necessary, useful, or convenient for the enjoyment of the easement herein granted.

The right of the Grantor to freely use and enjoy its interest in the premises is reserved to Grantor, its successors and assigns insofar as the exercise thereof does not endanger or interfere with the construction, operation, and maintenance of Grantee's water pipe lines and attached facilities, except that no building, structure, or similar improvements shall be erected within said easement, nor shall the grade or ground cover over Grantee's facilities be substantially altered, without the consent of the Grantee. Notwithstanding the foregoing, the Grantor agrees that no other pipes or conduits shall be placed within ten (10) feet, measured horizontally, from the said water mains except pipes crossing same at right angles, in which latter case, a minimum distance of two (2) feet shall be maintained between the pipes. All sewer pipes shall be laid below the water mains. No excavation or blasting shall be carried on which in any way endangers or might endanger the water pipe lines and attached facilities.

TO HAVE AND TO HOLD the above granted easement and right of way unto the Grantee, its successors and assigns, forever.

The Grantee agrees, by acceptance of this Easement and Access Agreement, that, upon any opening made in connection with any of the purposes of this easement and access, said opening shall be backfilled and resurfaced to as nearly as possible the same condition as existed when said opening was made, provided that Grantee shall not be obligated to restore landscaping, other than grass which was destroyed upon entry, all such work to be done at the expense of the Grantee.

And the Grantor does further covenant with the Grantee as follows:

1. That the Grantor is the owner in fee simple of the real estate hereby subjected to said easement and access and has good title to convey the same.

2. That the Grantee shall quietly enjoy the said easement and access.

IN WITNESS WHEREOF, the Grantor has duly executed this AGREEMENT, all as of the day and year first above written.

ACCEPTED BY:

IOWA-AMERICAN WATER COMPANY

By: _____
SCOTT HINTON
(Typed or printed name)
Title: ENGINEERING MGR.
(use black ink only)

GRANTOR:

CITY OF DAVENPORT, IOWA

By: _____
(Typed or printed name)
Title: _____
(use black ink only)

STATE OF IOWA)
) ss.
COUNTY OF Scott)

I, a Notary Public for the State and County aforesaid, do hereby certify that Scott Hinton, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Scott Hinton of Iowa American Water Company, appeared before me this day in person and acknowledged that Scott Hinton signed and delivered the same instrument, in such capacity, as the free and voluntary act of such corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 22nd day of November, 2021.

NOTARIAL SEAL IOWA
CLAUDIA A DUFF
Commission Number 830296
My Commission Expires
February 19, 2024

Claudia A. Duff
Notary Public

My Commission Expires:

Feb. 19, 2024

Claudia A. Duff
(Typed or printed name)

STATE OF IOWA)
) ss.
COUNTY OF SCOTT)

I, a Notary Public for the State and County aforesaid, do hereby certify that _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as _____ of **Iowa-American Water Company**, appeared before me this day in person and acknowledged that _____ signed and delivered the same instrument, in such capacity, as the free and voluntary act of such corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 2021.

_____
Notary Public

My Commission Expires:

_____

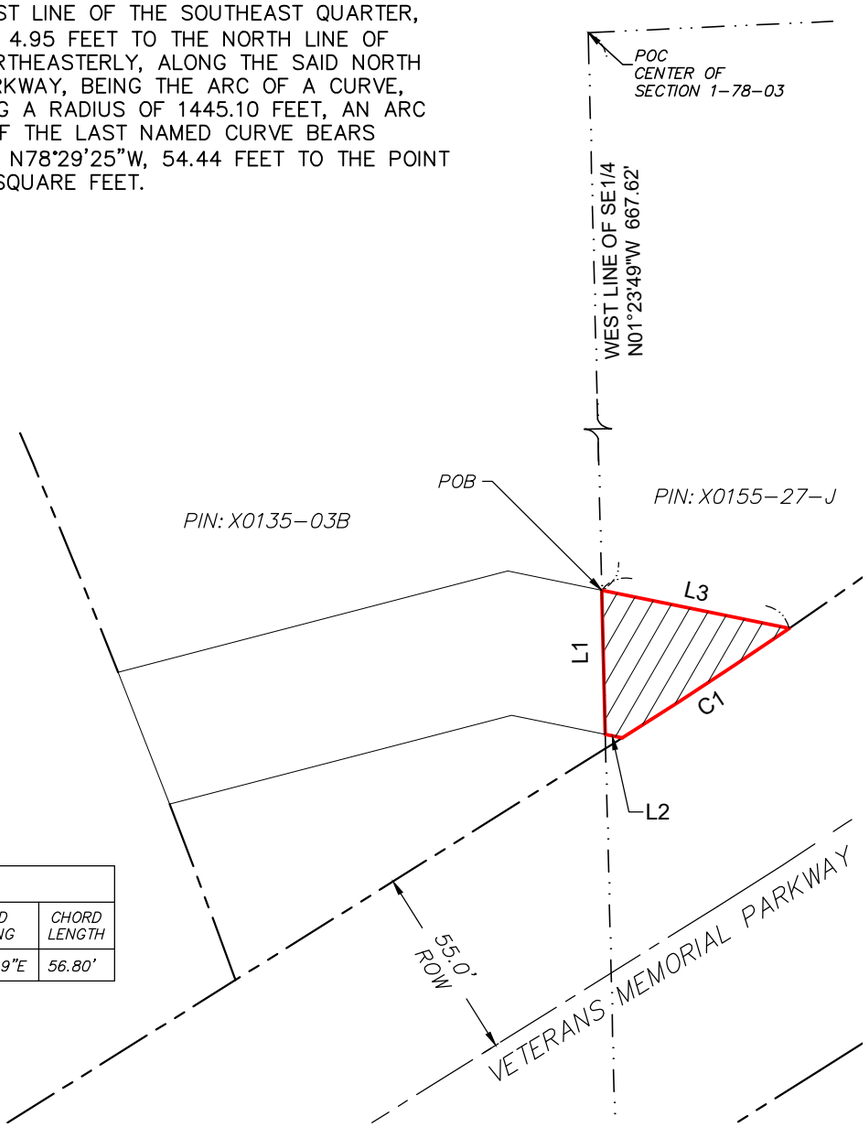
_____
(Typed or printed name)

LOCATION:	PT OF NW1/4 OF SE1/4 SEC.1-78-3
REQUESTOR:	IOWA AMERICAN WATER
PROPRIETOR:	CITY OF DAVENPORT, IA
SURVEYOR:	DAN J. KUEHL
SURVEYOR COMPANY:	XCEL CONSULTANTS, INC.
	8300 42nd STREET WEST
	ROCK ISLAND, IL 61201
RETURN TO:	XCEL@XCELCONSULTANTSINC.COM
	(309) 787-9988

RETURN TO:
XCEL CONSULTANTS: 8300 42ND STREET WEST, ROCK ISLAND, IL 61201 – 309–787–9988
XCEL PROJECT #: 213649

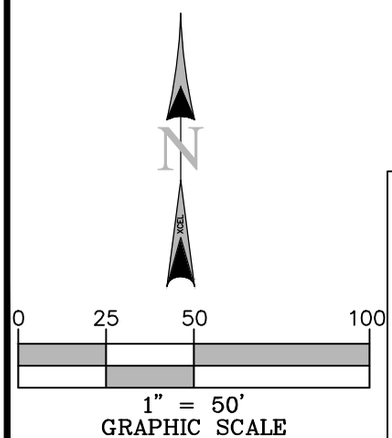
EASEMENT PLAT

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 78 NORTH, RANGE 3 EAST OF THE 5TH P.M., WITHIN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS; COMMENCING AT THE CENTER OF SECTION 1–78–3; THENCE S01°23'49"E, ALONG THE WEST LINE OF THE SAID SOUTHEAST QUARTER, 622.62 FEET TO THE POINT OF BEGINNING FOR THE EASEMENT AREA HEREIN INTENDED TO BE DESCRIBED; THENCE CONTINUING, S01°23'49"E, ALONG THE SAID WEST LINE OF THE SOUTHEAST QUARTER, 41.04 FEET; THENCE S78°29'25"E, 4.95 FEET TO THE NORTH LINE OF VETERANS PARKWAY; THENCE NORTHEASTERLY, ALONG THE SAID NORTH LINE OF VETERANS MEMORIAL PARKWAY, BEING THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1445.10 FEET, AN ARC LENGTH OF 56.80 FEET, CHORD OF THE LAST NAMED CURVE BEARS N56°44'19"E, 56.80 FEET; THENCE N78°29'25"W, 54.44 FEET TO THE POINT OF BEGINNING CONTAINING 1,188 SQUARE FEET.



LINE TABLE		
LINE	LENGTH	BEARING
L1	41.04'	S01°23'49"E
L2	4.95'	S78°29'25"E
L3	54.44'	N78°29'25"W

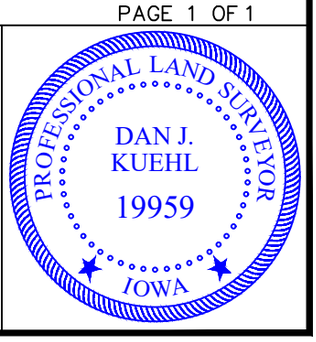
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	56.80'	1445.10'	002°15'07"	N56°44'19"E	56.80'



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

PRELIMINARY

DAN J. KUEHL DATE
LICENSE NUMBER 19959
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2021
SHEETS COVERED BY THIS SEAL 1 OF 1





WATERSMITH ENGINEERING

MARK	DESCRIPTION	DATE	APPR
E	FOR REVIEW	11/1/21	BWR

DESIGNED BY: BWR
DWN BY: BG
CKD BY: BWR
SUBMITTED BY: BWR
DATE:
SOLICITATION NO.:
CONTRACT NO.: 3E20
PLOT SCALE: 1"=80'
ISSUE DATE: XX/XX/XX
FILE NUMBER:
SIZE: ANSI B
FILE NAME:

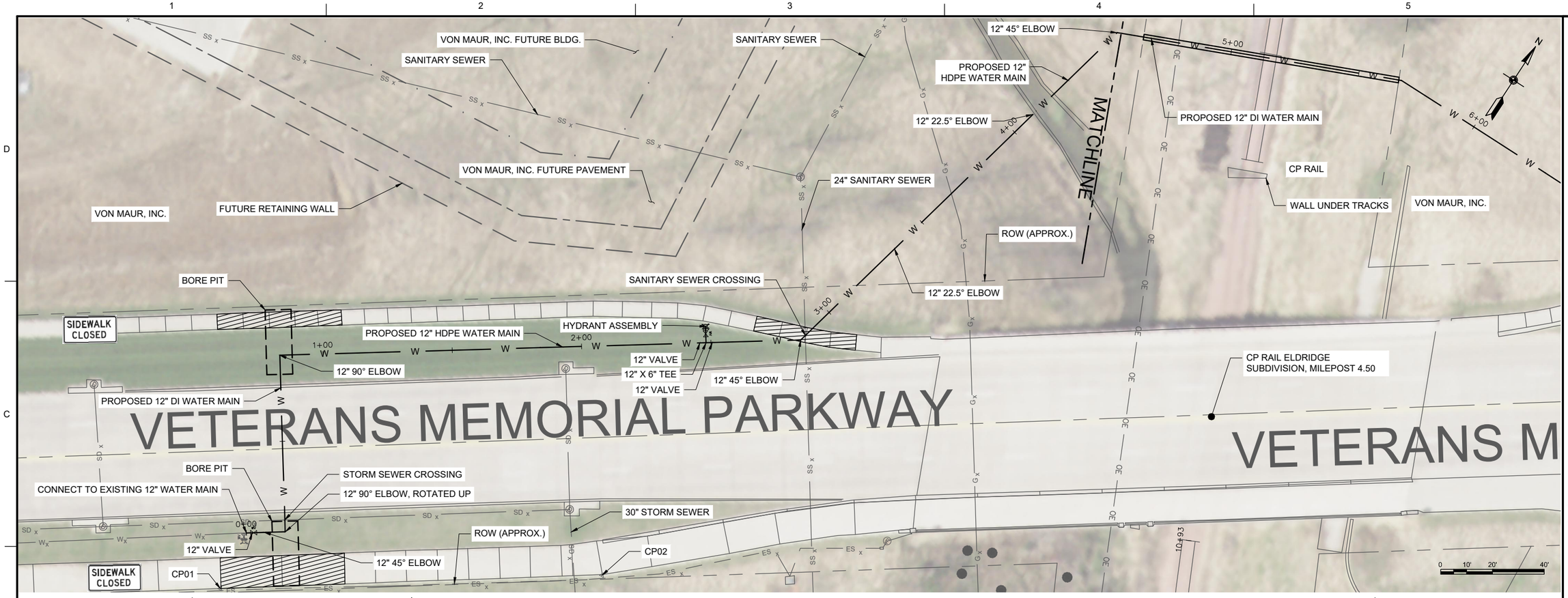
IOWA AMERICAN WATER COMPANY
5201 GRAND AVE.
DAVENPORT, IA 52807

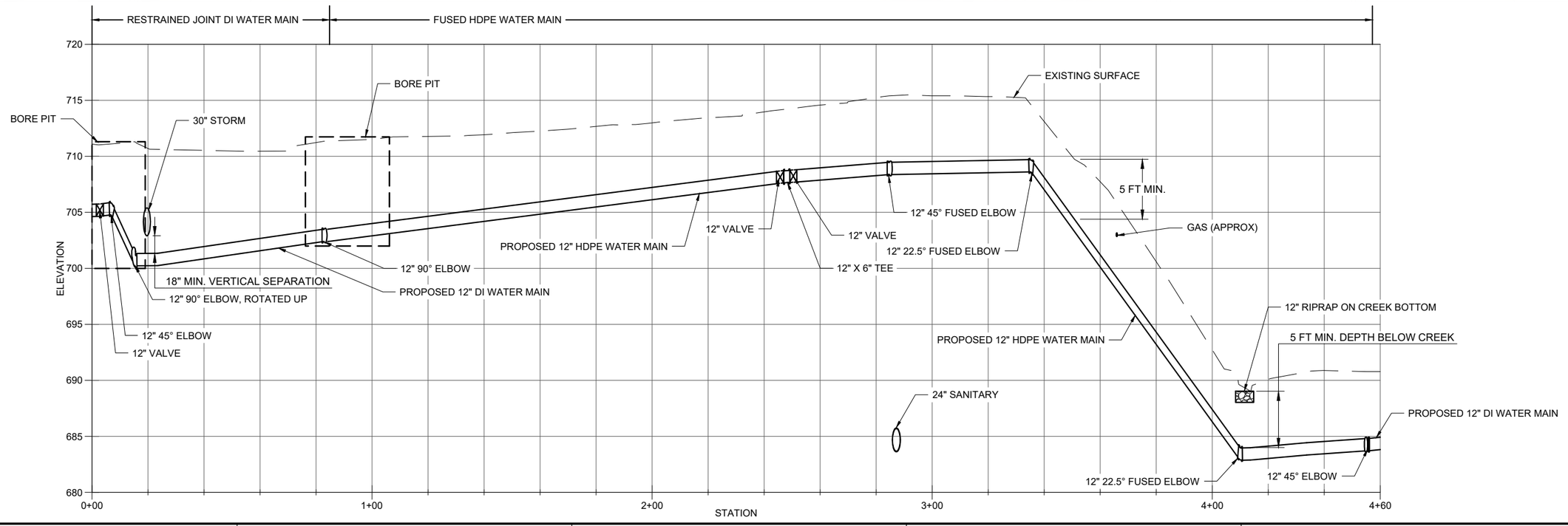
WATERSMITH ENGINEERING
1029 HERSHEY AVE
MUSCATINE, IA 52761

VETERANS MEMORIAL PARKWAY
WATER MAIN EXTENSION PROJECT
DAVENPORT, IOWA

PROPOSED EASEMENT OVERVIEW MAP

SHEET IDENTIFICATION
C-011





WATERSMITH ENGINEERING

MARK	DESCRIPTION	DATE	APPR
D	FOR REVIEW	10/15/21	BWR

DESIGNED BY: BWR
DWN BY: BG
CKD BY: BWR
SUBMITTED BY: BWR
PLOT SCALE: 1=1
SIZE: ANSI B
DATE:
SOLICITATION NO.:
CONTRACT NO.: 9218
ISSUE DATE: XX/XX/XX
FILE NAME:
FILE NUMBER:

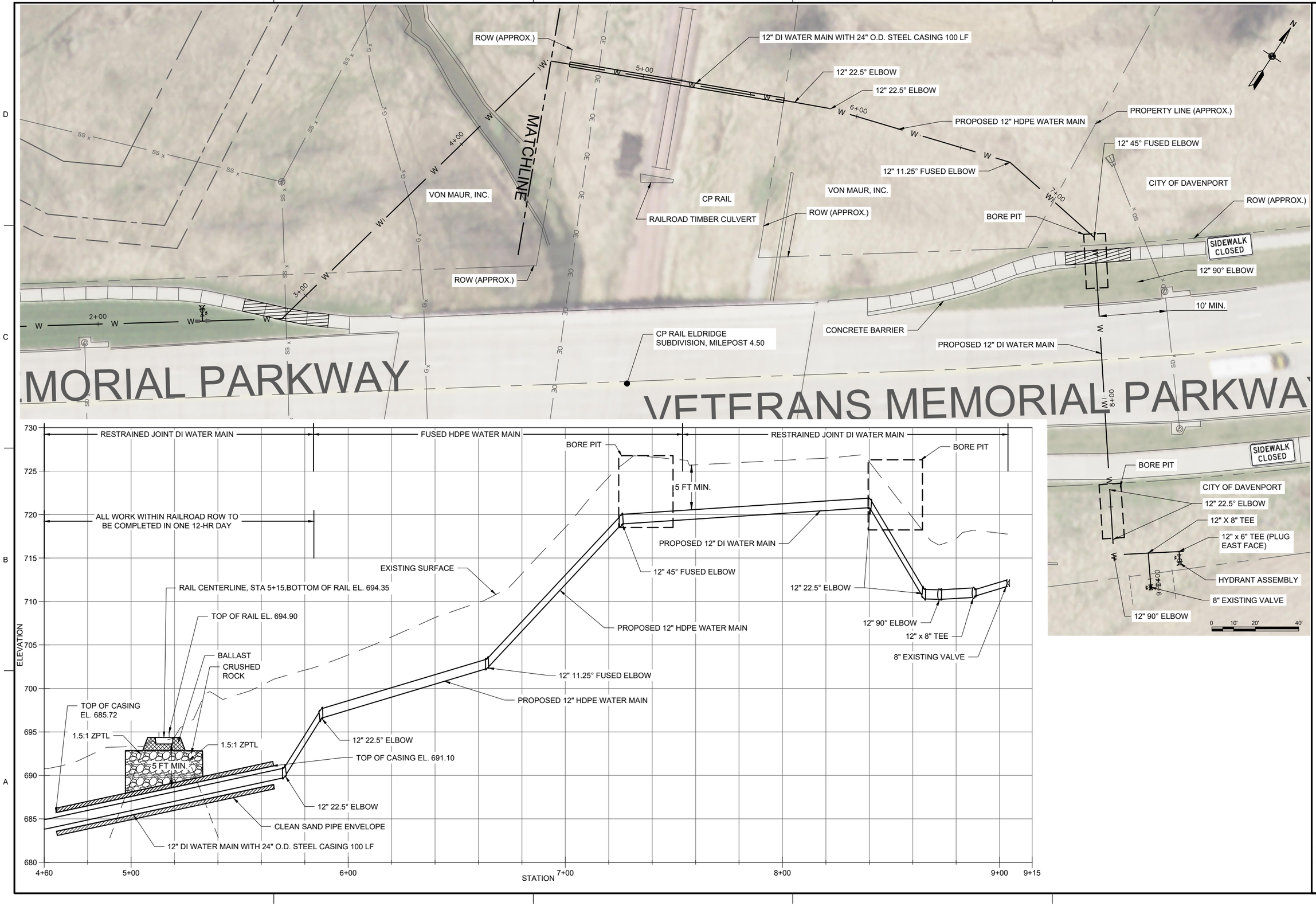
IOWA AMERICAN WATER COMPANY
5201 GRAND AVE.
DAVENPORT, IA 52807

WATERSMITH ENGINEERING
1029 HERSHEY AVE
MUSCATINE, IA 52761

VETERANS MEMORIAL PARKWAY
WATER MAIN EXTENSION PROJECT
DAVENPORT, IOWA

PLAN & PROFILE

SHEET IDENTIFICATION
C-101



WATERSMITH ENGINEERING

MARK	DESCRIPTION	DATE	APPR
E	FOR REVIEW	11/1/21	BWR

DESIGNED BY: BWR
DWN BY: BG
CKD BY: BWR
SUBMITTED BY: BWR
DATE:
SOLICITATION NO.:
CONTRACT NO.: 8230
PLOT SCALE: ISSUE DATE: XX/XX/XX
FILE NUMBER:
SIZE: ANSI B
FILE NAME:

IOWA AMERICAN WATER COMPANY
5201 GRAND AVE.
DAVENPORT, IA 52807

WATERSMITH ENGINEERING
1029 HERSHEY AVE
MUSCATINE, IA 52761

VETERANS MEMORIAL PARKWAY
WATER MAIN EXTENSION PROJECT
DAVENPORT, IOWA

PLAN & PROFILE

SHEET IDENTIFICATION
C-102

City of Davenport

Department: Finance
Contact Info: Jim Odean | 563-326-7739

Action / Date
1/12/2022

Subject:
Resolution establishing the interest rate for special assessments. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
The City of Davenport bills customers for clean water projects, alley repair, boarding up buildings, brush and debris removal, building demolition, sidewalk replacement, snow removal, tree removal, weed cutting, and repair of sewer laterals and water services. Sixty days after the bill date, outstanding balances are eligible to be assessed against a property.

Assessed properties with a balance $500 or under are assessed to the property owner's property taxes the following year, while balances over $500 are assessed to property taxes over the next ten years. Historically, residents were charged either 0% or 9%. Large projects that are charged back to the customer and benefit the community such as streambank restabilization are assessed against a property at 0%. All other projects were assessed at 9% interest.

The Finance Department has been directed to establish the interest rate annually for all assessments in January of each year. The interest rate will be calculated by evaluating the 10-year US Treasury yield curve, rounding it to the nearest percentage, and adding one percent.

Based on this criteria, the assessment interest rate for CY 2022 is 2.0%. The established interest rate will be in line with market rates and provides an incentive for residents to pay.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	12/29/2021 - 6:01 PM
Finance Committee	Merritt, Mallory	Approved	12/29/2021 - 6:02 PM
City Clerk	Admin, Default	Approved	12/30/2021 - 1:56 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION establishing the interest rate for special assessments.

WHEREAS, the City of Davenport regularly bills and assesses properties for outstanding balances for work performed on a specific parcel; and

WHEREAS, in January each year, City Council will approve the updated interest rate; and

WHEREAS, using the 10-year US Treasury as a basis of the interest rate assessed will ensure the interest rate is in line with market conditions.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the interest rate for CY 2022 shall be set at 2% and all special assessments levied against properties within the City of Davenport shall be established annually by the Finance Department and approved by City Council; and be it

FURTHER RESOLVED that the aforementioned method to establish the special assessment interest rate is adopted.

Passed and approved this 12th day of January, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Richard Oswald | 563-326-6115

Action / Date
1/12/2022

Subject:
Resolution approving the updated fee schedule for rental license and inspection fees. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This Resolution is to adjust fees according to the rental inspection program modifications presented to Council on November 16, 2021. The change proposed escalates fees for those landlords who remain out of compliance with stated deficiencies for more than two inspections and increases fines for occupying a vacated unit.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution
	Backup Material	Rental Inspection Midifications

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	12/29/2021 - 3:55 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the updated fee schedule for rental license and inspection fees.

WHEREAS, the purpose is to adjust fees according to the rental inspection program modifications presented to the City Council on November 16, 2021; and

WHEREAS, the proposed change escalates fees for those landlords who remain out of compliance with stated deficiencies for more than two inspections and increases fines for occupying a vacated unit; and

WHEREAS, inspection fees shall be as follows:

1st inspection	$0 base fee / $0 per item fee
1st re-inspection	$50 base fee / $10 per item fee
2nd re-inspection	$75 base fee / $20 per item fee
3rd re-inspection	$150 base fee / $30 per item fee

WHEREAS, the occupying of a vacated unit shall have a base fine of $500 and an additional fine of $20 per day.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the updated fee schedule for rental license and inspections fees is hereby approved.

Passed and approved this 12th day of January, 2022.

Approved:

_____

Mike Matson
Mayor

Attest:

_____

Brian Krup
Deputy City Clerk

THE CITY OF
DAVENPORT
IOWA | USA

RENTAL INSPECTIONS
PROGRAM MODIFICATIONS

16 November 2021 | Management & Mayor/Council Update

OPERATIONAL PILLARS

DAVENPORT
IOWA | USA

COUNCIL GOALS

WELL-PROTECTED COMMUNITY

SUSTAINABLE INFRASTRUCTURE

WELCOMING NEIGHBORHOODS

FISCAL VITALITY

HIGH-PERFORMING GOVERNMENT

VIBRANT REGION

PROGRAM GOALS

DAVENPORT
IOWA | USA

Provide better communication of the rental inspection program and updates on the status of properties to tenants.

Provide an ongoing rental inspection program structure that is clearly outlined for rental property owners and apply consistent enforcement.

Continue to refine the rental inspection program developed in 2018 to address new or unforeseen issues.

CURRENT STRUCTURE

DAVENPORT
IOWA | USA

- All rental housing properties are on a 2-, 3-, or 4-year inspection cycle based on last completed inspection.

- Current Fees | Last adopted in 2019
  - 1st Inspection | $0
  - 1st Re-inspection | $50 base & $10 per item
  - Additional re-inspections | $50 base & $10 per item

PROPOSED MODIFICATIONS

DAVENPORT
IOWA | USA

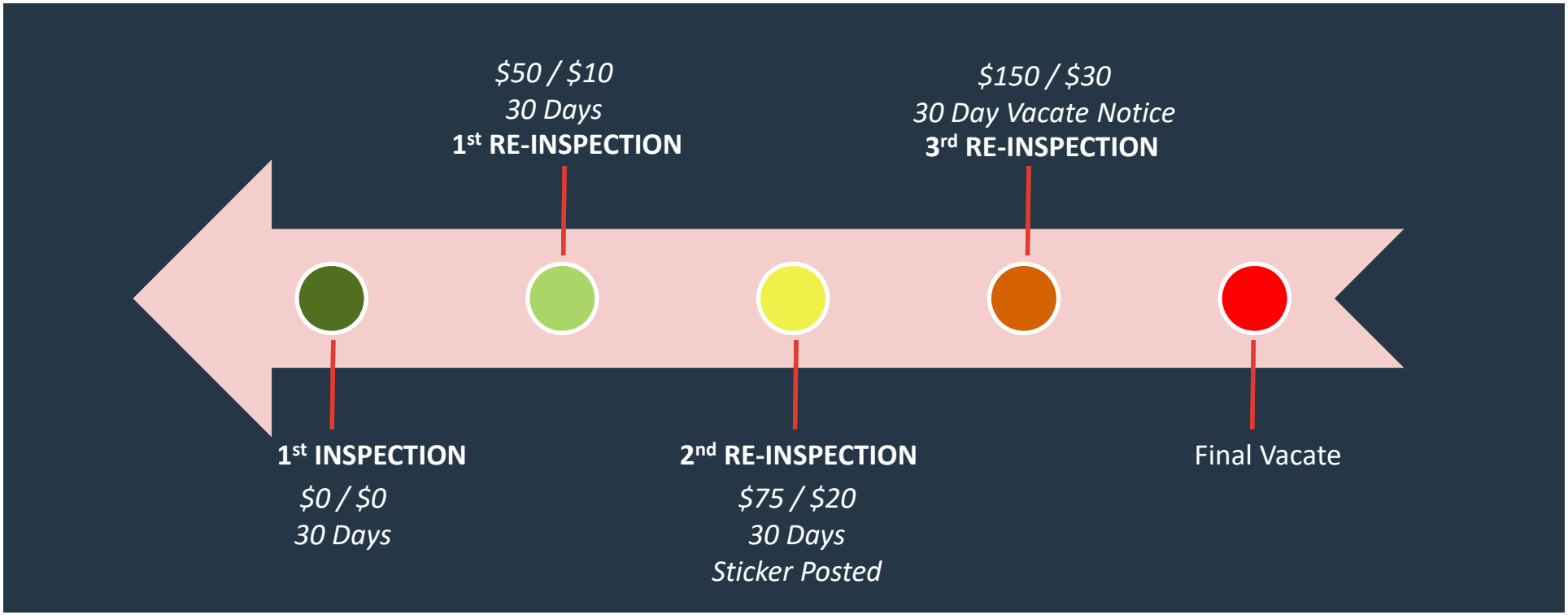
	Base Fee	Per Item Fee	Timeline
1st Inspection	$0	$0	Up to 60 Days
1st Re-inspection	$50	$10	30 Days
2nd Re-inspection	$75	$20	30 Days*
3rd Re-inspection	$150	$30	Vacate Posted | 30 Days**

*Sticker notifications posted outlining that property is in violation; owner has 30 days to repair. If repairs are not completed by the re-inspection date, building will be posted with a 30 day vacate notice.

**Sticker notifications posted with vacate order (30 days to vacate the property).

PROPOSED WORKFLOW

DAVENPORT
IOWA | USA



PROPOSED MODIFICATIONS

DAVENPORT
IOWA | USA

- When vacate order is posted, there will be a 30-day window for tenants to vacate the property (except in life-safety cases).
- If the landlord/property owner does not ensure that the property has been properly vacated, **the landlord will be fined as follows:**

	Current	Proposed
Occupying Tagged Building (Base)	$250	$500
Occupying Tagged Building (Per Day)	$10	$20

EXCEPTIONS

DAVENPORT
IOWA | USA

- Timelines
  - Typically 30 days to correct.
  - May be extended if property owner/manager notifies inspector of a contract (ie: contractor or material availability).
  - May be extended by Neighborhood Services Director if a workable plan is presented with ongoing communication and identified timeline and milestones.

- Life Safety Issues
  - Inspection items that are an immediate health or safety hazard may require a vacate notice of 10 days or less (outside of the proposed structure).
  - Can occur at any inspection stage or with an off-cycle triggering event.
  - These orders to vacate will be directed by the Director of Neighborhood Services and/or the Fire Marshal.
  - *Ex: extenuating sewer issues, lack of proper utilities, fire protection, etc.*

TENANT RESOURCES

DAVENPORT
IOWA | USA

- Tenants, prospective tenants, or interested parties may access current inspection reports and obtain additional information on properties from DNSD.

- Specific contact information is provided below.

  - Lease issues
    - Legal Aid 563-322-6216
  - Property inspection reports / Inspection scheduled
    - 563-326-6198 or dnsd.info@davenportiowa.com
  - Verify rental License
    - 563-326-6198 or dnsd.info@davenportiowa.com
  - Tenants' Rights Guide
    - Located on City of Davenport website under Tenant Resources

NEXT STEPS

DAVENPORT
IOWA | USA

- City Council consensus on new proposed fees and notification structure
- Resolution setting new fees (12/1 & 12/8)
- Order communications/notification materials
- Implementation in January 2022


THANK YOU
THE CITY OF DAVENPORT
IOWA · USA

City of Davenport

Department: Finance
Contact Info: Courtney Jones | 563-888-3106

Action / Date
1/12/2022

Subject:
Resolution awarding a contract for architectural and engineering services for the Fairmount Library Community Center project to OPN Architects of Cedar Rapids, Iowa in an amount not-to-exceed $200,000, ARP09. [Ward 1]

Recommendation:
Adopt the Resolution.

Background:
A Request for Qualifications was issued on October 8, 2021 for architectural and engineering services for Fairmount Community Center. On November 3, 2021, the Purchasing Division opened and read five (5) submittals. See attached tabulation.

A committee consisting of staff from the Library, Finance, and Parks & Recreation evaluated the proposals on the following criteria: 1) Quality and thoroughness of proposal - 25%, 2) Focus on design functionality - 30%, 3) Overall experience - 25%, and 4) Project timeline - 20%. Then, OPN Architects of Cedar Rapids, Iowa and Legat Architects Inc of Moline, Illinois were both interviewed.

Funding for this project is from the American Rescue Plan Act of 2021 (ARPA), account # 54625010 5830398 ARP09.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution
🗋	Cover Memo	Bid Tab for Greensheet

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	12/29/2021 - 11:36 AM
Finance Committee	Merritt, Mallory	Approved	12/29/2021 - 11:37 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 2:04 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION awarding a contract for architectural and engineering services for the Fairmount Library Community Center project to OPN Architects of Cedar Rapids, Iowa in an amount not-to-exceed $200,000, ARP09.

WHEREAS, the City needs to contract for architecture and engineering services for the Fairmount Library Community Center project; and

WHEREAS, OPN Architects was the highest scoring firm that submitted qualifications.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the contract for architectural and engineering services for the Fairmount Library Community Center project is hereby awarded to OPN Architects of Cedar Rapids, Iowa in an amount not-to-exceed $200,000.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
RFQ TABULATION

DESCRIPTION: ARCHITECTURE & ENGINEERING SERVICES FOR FAIRMOUNT COMMUNITY CENTER

BID NUMBER: 22-46

OPENING DATE: NOVEMBER 3, 2021

FUNDING: ARP LB01 FAIRMOUNT LIBRARY COMMUNITY CENTER 54625010 5830398 ARP09

RECOMMENDATION: AWARD THE CONTRACT TO OPN ARCHITECTS OF CEDAR RAPIDS IA

VENDOR NAME	LOCATION
OPN Architects	**Cedar Rapids IA**
Bray Architects	Davenport IA
FEH Design (FEH Associates Inc)	Dubuque IA
Legat Architects Inc	Moline IL
Shive-Hattery Inc	Bettendorf IA

Approved By Krista Kellen 12-15-2021
Purchasing Date

Approved By 12/15/21
Dept Director Date

Approved By Jay Lemmon 12/15/2021
Budget/CIP Date

Approved By Matthew J. Mellett 12/16/2021
Assist. City Administrator/ CFO Date

City of Davenport

Department: Finance
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
1/12/2022

Subject:
Resolution approving the purchase of a 2022 John Deere 544P End Loader from Martin Equipment of Rock Island, Illinois in the amount of $182,731 using Sourcewell contract #032119-JDC. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
This 2022 endloader will replace a 2006 model. The endloader is used by the Streets Division.

Sourcewell is a cooperative purchasing group that bids items for government entities. The City of Davenport is a member.

Funding for this purchase is from the Streets Motor Vehicle Replacement account 54702031 530302 with a current balance of $491,804. These funds are from Road Use Tax.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Admin, Default	Approved	1/3/2022 - 9:24 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION approving the purchase of a 2022 John Deere 544P End Loader from Martin Equipment of Rock Island, Illinois in the amount of $182,731 using Sourcewell contract #032119-JDC.

WHEREAS, the City needs to purchase a new end loader for the Streets Division; and

WHEREAS, Martin Equipment has a Sourcewell contract for this piece of equipment.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that the purchase of a John Deere 544P End Loader from Martin Equipment of Rock Island, Illinois in the amount of $182,731 using Sourcewell contract #032119-JDC is hereby approved.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Sarah Ott | 563-326-6167

Action / Date
1/12/2022

Subject:
Resolution adopting the City of Davenport's 2022 State Legislative Program. [All Wards]

Recommendation:
Adopt the Resolution.

Background:
For the 2022 state legislative session, the City of Davenport has prepared a legislative packet in which the City will take formal positions on issues as directed by the City Council through the adoption of this packet. Staff has prepared formal position papers on six areas that are of importance to the City including tax increment financing, creative placemaking, automatic traffic enforcement, public safety nuisances, public safety levy, and high risk unit funding. In addition, the City of Davenport supports the preservation of local control by the State on all matters that impact the City.

As part of the 2022 legislative strategy, staff has coordinated delegation meetings to discuss the City's legislative priorities. Legislative updates will be distributed as needed to the City Council throughout the legislative session to keep the City Council abreast of current and upcoming issues that may need further discussion. The proposed platform serves as only a base, and the City will stay engaged as new topics arise during the session.

ATTACHMENTS:

	Type	Description
	Resolution Letter	Resolution
	Cover Memo	2022 Legislative Packet

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Admin, Default	Approved	12/30/2021 - 9:37 AM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport.

RESOLUTION adopting the City of Davenport's 2022 State Legislative Program.

WHEREAS, the City of Davenport has identified several legislative issues as priorities in advance of the 2022 state legislative session in Des Moines; and

WHEREAS, the City of Davenport intends to encourage state legislators to introduce and adopt legislation in accord with said identified legislative priorities; and

WHEREAS, the City of Davenport supports the preservation of local control by the State on all matters that impact the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the City of Davenport, through its elected officials, staff, and lobbyists, are authorized to conduct, engage in, and carry on actions with Iowa state legislators in order to put into effect the City of Davenport's 2022 legislative priorities.

Passed and approved this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

THE CITY OF DAVENPORT
IOWA | USA

ISSUE PAPER 22-01 | Tax Increment Financing

December 1, 2021 (S. Ott & S. Knutsen)

STATEMENT OF ISSUE & BACKGROUND

The City of Davenport utilizes Tax Increment Financing (TIF) to incent businesses that are making a large capital investment and creating new jobs in Davenport and/or reversing blight in areas needing redevelopment. TIF has been consistently targeted by the state legislature in past sessions for modification. The City of Davenport, and the developers and businesses that invest in our City, would be directly impacted by any legislation that seeks to further regulate the use of TIF.

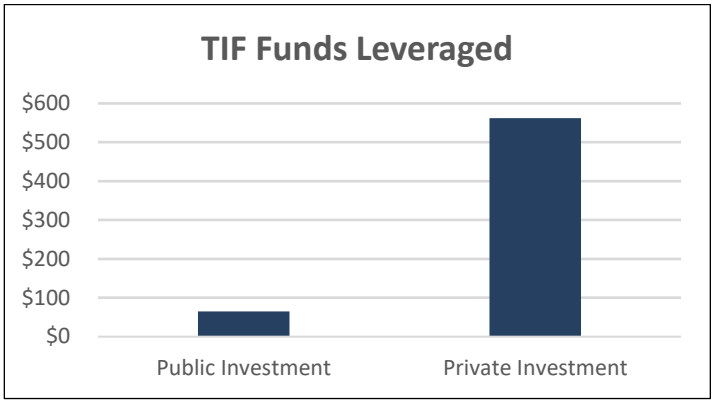
Iowa Code 403 allows for municipalities to use Tax Increment Financing (TIF) for a variety of economic development purposes. Davenport utilizes TIF for projects with significant job creation and capital investment. Davenport's standard TIF agreement provides companies with a 60% rebate over 15 years. Since 2009, every dollar spent in TIF has leveraged $8.60 in private investment, resulting in over $562M in development in Davenport. In addition, over 1,558 jobs have been created through projects supported with TIF.

In a globally competitive world, TIF helps position the City of Davenport and the State of Iowa as a business-friendly place to do business. Davenport uses economic development agreements to help existing businesses expand and thrive in Iowa. Over the past 10 years, 10 out of 11 projects were used to assist existing business expansions.

The City of Davenport consults with local taxing jurisdictions as required by Iowa Code before utilizing TIF for a new project or expanding an Urban Renewal Area. Davenport actively engages in this process and provides taxing jurisdictions information about all projects being considered for TIF. The City does not support any legislation that would give the State or other taxing jurisdictions authority over how the City utilizes TIF.

RELEVANT DATA

Exhibit 1: Private investment leveraged as a result of public TIF investment since 2009.



OPERATIONAL/FISCAL IMPACTS

Over the past 10 years the City has seen over 1,558 jobs created and $562M in capital investment in projects assisted by TIF. This capital investment has a direct effect on increasing the City's tax base and has led to an increase in assessed value of over $176M. This will result in over $5.9M in annual property taxes once the TIF payment schedules are complete. All other taxing jurisdictions benefit from development incented with TIF as the City only rebates a portion of the increment back to projects, meaning that all taxing jurisdictions see a net gain in property tax revenue.

Any legislation that seeks to limit municipalities' use of TIF would have substantial impacts on cities and potential economic development. The dexterity to rebate a portion of a growing company's property taxes or to utilize some of the property tax revenue stream to create infrastructure improvements is a critical tool in the race for business growth. The City of Davenport partners with the State of Iowa Economic Development Authority for the creation of new high-quality jobs within primary job sectors. A part of the requirement for the State's High Quality Jobs program is to match a portion of the State's award. The TIF program is one manner in which cities can meet this requirement.

REQUESTED ACTIONS

Oppose any legislation that may arise that seeks to limit the City's ability to use Tax Increment Financing, allowing it to be a flexible and powerful tool for business retention and attraction.

THE CITY OF DAVENPORT
IOWA | USA

ISSUE PAPER 22-02 | Creative Placemaking

December 1, 2021 (S. Ott & S. Knutsen)

STATEMENT OF ISSUE & BACKGROUND

The City of Davenport is committed to redeveloping core properties within our community to make Davenport a vibrant place to live, work and play. One such property located on XX acres in the center of Davenport is the Northpark Mall property. The City of Davenport Economic Development staff have been working with the property owners for several years to develop plans to revitalize the site through creative placemaking and bring vibrancy and an increased tax base to a significantly underutilized property.

Through the years, the State of Iowa has offered programs designed to assist communities in developing transformative projects that improve quality of life, create and enhance unique opportunities and substantially benefit the community, region and state. These programs, such as Vision Iowa and the Reinvestment District program, offer funding and financial incentives to allow these large transformational projects to come to fruition when they wouldn't otherwise be financially feasible. The City of Davenport was a recipient of Vision Iowa funding nearly twenty years ago to fund a series of projects that transformed the fabric of the Downtown Davenport landscape.

Governor Reynolds recognizes that creative placemaking helps communities build a stronger sense of community engagement, foster a distinct sense of place and attract and retain talent and boost their economic competitiveness. As such, the Governor has focused attention on developing a creative placemaking and transformational quality of life initiative for communities looking to take on these large transformational projects

The City supports the funding of such programs knowing that large transformational projects that incorporate creative placemaking will not only increase our community's quality of life, but also increase both property and sales tax revenues.

REQUESTED ACTIONS

Support the funding of programs that support creative placemaking and large transformational projects.

THE CITY OF DAVENPORT
IOWA | USA

ISSUE PAPER 22-03 | Automated Traffic Enforcement Cameras

December 1, 2021 (S. Ott)

STATEMENT OF ISSUE & BACKGROUND

In past legislative sessions, there have been several bills proposed in the Iowa Senate aiming to prohibit or regulate the placement and use of all automated traffic enforcement (ATE) systems throughout the State. It is expected that these legislative proposals will continue to be made during the 2022 legislative session.

The City of Davenport would be directly affected by ATE prohibition legislation as the City utilizes this technology along its primary highway system for both red-light enforcement at three signalized intersections and speed enforcement along two urban arterials. Red light citations are issued to drivers who are completely behind the stop bar when the signal turns red and still proceed through the intersection. Speed violation citations are issued to drivers who exceed the speed limit by 12 MPH or more. All infractions are reviewed by a Davenport Police Department sworn officer or by a trained Community Services Specialist prior to the issuance of a citation. Additionally, it should be noted that all camera placement locations are clearly marked with signage, and all cameras are calibrated once per month to ensure measurement accuracy. The City's use of ATE cameras has shown to reduce the annual number of crashes where these cameras are located.

In 2018, the Iowa Supreme Court issued multiple rulings in regards to ATE cameras. First, the court ruled that the Iowa DOT lacked authority to turn off or remove cameras, which opened the door for cities to operate ATE programs under their own rules. Then, the court ruled that cities could not impose liability for ATE camera violation without filing a municipal infraction. Davenport and other Iowa ATE communities do not use the municipal infraction process for ATE violations because of the significant impact that tens of thousands of tickets would have on county courts. Iowa Code already carves out an exception for a comparable ticket type: parking tickets. Iowa Code 321.236 permits liability to be imposed on parking violations outside of the municipal infraction process. The City of Davenport asserts that it is in the best interest of efficient police departments, city governments, county governments and ATE violators to have similar language authorizing the collection of uncontested ATE fines by city clerks.

Rather than banning the use of ATE cameras, or undermining the financial penalty or deterrent with the municipal infraction process, the City of Davenport supports legislation that will create uniformity in the use of ATE cameras and the collection of fines across the State. The City supports enabling legislation that includes the following:

- A prohibition of placement of ATEs on interstates
- Uniform threshold requirements, including a minimum speed in excess of 12 MPH over the posted speed limit and uniform seconds delay after a light change
- A uniform violation process that includes the ability for ATE violations to be handled outside the municipal infraction process.

RELEVANT DATA

EXHIBIT 1: *Exhibit 1 illustrates the average annual crashes for ATE camera intersections.*

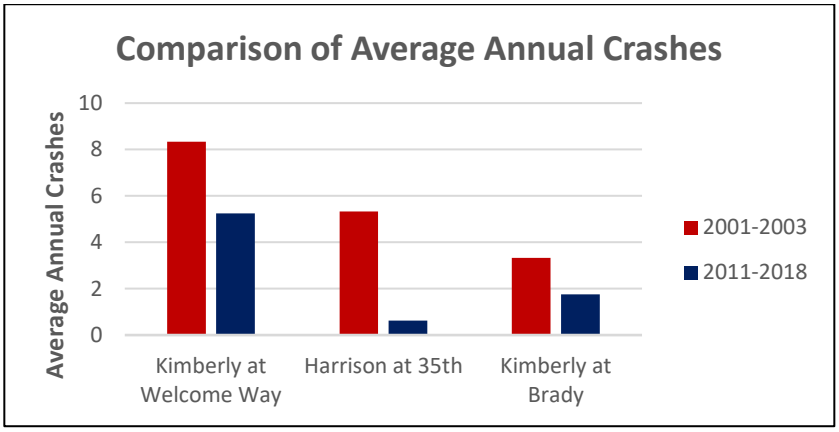


EXHIBIT 2: *Exhibit 2 illustrates the average speed at ATE camera locations.*

Speed Camera Location	Speed Limit	Median Speed
Brady Street (Near Columbia)	35 mph	35.1 mph
River Drive (Near College)	40 mph	38.8 mph
Kimberly & Brady	35 mph	38.2 mph
Kimberly & Welcome Way	35 mph	34.6 mph
Harrison & 35th	35 mph	36.2 mph

OPERATIONAL/FISCAL IMPACTS

If ATEs are prohibited, it would have substantial operational and fiscal impacts. Operationally, enforcement in the current ATE areas would need to substantially increased, and fewer resources would be available to increase the enforcement. Statistically, crashes would increase and require an increased response and investigation by other public safety entities such as Davenport Fire and MEDIC EMS. Financially, ATEs generate a portion of revenue that goes directly to the City's General Fund which directly supports the public safety budget.

REQUESTED ACTIONS

Support legislation that creates uniformity in the use of ATE cameras.

Support legislation that enables a change to impose liability for failure to contest citations within a specified window.

Oppose any bills that are presented as complete bans on all ATE systems due to their connection with reducing crashes and speeds.

THE CITY OF DAVENPORT
IOWA | USA

ISSUE PAPER 22-04 | Public Safety Nuisance Bill

December 1, 2021 (S.Ott & T. Warner)

STATEMENT OF ISSUE & BACKGROUND

The City of Davenport places a high priority on public safety. The Davenport Police Department often provides extra patrols in areas that have a history of higher levels of crime, including Downtown Davenport during bar close time on the weekends. However, from 2017-2019, one particular alcohol establishment in Downtown Davenport was causing clear public safety nuisance issues, such as large fights and shots fired incidents, that were harming the safety of the businesses in the immediate vicinity of the establishment. These public safety nuisance issues also put a strain on public safety resources. Due to the constraints of current state law, the City of Davenport had little recourse for closing an alcohol establishment for public safety nuisance reasons.

Current Iowa Code states that alcohol establishments can have their liquor license suspended or revoked if they "knowingly permit or engage in any criminal activity on the premises covered by the license or permit." This often leads to the owner or employees of alcohol establishments pushing the criminal behavior out the door and onto the sidewalk or in the street or parking lots. In recent years, the Iowa Code was amended to include parking lots and areas adjacent to the licensed premise if they are used by patrons of the liquor licensee.

Due to the high level of criminal activity and strain on police resources, the City of Davenport City Council twice voted to deny the annual renewal of the liquor license to the alcohol establishment that was causing the public safety nuisance issues. However, despite denial of their annual renewal by the City Council, the ABD still renewed their license. In December 2019, after a shooting occurred between two patrons of the alcohol establishment that hit a nearby business and narrowly missed a patron of that business, the establishment was closed not because ABD suspended their license, but because the landlord ceased their lease.

The Iowa Alcohol and Beverage Division (ABD) is responsible for the regulation of alcohol establishments and investigating complaints filed about a licensee. The City of Davenport is advocating for an amendment to Iowa Code 123 that would allow municipalities to bring a case before the local district court to abate a public safety nuisance if they believe one exists. Nuisances are typically handled by the local court system in all other capacities and this will bring parity to the process when a public safety nuisance occurs at an alcohol establishment. This change would also provide the local court system the ability to affect the license and how the establishment is run in order to abate the nuisance.

OPERATIONAL/FISCAL IMPACTS

Exhibit 1 details calls for service and extra patrols for both the local alcohol establishment and the parking ramp located at 202 Harrison Street. This particular establishment required over 2,000 calls for service over a three year period and put a strain on public safety resources prior to it shutting down in December 2019.

Call Type	2017	2018	2019
Accident Property Damage	4	6	10
Assault	6	4	9
Extra Patrol	621	491	542
Disturbance/Nuisance	33	45	59
Theft	7	7	4
Traffic Hazard	6	8	11
Trespassing	3	9	7
Wanted Check	24	45	60
Weapons/Fire Arms	1	3	6
Other Calls for Service	20	31	49
Total	**725**	**649**	**757**

REQUESTED ACTIONS

The City requests the consideration of a bill that would give the ability for municipalities to file suit in the local district court seeking abatement of public safety nuisances arising from a licensed premise under Iowa Code Chapter 123.

NEW SECTION:

123.60A Nuisances – public safety

1. When the county attorney or city attorney believes a serious threat to the public safety exists, the county attorney, city attorney or attorney acting at their direction may file a suit in equity in the local district court without bond seeking abatement of a public safety nuisance arising from a premises licensed under this chapter.

2. A public safety nuisance exists when it is established by clear and convincing evidence that an owner, manager, employee, contemporaneous patron or guest of an establishment licensed under this chapter commits any of the following acts either on the premises or within 1500 feet of the premises:

a. unlawfully discharges a firearm or uses an offensive weapon, as defined in §724.1, regardless of whether it inflicts injury or death.

b. assaults another person with a dangerous weapon as defined in §702.7 resulting in injury or death.

c. engages in a riot as defined in §723.1 on three or more dates within a 12-month period to which the police respond and disperse a crowd. The participants need not be the same persons for each incident.

3. Any matter filed under this section shall be tried in equity and given priority over other business pending before the district court; the trial shall begin within 45 days after the filing of the action. The petitioner may seek a temporary injunction prior to trial.

4. The judge upon finding a public safety nuisance exists may enter judgment declaring the existence of the nuisance and ordering such remedial action as the judge determines reasonable to abate the nuisance. The abatement order may take the form of an injunction. The duration of such abatement order may be up to two years. Remedial action may include, but is not limited to, temporary closure, revocation of the license consistent with the parameters in §123.40, change in business practice or operations, or posting of a bond. If a bond is ordered and posted it shall be subject to forfeiture, in whole or in part, for any further actions contrary to the abatement order.

5. Evidence of other current violations of this chapter may be received by the court and considered in determining the remedial provisions of the abatement order. Evidence of prior sanctions, violations of law, nuisance behavior, or general reputation of the licensee, managers, employees, patrons and guests may be taken if the court determines it helpful in determining the reasonableness of remedial provisions of the abatement order. The Administrator may submit a report on behalf of the Division regarding the compliance history of the Licensee or its manager for consideration of the court.

6. A prior conviction may be presented as evidence, but is not necessary to proceed or procure an abatement order under this section.

RENUMBERED EXISTING SECTION:

123.60B Nuisances – unlawful manufacture, sale, keeping or distribution.

The premises where the unlawful manufacture or sale, or keeping with intent to sell, use or give away, of alcoholic liquors, wine, or beer is carried on, and any vehicle or other means of conveyance used in transporting liquor, wine, or beer in violation of law, and the furniture, fixtures, vessels and contents, kept or used in connection with such activities are nuisances and shall be abated as provided in this chapter.

THE CITY OF DAVENPORT
IOWA | USA

ISSUE PAPER 22-05 | Public Safety Levy

December 1, 2021 (S.Ott & J. Bladel)

STATEMENT OF ISSUE & BACKGROUND

Since 2019, Davenport have seen a 13% increase in violent crime rates (including homicide, rape, robbery and aggravated assault) through the first three quarters of 2021 as compared to 2019 during the same period, and more specifically increases in incidents related to gun violence. In particular, Davenport has seen an 18% increase in shots fired calls (from 140 to 165) and a 60% increase in non-fatal shootings (from 20 to 32) from 2019 to 2021. In addition, Davenport has had 9 homicides to date in 2021, 7 of which were a direct result of gun violence.

The Davenport Police Department has made many internal changes to respond to this increase in violent crime including the creation of a Gun Crime Unit and the purchase of a NIBIN system in 2018. Additionally, in 2019, the Davenport Police Department was accepted into the Department of Justice's Public Safety Partnership program. This program is designed to provide support to communities dealing with precipitous increases in crime through training and technical assistance. Finally, in 2020, the Davenport Police Department was awarded a Strategies for Policing Innovation grant to enhance the crime analysis capacity within the department and use data-driven policing methods to address crime in the City. While the Davenport Police Department has, and will continue, to make internal changes to respond to the increase in crime in our community, they are doing so with little additional resources.

As Davenport and other urban metro areas respond to an increase in gun crime throughout their community, the City is fiscally constrained in its ability to add more public safety resources. Public safety resources are paid for through the City's General Fund. The General Fund levy is currently capped at $8.10 per $1,000 in valuation and has been set at this rate since the 1980's. As urban metro areas have grown, the need to provide more public safety resources to protect their community has also grown, yet the cap on the General Fund levy has made it increasingly difficult to do so.

Public safety costs account for approximately 60% of the City of Davenport's annual budget. The remaining portion of the budget accounts for all other municipal services provided by the City. As a result, the City is not able to add more public safety resources to deal with the sharp increase in crime unless cuts are made to other core municipal services provided to its citizens such as garbage collection, street repair and sanitary water treatment.

The City is requesting a legislative change that would allow Iowa urban cities to levy a supplemental levy for the specific purpose of funding public safety personnel, both sworn and civilian. The levy would be subject to a reverse referendum and be used only expressly for public safety needs.

OPERATIONAL/FISCAL IMPACTS

Exhibit 1 shows the Public Safety budget as a percentage of the City of Davenport's annual General Fund budget.

FY 2021 General Fund Budget	$54,474,070
FY 2021 Public Safety Budget	$32,945,206
Public Safety % of GF Budget	**60.48%**

Exhibit 2 shows the revenue that would be generated through a public safety levy for the Davenport Police Department.

Current Total Levy Rate	$16.78
Public Safety Levy	$1.00
Total Property Taxes Levied- Current Rate	$79,591,843
Total Property Taxes Levied- Public Safety	$84,249,806
Public Safety Proposal	$4,657,963
Levy Rate as % of PD Budget	14%

Based on current taxable values, if the City of Davenport were able to levy an additional one dollar public safety levy, it would generate approximately $4.6M, which would increase the budget for public safety by 14%.

REQUESTED ACTIONS

The City requests the consideration of a bill that would give the ability for municipalities to issue a levy for the express purpose of increasing public safety personnel. City staff has drafted a proposed bill that is attached to this issue paper.

A new subsection under Iowa Code §384.12 that reads as follows:

22. A tax not-to-exceed four dollars per thousand dollars of assessed value for support of public safety personnel and related equipment by resolution upon a three-fourths vote of all the members of the council; said passage occurring after a public hearing and notice published pursuant to §362.3. If a council imposes or increases the levy in an amount greater than $1 per thousand of assessed value for any fiscal year, said action shall be subject to a reverse referendum at the next available city election date – special or regular - as determined by the county auditor upon the petition of eligible voters equal or greater in number to 25 percent of the eligible voters who cast a vote for Mayor in the last regular city election. Said petition must be filed with the county auditor within 30 calendar days of the council's passage of the levy. If a valid petition is not submitted by said deadline the levy shall become effective as of the immediately subsequent July 1. If a valid petition is submitted and the measure passes by simple majority of the voters, the levy shall become effective as of the immediately subsequent July 1.

THE CITY OF DAVENPORT
IOWA | USA

ISSUE PAPER 22-06 | High Risk Unit Funding

December 1, 2021 (S. Ott, J. Bladel & J. Smith)

STATEMENT OF ISSUE & BACKGROUND

The City of Davenport and the Davenport Police Department are committed to collaborating with local law enforcement and public safety partners to ensure our community is a safe place for all residents to reside. One such partner is the Department of Correctional Services 7th Judicial District of Iowa. They are charged with overseeing offenders who are currently on court ordered supervised release to ensure they are complying with the terms and conditions of their probation as to not reoffend in the community.

Currently, half of Iowa Department of Correctional Service's eight districts have deployed High Risk Units in their jurisdictions, while the 7th Judicial District has not. High Risk Units are parole or probation officers that are sworn law enforcement officers. High Risk Units are responsible for the supervision and monitoring of high risk, violent offenders, those at most risk of reoffending in our community. Although the number of offenders in this category is relatively small, they are responsible for the majority of violent crimes in our community and recidivate at rates exceeding 80%.

High Risk Units are responsible for conducting residential check-ins throughout the district and ensuring parolees are complying with the conditions of supervision, including electronic monitoring of parolees. They also execute warrants and apprehend absconders throughout the community before they are able to reoffend. As sworn law enforcement officers, the High Risk Unit assists local law enforcement agencies with fugitive captures, special enforcement projects, task force operations and seizures of firearms and narcotics.

Davenport, Iowa's third largest community, is located within the Correctional Services 7th Judicial District. The Board of Directors has previously identified the need for a High Risk Unit within the 7th Judicial District, which it currently does not have. The 7th Judicial District would like to enhance their oversight of parolees in our community with the creation of the High Risk Unit within their district, but needs State funding in order to do so. As the Davenport Police Department works diligently to combat crime in our community, funding a High Risk Unit within the Correctional Services 7th Judicial District would have a direct impact on public safety within the City of Davenport and would increase DPD's ability to prevent crime in our community. DPD sees the High Risk Unit as an essential component of our overarching violent crime reduction strategy.

By funding a High Risk Unit, the Department of Corrections 7th Judicial District will work closely with the Davenport Police Department to safely monitor this population to lower recidivism and therefore reduce violent crime in Davenport.

OPERATIONAL/FISCAL IMPACTS

The creation of a High Risk Unit in the Department of Corrections 7th Judicial District will directly contribute to the safety of our community by providing a more intense oversight of those violent offenders at highest risk of reoffending in our communities.

REQUESTED ACTIONS

Support funding through the Department of Corrections for a High Risk Unit in the Department of Correctional Services 7th Judicial District.

City of Davenport

Department: Finance
Contact Info: Chad Dyson | 563-326-7817

Action / Date
1/12/2022

Subject:
Resolution renaming the First Tee Classroom at Red Hawk Golf Course as the Jim Hasley First Tee Learning Center. [Ward 8]

Recommendation:
Adopt the Resolution.

Background:
Jim Hasley passed away on May 31, 2021. Jim dedicated 56 years to Davenport golf courses and the youth of our community by starting the Quad Cities First Tee chapter. To honor his memory the First Tee Board of Directors motioned and passed a request asking the City of Davenport to rename the Red Hawk Golf Course First Tee Classroom.

ATTACHMENTS:

	Type	Description
🗋	Resolution Letter	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	12/29/2021 - 1:37 PM
Finance Committee	Merritt, Mallory	Approved	12/29/2021 - 1:37 PM
City Clerk	Admin, Default	Approved	12/30/2021 - 2:05 PM

Resolution No. _____

Resolution offered by Alderman Condon.

RESOLVED by the City Council of the City of Davenport, Iowa.

RESOLUTION renaming the First Tee Classroom at Red Hawk Golf Course as the Jim Hasley First Tee Learning Center.

WHEREAS, Jim W. Hasley was a resident of the City of Davenport for 74 years and a pillar in the Davenport golf community; and

WHEREAS, he began giving pro bono group lessons at Emeis Golf course in 1965, becoming the assistant golf professional at Duck Creek Golf Course in 1968 and then the golf professional at Emeis Golf Course in 1971, finishing his golf pro career in 2001 when he retired; and

WHEREAS, Mr. Hasley's greatest joy in his golf career was helping to shape young peoples' love for the game of golf resulting in him helping launch the First Tee – Quad Cities Chapter in the summer of 2001, where he stayed active teaching First Tee lessons until a week before his passing on May 31, 2021; and

WHEREAS, Mr. Hasley earned many awards during his professional career including the Iowa Section PGA Professional of the Year and the Iowa Golf Association Professional of the Year Awards in 1985, the Iowa Section PGA Professional of the Year in 2001, the Iowa Section PGA Junior Golf Leader of the Year in 2003, the Iowa Golf Association Hall of Fame in 2010, and was inducted into the Quad City Sports Hall of Fame in 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that in honor of Jim Hasley's commitment to the community and to the sport of golf, the renaming of the First Tee Classroom at the Red Hawk Golf Course to the Jim Hasley First Tee Learning Center is hereby approved.

Passed and apprived this 12th day of January, 2022.

Approved:

_____
Mike Matson
Mayor

Attest:

_____
Brian Krup
Deputy City Clerk

City of Davenport

Department: Community Planning & Economic Development
Contact Info: Bruce Berger | 563-326-7769

Action / Date
1/12/2022

Subject:
Motion approving the local objectives for the Community Development Block Grant program for the Year 48 Annual Action Plan covering July 1, 2022 – June 30, 2023. [All Wards]

Recommendation:
Pass the Motion.

Background:
Annually the Citizens' Advisory Committee makes recommendations to the City Council regarding local objectives for the next Community Development Block Grant Annual Action Plan.

The Citizens' Advisory Committee is recommending the approval of three local objectives for the Year 48 Annual Action Plan. The local objectives were based on input received from in-person "open-house" style public meetings at the Freight House Farmer's Market (8/4/21, 8/29/21, and 9/11/21), a virtual public input meeting (9/2/21), a survey, census data, the Analysis of Impediments to Fair Housing, and the Housing Needs Assessment.

The recommended objectives are:

- Improve the livability of Davenport neighborhoods including availability of affordable housing and neighborhood infrastructure City-wide.
- Support programs to retain existing businesses and to attract new businesses, with an emphasis on increasing employment and business opportunities for younger workers, low- to moderate-income households, and minorities.
- Provide support for human needs for the citizens of Davenport emphasizing building life skills.

Approval of this Motion will establish the local objectives for the Year 48 Annual Action Plan (July 1, 2022 – to June 30, 2023). Council-approved local objectives will tie directly into Year 48 CDBG funding recommendations. Background information that was provided to the CAC is attached.

ATTACHMENTS:

	Type	Description
🗋	Backup Material	Year 48 Local Objective Background Information

REVIEWERS:

Department	Reviewer	Action	Date
Community Development Committee	Berger, Bruce	Approved	12/16/2021 - 8:56 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:34 AM

Local Objectives for CDBG Year 48 Annual Plan, July 1, 2022 to June 30, 2023

Background

The City of Davenport is required to identify general areas of need for annual CDBG funding. These general areas of need and local objectives will be included in the Annual Plan for the program year that begins July 1, 2022 which is Year 3 of the Five Year Consolidated Plan for program years 2020-2024. They will also be included as part of the subrecipient application that will be distributed in November.

As part of the development of the Five Year Consolidated Plan 2020-2024, which was submitted to and approved by HUD, four general areas of need were identified. These areas of need were developed based on responses to the annual survey, discussion from the public input meetings, data from the American Community Survey, impediments identified in the City's HUD required Analysis of Impediments to Fair Housing, and recommendations from the Housing Needs Assessment. The needs identified in the Consolidated Plan are:

- Housing: Increasing affordable decent housing for both renters and homeowners, particularly larger units, those households with very low incomes, and units outside areas of concentrated low income and minority populations.
- Economic Development: Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.
- Infrastructure and Area Benefits: Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure like streets, alleys and sidewalks.
- Low-Mod Clientele and Public Services: Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth.

In the process of developing the annual plan, the needs were used to develop local objectives to for the year:

- Improve the livability of Davenport neighborhoods including availability of affordable housing and neighborhood infrastructure citywide;
- Support programs to retain existing businesses and to attract new businesses, with an emphasis on increasing employment and business opportunities for younger workers, low to moderate income households, and minorities;
- Provide support for human needs for the citizens of Davenport emphasizing building life skills.

The data is obtained from a variety of sources to support the development of needs and objectives for the annual plan and includes: responses to the annual community input survey; discussion from the public input meetings; data from the American Community Survey (ACS), via CHAS – Comprehensive Housing Affordability Strategy which is ACS data tabulated by HUD for use in planning; impediments identified in the City's HUD required Analysis of Impediments to Fair Housing; and recommendations from the City's HUD required Housing Needs Assessment. Below is a description and summary of each type of data.

Annual Community Input Survey:

An online survey was distributed and 260 responses were received. The survey was available for 6 weeks and was distributed in the following ways: on the City Website and social media pages (Facebook and Twitter), notifications sent through NextDoor application, Sent via email to leaders of recognized neighborhoods, sent via email to all City of Davenport subrecipient agencies and other nonprofit groups, and a reminder and the link were provided during the Virtual Public Input Meeting held on September 2, 2021.

The survey resulted in the following:

- Respondents were almost split evenly for the distribution of funding with 51% preferring that funds be focused in a specific area versus 49% preferring distributing funds city-wide.
- Respondents ranked the importance of the identified needs from highest to lowest as:
    - Affordable Housing (46%)
    - Infrastructure & Area Benefits (23%)
    - Economic Development (16%)
    - Public Services (15%)

- Respondents prioritized activities in order of highest importance. The highest and lowest priorities in each category are:
    - Housing
        - Highest – Owner Occupied Housing Rehab
        - Lowest – Lead based paint removal
    - Economic Development
        - Highest – Job Creation/Retention
        - Lowest – Commercial Historic Preservation
    - Infrastructure
        - Highest – Street/Alley Improvements
        - Lowest – Historic Preservation
    - Public Services
        - Highest – Mental Health Services
        - Lowest – HIV/AIDS Services

Public Meetings:

The City held three in-person "open house" style public meetings at the Freight House Farmer's Market (August 4th, August 29th, and September 11th). Staff was available to explain the program, gather input using a map exercise and comment cards were available. Participants with the map exercise marked the areas the felt were in need of Affordable Housing, Infrastructure in support of affordable housing, Economic Development Activities, and Public Services. Feedback showed that affordable housing needs were highest on W. Locust Street/Wisconsin Avenue area; Infrastructure needs were highest in the central city and on W. Kimberly Road; Economic Development needs were the highest on W. Locust St/ Wisconsin Avenue and W. 53rd Street; and Public Service needs were the highest around W. Kimberly Road/Fairmount Street area.

Additionally a "virtual" public input meeting was held on September 2nd using the Go-to-Meeting platform. The virtual meeting provided opportunities for input to be given live using "chat" or interested parties that were not able to view the live meeting the video was posted to the City's You Tube page with the ability to submit input by email. No comments were received during the virtual meeting or post-meeting via email.

Advertisement for the meetings was done in the following ways: on the City Website and social media pages (Facebook and Twitter), notifications sent through NextDoor application, sent by email to leaders of recognized neighborhoods, all City of Davenport subrecipient agencies and other nonprofit groups.

American Community Survey Data:

HUD has provided certain data from the American Community Survey that must be included in the 5 Year Consolidated Plan. This data pertains to the demographics of the community, the income level of residents, the age and condition of structures, housing problems faces by households, and other factors. This data is summarized in the attached table. The general theme of the data indicate that there may be a need for more affordable housing units, especially at the lower income levels. Much of the housing stock in Davenport is older, and some households face cost burdens and/or are living in substandard or overcrowded conditions. Additionally there is a need for larger and accessible units. While median rent has increased by 19%, median household income has only increased by 8% indicating the need for affordable housing.

Analysis of Impediments to Fair Housing:

The City is required to obtain and update an Analysis of Impediments to Fair Housing. Davenport conducted this analysis in 2018-2019 through a consultant in conjunction with the cities of Rock Island and Moline. The resulting document identified several impediments specific to Davenport, which are summarized in the table. The general impediments identified in the document indicate that there is a lack of decent, affordable housing, particularly accessible rental units. Affordable rental housing is concentrated in areas of high minority and the recommendations are to include more of an equity focus in planning decisions, including in addressing community perceptions about affordable housing and the barriers for protected classes.

Housing Needs Assessment:

The City is required to obtain and update a Housing Needs Assessment. Davenport conducted this analysis in 2020 through a consultant in conjunction with the cities of Rock Island and Moline. The 2020 assessment resulted in six recommendations.

The themes of the recommendations are that, with a large quantity of older homes in need of repair, larger scale rehabilitation and replacement is needed. More rental assistance is needed, along with neighborhood stabilization through the rehabilitation of both owner and renter occupied housing, improved code enforcement and nuisance abatement, and efforts to address public safety and tenant/landlord stability and education. Also included the recommendation that public transit be expanded in terms of hours and routes, and that there be continued support of transitional housing and housing for special needs populations.

Recommendation

Several needs have been identified by the annual survey, public meetings and commissioned studies. The CAC should identify objectives that address one or more of the following needs, which follow the eligible national objectives of the CDBG program:

- Housing: Increasing affordable decent housing for both renters and homeowners, particularly larger units, accessible units, those for households with very low incomes, and units outside areas of concentrated low income and minority populations.
- Economic Development: Increasing employment and business opportunities in the community to address lack of employment opportunities, particularly for younger workers, low to moderate income households, and minorities.
- Infrastructure and Area Benefits: Increasing neighborhood quality and safety through mitigating or removing blighting conditions and providing improved neighborhood infrastructure like streets, alleys and sidewalks.
- Low-Mod Clientele and Public Services: Providing services to residents, particularly those that provide services for those suffering from mental health conditions, the homeless, and youth.

Last year's local objectives developed by the CAC developed are:

- Improve the livability of Davenport neighborhoods including availability of affordable housing and neighborhood infrastructure citywide;
- Support programs to retain existing businesses and to attract new businesses, with an emphasis on increasing employment and business opportunities for younger workers, low to moderate income households, and minorities;
- Provide support for human needs for the citizens of Davenport emphasizing building life skills.

The CAC has several of options for the Year 48 local objectives:

- Utilize all of the same local objectives as Year 47, if these objectives are still supported by this year's public input meetings and surveys.
- Devise new local objectives and align them with this year's public input meetings and surveys while still addressing the four general areas of need in the HUD approved Five Year Plan.
- Revise the local objectives in whole or in part to meet the highest needs as identified by this year's public input meetings and surveys in keeping with the HUD approved Five Year Plan.

In making recommendations, the CAC should take into consideration the needs identified in commissioned studies, the results of the annual public input surveys, and council objectives. The CAC recommendations will be forwarded to City Council for approval.

Summary of Data from Various Sources:

American Community Survey Census Data (2011-2015 CHAS)	Analysis of Impediments to Fair Housing Impediments (2019)	Housing Needs Assessment Recommendation (2020)	Community Input Results (2021)
46.1% of all Davenport households are low to moderate income. Households with at least one person aged 62-74 account for 18.3% of all households and 44.0% of them are low to moderate income Households with at least one child aged 6 or younger account for 14.2% of all households and 59.3% of them are low to moderate income	1. Continued need for an increased supply of decent affordable housing: *Continue using CDBG and HOME funds to increase and maintain the availability of high-quality, affordable rental and for-sale housing through new construction and rehabilitation. *Develop a referral protocol for situations where a tenant household may have to be displaced due to substandard housing conditions discovered in the course of an inspection.	1. Encourage Low to Moderate Income Housing: * Encourage affordable housing development through density bonus, fee deferments or waivers, and other forms of cost benefits to developers. * Seek out funding opportunities from local and state sources.	51% support focusing funds on a targeted area versus city-wide distribution of funds
29.1% of all households (at or below 100% AMI) in the City of Davenport suffer from one of more of the four housing problems identified by HUD (substandard kitchen and/or bathroom, overcrowding, and/or cost burdened)	2. Lack of geographic diversity in affordable housing choices: * New affordable housing development, whether by the use of CDBG or HOME funds, the local housing authorities, or private-sector LIHTC developers should be given priority consideration when it will be located in an area that increases access to new types of opportunity not generally available in neighborhoods where existing affordable housing is located.	2. Encourage Rental-Multifamily Housing Development/Rehabilitation: *Assess areas with established infrastructure that can accommodate additional rental/multifamily development. *Identify existing multifamily housing developments that may be candidates for redevelopment of rehabilitation, work to secure or commit funding for these activities. *Review the availability and need for additional amenities, such as public K-12 schools, grocery stores and public transportation within the vicinity for new developments.	Highest priorities identified are Affordable Housing (46%) and Infrastructure (23%)
75.0% of all housing units were built prior to 1980, with children present in 9% of those units. The percentages are consistent across owner occupied housing (77.8%) and rental housing (70.1%).	3. Accessible housing for people with disabilities in short supply: * Consider opportunities to encourage or incentivize the construction of new accessible housing units for people with disabilities.	3. Encourage Development of Vacant and Underdeveloped Parcels: * Encourage the development of vacant and underdeveloped parcels in close proximity to existing services and infrastructure through development incentives and fee waivers or deferments.	More than 90% of respondents use City services on a regular basis.
54.3% of low to moderate income households in Davenport are cost burdened and 27.6% are severely cost burdened	4. Community development planning lacks an equity focus: * Explore the creation of an evaluation tool that could be used to review development and policy decisions to maximize equitable outcomes. *A broad-based and trusted local convening institution should be enlisted to create and offer a periodic anti-racism training aimed at local community leaders.	4. Encourage Support for Homeless Housing and Services: *Seek out funding through federal, state, and local homeless funding sources, including government agencies and charitable foundations. * Assist with services for those facing eviction in terms of resources and other re-housing information	Highest priority in housing services were owner occupied housing rehab and energy efficiency improvements.

1.1% of all households (at or below 100% AMI) are overcrowded.	5. Protected classes face barriers to fairly accessing housing: * coordinate delivery of a regional fair housing education program that reaches the public with information about fair housing rights and responsibilities, how to recognize discrimination, and how and where to file a complaint. *Identify an appropriate partner organization and coordinate a fair housing testing program directed at potential issues of steering. * Meet with lenders and/or appraisers to inform them of goals for furthering fair housing and discuss lending barriers related to homeownership and community reinvestment in low-income neighborhoods.	5. Encourage additional production of housing units suitable for special needs populations, such as the elderly, the disabled, transitional housing and those needing care with services: *Demand for housing for a selection of special populations, such as the disabled or those needing care with services. * Research and determine sources of additional funding that will aid in securing the development of small scale facility development, taking into consideration the proximity of pertinent services and transportation options.	Highest priority for infrastructure projects were street and alley improvements followed by demolition of blighted structures.
Among households that are low to moderate income, renter households are impacted the most with 1.5% considered crowed and severely crowded	6. Community perceptions influence housing choices: *Explore options for a community-wide event or events that encourage interaction among diverse participants in neighborhoods throughout the region.	6. Encourage Activities for Homeowners/Homebuyers: * Supporting current homebuyers to maintain existing housing stock through rehabilitation programs * Educational classes for first time homebuyers and housing counseling services	Highest priority economic development services are job creation/retention and small business loans.
Median household income has increased 8% between 2009 and 2015, while median rent has increase 19%.			Highest priority public services are mental health services and youth services/programs.

City of Davenport

Department: Public Safety **Action / Date**
Contact Info: Jamie Swanson | 563-326-7795 **1/12/2022**

Subject:
Motion approving beer and liquor license applications.

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

Ward 3

Front Street Brewery, Inc (Front Street Brewery, Inc.) - 421 W River Dr - Extended Outdoor Area - Icestravaganza January 14-January 16, 2022 - License Type: Class C Liquor

Rudy's Tacos (Jacal, LLC) - 326 Cedar St - New License - License Type: Class C Liquor (*ratification*)

Ward 6

The Coffee House QC (Area 309 Coffee, LLC) - 1315 Jersey Ridge Rd - New License - License Type: Beer/Wine

La Flama Restaurant (Jam Brothers, Inc) - 3871 Elmore Ave - New License - License Type: Class C Liquor

Royal King Liquor (Guru Nanak Food Mart) - 3340 E Kimberly Rd - New License - License Type: Class E Liquor (*200' letters mailed 12/29/2021*)

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

Ward 1

Happy Joes Pizza (Dynamic Restaurant Acquisition, Inc) - 817 S Farragut St - License Type: Class B Beer

Ward 3

Chuck's Tap (White T Corporation) - 1731 W 6th St - License Type: Class C Liquor

Abarrotes Carrilo, LLC (Abarrotes Carrilo, LLC) - 903 W 3rd St - License Type: Class B Beer

Aramark @ Palmer College (Aramark Services, Inc) - 1001 Brady St - Outdoor Area - License Type: Beer/Wine

Ward 4

Happy Joes Pizza (Dynamic Restaurant Acquisition, Inc) - 1616 W Locust St - Outdoor Area - License Type: Class C Liquor

Kwik Star #123 (Kwik Trip, Inc) - 2850 W Locust St - License Type: Class C Beer

Ward 5

Los Primos Mexican Grill (Los Primos Mexican Grill, LLC) - 1143 E Locust St - License Type: Class C Liquor

Ward 6

Big 10 Mart (Molo Oil Company) - 5310 Corporate Park Dr - License Type: Class C Beer

Hy-Vee Food & Drugstore #3 (Hy-Vee, Inc) - 1823 E Kimberly Rd - License Type: Class E Liquor

Hy-Vee #4 (Hy-Vee, Inc) - 4064 E 53rd St - License Type: Class E Liquor

Ward 7

R & C Brazilian Steakhouse, LLC (R & C Brazilian Steakhouse, LLC) - 320 W Kimberly Rd - License Type: Class C Liquor

Ward 8

Happy Joes Pizza (Dynamic Restaurant Acquisition, Inc) - 201 W 50th St - License Type: Beer/Wine

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

Davenport Chapter Izaak Walton League of America (Davenport Chapter IWLA) - 8402 N Harrison St - Outdoor Area - License Type: Class C Liquor

Recommendation:
Pass the Motion.

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

REVIEWERS:

Department	Reviewer	Action	Date
Public Safety	Merritt, Mallory	Approved	12/29/2021 - 6:02 PM
Public Safety Committee	Merritt, Mallory	Approved	12/29/2021 - 6:02 PM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:35 AM

City of Davenport

Department: Public Works - Admin
Contact Info: Eric Gravert | 563-327-5125

Action / Date
1/12/2022

Subject:
Motion accepting work completed under the West Lombard Street (Clark Street to Elsie Avenue) Resurfacing project by Langman Construction Inc of Rock Island, Illinois in the amount of $86,735.01, CIP #35054. [Wards 1 & 4]

Recommendation:
Pass the Motion.

Background:
Project improvements included but were not limited to milling off the existing asphalt surface, full depth patching, and placing new HMA surface on West Lombard Street from the existing concrete at the west return of Clark Street to the existing concrete at the east return of Elsie Avenue.

The contract of $86,735.01 was budgeted in CIP #35054.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	12/29/2021 - 10:58 AM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 10:59 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:57 AM

City of Davenport

Department: Public Works - Admin
Contact Info: Eric Gravert | 563-327-5125

Action / Date
1/12/2022

Subject:
Motion accepting work completed under the Sunderbruch Trail Reconstruction project by Valley Construction Company of Rock Island, Illinois in the amount of $70,346, CIP #28030. [Ward 1]

Recommendation:
Pass the Motion.

Background:
This project included furnishing all of the labor materials, equipment, and services necessary for trail repairs including but not limited to survey, subdrain, subgrade, HMA pavement, off-road trail connections, and seeding.

The contract of $70,346 was budgeted in CIP #28030.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Engineering	Moses, Trish	Approved	12/29/2021 - 11:08 AM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 11:08 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:58 AM

City of Davenport

Department: Public Works - Admin **Action / Date**
Contact Info: Nicole Gleason | 563-326-7734 **1/12/2022**

Subject:
Motion approving the purchase of repairs to a John Deere Wheel Loader at the Compost Facility by Martin Equipment of Rock Island, Illinois in the amount of $62,074. [Ward 1]

Recommendation:
Pass the Motion.

Background:
This John Deere wheel loader needed repairs on December 2, 2021. This is a sole source purchase because Martin Equipment of Rock Island, Illinois is the local John Deere construction equipment dealer. This piece of equipment is detrimental to the daily operations at the Compost Facility.

This agenda item is to notify City Council that there is a sole source justification on file for Martin Equipment. Since Council did not meet the second cycle in December, staff proceeded to place an order for the work to be completed. This was approved by City Administrator Spiegel.

The account used for this work is 50102090 520290 Fleet Maintenance account.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	12/29/2021 - 10:59 AM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 11:00 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:59 AM

City of Davenport

Department: Public Works - Admin
Contact Info: Clay Merritt | 563-888-3055

Action / Date
1/12/2022

Subject:
Motion approving Change Order #8 to Valley Construction of Rock Island, Illinois in the amount of $48,791.37 for the West 76th Street Extension project, CIP #01629. [Ward 8]

Recommendation:
Pass the Motion.

Background:
Additional miscellaneous construction services were required for the completion of the project. Those services were for the following line items within the contract: Replacement of ADA ramps, entrance improvements, storm sewer repair, drain connections, subgrade stabilization, slope protection, temporary shoulders, removal of manholes, and curb and gutter repair.

The project is funded with a federal and state grant. The federal cost for these services is $36,397.10, the state portion at $8,066.90, and the City cost at $4,327.37.

This project is currently in the closeout phase with the Iowa Department of Transportation.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	12/29/2021 - 5:04 PM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 5:04 PM
City Clerk	Admin, Default	Approved	12/30/2021 - 12:00 PM

City of Davenport

Department: Public Works - Admin **Action / Date**
Contact Info: Thomas Vesalga | 563-326-7783 **1/12/2022**

Subject:
Motion accepting the Airport Rescue Grant in the amount of $59,000 and approving the associated Grant Agreement between the City of Davenport and the Federal Aviation Administration. [Ward 8]

Recommendation:
Pass the Motion.

Background:
As announced by the Secretary of Transportation, the Davenport Municipal Airport became eligible for grant funding under the Airport Rescue Grant (ARP Act, Public Law 117-2). These funds are to assist airports in addressing the COVID-19 public health emergency. The Federal Aviation Administration mandate states that these funds shall be used for any purpose for which airport revenues may be lawfully used.

Application for Federal Assistance (OMB SF-424) for the Davenport Municipal Airport for the ARP Act funding amount of $59,000 was provided by the FAA to receive the ARP Grant funding. The Davenport Municipal Airport has chosen to use all of its ARP funds for operational expenses and debt service.

There is no local match requirement to receive these funds.

REVIEWERS:

Department	Reviewer	Action	Date
Public Works - Admin	Moses, Trish	Approved	12/29/2021 - 10:58 AM
Public Works Committee	Moses, Trish	Approved	12/29/2021 - 10:58 AM
City Clerk	Admin, Default	Approved	12/30/2021 - 11:59 AM

City of Davenport

Department: Finance
Contact Info: Chad Dyson 563-326-7817

Action / Date
1/12/2022

Subject:
Motion approving professional service agreements for golf professional services with Brant McGivern, Matthew Hasley, and Ronnie Thrapp at Red Hawk, Duck Creek, and Emeis Golf Courses, respectively. [Wards 1, 6, & 8]

Recommendation:
Pass the Motion.

Background:
The current Golf Professional Service contracts expired as of December 31, 2021. Based on operational needs and consistent with recommendations presented in the Golf Analysis portion of the Parks and Recreation Master Plan the contracts have been revised and updated. The proposed contracts eliminate incentive fees with a base contract fee commiserate with previous year total compensation. Additional language has been included to expand duties of the Golf Professional to be more in line with supervision of the clubhouse and program operations.

The terms of agreement have been discussed and accepted, and are funded by the Golf Enterprise Fund.

ATTACHMENTS:

	Type	Description
🗋	Exhibit	McGivern Contract
🗋	Exhibit	Hasley Contract
🗋	Exhibit	Thrapp Contract

REVIEWERS:

Department	Reviewer	Action	Date
Finance	Merritt, Mallory	Approved	12/29/2021 - 1:36 PM
Finance Committee	Merritt, Mallory	Approved	12/29/2021 - 1:37 PM
City Clerk	Admin, Default	Approved	12/30/2021 - 2:06 PM

AGREEMENT BETWEEN
CITY OF DAVENPORT AND GOLF PROFESSIONAL

DRAFT 2/10/2021

This agreement, made and executed this ___th day of _____2022, between the City of Davenport, Iowa, (hereinafter referred to as "City") and Brant McGivern, (hereinafter referred to as "Golf Professional.")

WHEREAS, the City of Davenport, Iowa, operates a public golf course and desires to establish a relationship with a Professional Golfers' Association (PGA) certified golf professional in order to offer golfers a wide range of services including group lessons, individual instruction, video taping, handicapping and a complete line of golf equipment and attire; and

WHEREAS, Brant McGivern is a competent golf professional willing and able to provide those services to the City of Davenport who desires an exclusive right to provide such services in cooperation with the City of Davenport; and

WHEREAS, the public welfare, comfort and convenience of the residents of the City of Davenport will be served and the public facilities of the golf course will be enhanced by the establishment of an agreement between the parties to provide the services of a golf professional in conjunction with the operation of the City's public golf course.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, it is agreed by and between the parties hereto as follows:

1. TERM. The City hereby agrees to retain the services of the Golf Professional for a three year period beginning when executed, and ending on the 31st day of December of said year.

2. RENEWAL. This agreement shall automatically renew for an additional term of one (1) year unless written notice of termination is given by either party to the other at least thirty (30) days prior to the end of the term.

3. CONTRACT FEE. The City shall pay to the Golf Professional $54,414.31 Payments will be made on a bi-weekly basis commencing on March 15th, and ending after 34 weeks (eight months) of service. The city will pay ½ COBRA premium for a single coverage for Four months after each season ends. The Golf Professional will receive annual cost of living increase in accordance with City policy pertaining to non-bargaining exempt employees.

4. ADDITIONAL BENEFIT. Annual Dues paid for Sectional (PGA) Professional Golfers Association upon receipt.

5. REVENUE. The Golf Professional shall be entitled to retain all gross receipts received from giving golf lessons, rental of pull carts, rental of golf clubs, club repair sales, handicap service, and sales of merchandise through the pro shop at Red Hawk Golf Course and shall be responsible for payment of taxes related thereto. All transactions for golf lessons, rental of pull carts, golf club rental, handicap service, merchandise sales

and club repairs shall be recorded, reported, and reimbursed to the Golf Professional on a bi-weekly basis.

6. DUTIES OF GOLF PROFESSIONAL. The Golf Professional shall provide the following services at Red Hawk Golf Course:

    a. Oversees the collection of all greens and cart fees, and the daily deposits. Oversees the operation of the driving range;

    b. Oversees golf course play, develops operational procedures in order to ensure that course starting times are effectively scheduled and that the pro shop and driving range facilities are staffed and operational. Ensures security and prevents unauthorized use of golf course;

    c. Offer and provide golf instruction, lessons and teaching to the general public on the premises of Red Hawk Golf Course for compensation by those receiving the instruction, lessons, and teaching;

    d. Provide and offer for sale typical pro shop merchandise and operate the pro shop at Red Hawk Golf Course on a daily basis; the Golf Professional shall not make purchases with nor pledge the credit of the City in order to make purchases;

    e. Oversees operation of clubhouse concessions and beverage cart. Responsible for sales, ordering, tracking, and management of concession product inventory.

    f. Organize and conduct an annual city tournament at predetermined date, including leagues, outings and a junior golf program in cooperation with the Parks and Recreation department;

    g. Provide a monthly written report on activities and revenues to the Superintendent of Revenue Facilities;

    h. Assist in the planning and operation of special events at Red Hawk Golf Course, including but not limited to planning and implementing Cosmic Golf events and assisting with annual Chili Open;

    i. Assists in development of goals and long-range golf course plans. Recommends changes in policies and procedures to Superintendent of Revenue Facilities;

    j. Devote adequate time and attention to the duties set forth in this agreement, and use his best efforts to promote the interests and welfare of the City and will not engage in any business not contemplated by or within the scope of this agreement;

    k. Conduct themselves at all times and in all matters in accordance with the standards accepted for golf professionals as established by the Professional Golfers' Association;

l. Render such professional advice, opinions, assistance and services when requested by the City;

m. Have and maintain a Class "A" Head Professional PGA certification and maintain his membership in good standing with the PGA during this agreement;

n. Cooperate with the Parks and Recreation Department of the City to promote the enjoyable use and operation of the City's golf courses by regularly attending meetings, some of which may include department-wide meetings;

o. Ensure that renters of motorized golf cars are qualified and knowledgeable in the operation of such cars and shall enforce all rules and regulations regarding the safe operation of said cars;

p. Assist with the daily cleaning and maintenance of the motorized golf car rental fleet;

q. Pay any and all sales or other taxes that may be levied on any services provided under this agreement, except taxes related to car rentals which are payable by the City;

r. Not construct, remodel or reconstruct any part of the buildings and fixtures located on the City's golf courses without receiving prior written permission from the Director of the Parks and Recreation Department;

s. The Golf Professional does not have express authority to contract on behalf of the City to any third party and shall not enter into any contract or otherwise bind the City in any way without the express written authorization from the City. Any contracts that the Golf Professional enters into without the City's authority will not be binding on the City, and the Golf Professional shall defend, indemnify and hold the City harmless against any claims or loss alleged as a result of a breach of this provision;

t. Execute site leadership, in the absence of Golf Supervisor and Superintendent of Revenue Facilities, to resolve all issues, including, but not limited to, effective facility functioning and customer experience; and

u. Handle and make every possible attempt to solve customer complaints and problems to provide the best customer service.

7. DUTIES OF CITY. The City shall:

a. Allow space within the clubhouse at Red Hawk Golf Course in which the Golf Professional shall operate a pro shop adequate and customary for the season. Such space shall include the provision of built-in fixtures, shelves, utilities and local telephone service;

b. Secure and provide a sufficient number of motorized golf cars for rental by the Golf Professional to patrons of the golf courses to meet the needs of the public;

c. Operate and maintain the golf courses in a manner that will encourage maximum availability and utilization by the public;

d. Cooperate with the Golf Professional to promote the most efficient and enjoyable use of the golf courses; and

e. Shall collect all revenues, except those related to the provision of golf lessons and teaching and concessions.

8. OTHER TERMS.

a. The golf season at the City's golf courses shall be determined by the Director of the Parks and Recreation Department, in consultation with the Golf Operations Manager and the Golf Professional, but the Director shall make the final determination;

b. In the event the Golf Professional is permanently disabled from being a Golf Professional during the term of this agreement due to physical or mental disability, then and in that event this agreement shall terminate and the Golf Professional shall only be entitled to be paid for amounts due and owing to the date of termination due to his disability;

c. The Golf Professional is a temporary full-time employee and will be covered by the City's workers compensation and health insurance plans. The Golf Professional will not be eligible holiday, vacation or sick leave.

d. The Golf Professional shall comply with all provisions of the Child Labor Deterrence Act.

e. The Golf Professional covenants and warrants that he has no personal or financial interest, direct or indirect, which would in any manner conflict with the performance of services covered by this agreement and he will not engage in any business not contemplated by or within the scope of this agreement; and

f. The Golf Professional shall have the exclusive right and privilege to provide the services covered by this agreement on the City's golf courses.

9. INDEMNIFICATIONS and INSURANCE. The City shall not be liable to the Golf Professional for any loss or damage of property or merchandise owned by the Golf Professional located on property owned by the City. The Golf Professional shall be responsible for obtaining insurance to cover such loss or damage as well as general liability insurance coverage in an amount satisfactory to the City, which insurance policy shall also include the City for the purpose of receiving prior notice of the cancellation or non-renewal of the policy.

10. TERMINATION.

    a. Either party may terminate this agreement through non-renewal of the agreement by giving written notice to the other party at least thirty (30) days prior to the expiration of the term;

    b. If the Golf Professional violates any of the provisions of this agreement, the City may immediately terminate this agreement for cause, by giving written notice to the Golf Professional, without further obligation except to pay the Golf Professional for compensation and net income earned prior to the date of the termination of this contract; and

    c. Upon termination, the Golf Professional will promptly remove all personal property of the Golf Professional from the clubhouse and course at Red Hawk Golf Course. Any property or belongings of the Golf Professional remaining in the clubhouse or on Red Hawk Golf Course more than thirty (30) days after the date of termination shall be deemed abandoned by the Golf Professional and shall become the property of the City.

11. NOTICE. Any notice, request, approval or consent required under this agreement shall be given in writing and shall be delivered in person or mailed by certified mail at the address set forth herein or as a party has subsequently directed by written notice.

11. LAW. This agreement is made under and shall be governed by the laws of the State of Iowa.

12. This agreement sets forth the entire agreement between the parties hereto. This agreement cannot be changed or amended other than by in writing, signed and executed by both parties.

13. At the end of each golf season, there will be a review of the terms of the contract. However, Davenport Parks and Recreation has the ability to terminate this agreement with a thirty day notice.

This Agreement sets forth the entire agreement and understanding between the parties as to the subject matter hereof and supersedes all prior discussions between them.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 20____.

BY: _____

Brant McGivern, Golf Pro

ATTEST:_____

Troy A Evans, Witness

BY: _____

Mike Matson, Mayor

ATTEST: _____

Brian Krup, Deputy City Clerk

AGREEMENT BETWEEN
CITY OF DAVENPORT AND GOLF PROFESSIONAL

This agreement, made and executed this ____th day of _____ 2022, between the City of Davenport, Iowa, (hereinafter referred to as "City") and Matthew Hasley, (hereinafter referred to as "Golf Professional.")

WHEREAS, the City of Davenport, Iowa, operates a public golf course and desires to establish a relationship with a Professional Golfers' Association (PGA) certified golf professional in order to offer golfers a wide range of services including group lessons, individual instruction, video taping, handicapping and a complete line of golf equipment and attire; and

WHEREAS, Matthew Hasley is a competent golf professional willing and able to provide those services to the City of Davenport who desires an exclusive right to provide such services in cooperation with the City of Davenport; and

WHEREAS, the public welfare, comfort and convenience of the residents of the City of Davenport will be served and the public facilities of the golf course will be enhanced by the establishment of an agreement between the parties to provide the services of a golf professional in conjunction with the operation of the City's public golf course.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, it is agreed by and between the parties hereto as follows:

1. TERM. The City hereby agrees to retain the services of the Golf Professional for a three year period beginning when executed, and ending on the 31st day of December of said year.

2. RENEWAL. This agreement shall automatically renew for an additional term of one (1) Year unless written notice of termination is given by either party to the other at least Thirty (30) days prior to the end of the term.

3. CONTRACT FEE. The City shall pay to the Golf Professional the following sums: $72,567.00 annually payable bi-weekly. The Golf Professional will receive annual cost of living increase in accordance with City policy pertaining to non-bargaining exempt employees.

4. ADDITIONAL BENEFIT. Annual Dues paid for Sectional (PGA) Professional Golfers Association upon receipt.

5. REVENUE. The Golf Professional shall be entitled to retain all gross receipts received from giving golf lessons, rental of pull carts, rental of golf clubs, club repair sales, handicap service, and sales of merchandise through the pro shop at Duck Creek Golf Course and shall be responsible for payment of taxes related thereto. All transactions for golf lessons, rental of pull carts, golf club rental, handicap service, merchandise sales and club repairs shall be recorded, reported, and reimbursed to the Golf Professional on a bi-weekly basis.

DRAFT

6. DUTIES OF GOLF PROFESSIONAL. The Golf Professional shall provide the following services at Duck Creek Golf Course:

    a. Oversees the collection of all greens and cart fees, and the daily deposits. Oversees the operation of the driving range;

    b. Oversees golf course play, develops operational procedures in order to ensure that course starting times are effectively scheduled and that the pro shop and driving range facilities are staffed and operational. Ensures security and prevents unauthorized use of golf course;

    c. Offer and provide golf instruction, lessons and teaching to the general public on the premises of Duck Creek Golf Course for compensation by those receiving the instruction, lessons, and teaching;

    d. Provide and offer for sale typical pro shop merchandise and operate the pro shop at Duck Creek Golf Course on a daily basis; the Golf Professional shall not make purchases with nor pledge the credit of the City in order to make purchases;

    e. Oversees operation of clubhouse concessions and beverage cart. Responsible for sales, ordering, tracking, and management of concession product inventory.

    f. Organize and conduct an annual city tournament at predetermined date, including leagues, outings and a junior golf program in cooperation with the Parks and Recreation department;

    g. Provide a monthly written report on activities and revenues to the Superintendent of Revenue Facilities;

    h. Assist in the planning and operation of special events at Duck Creek Golf Course, including but not limited to planning and implementing Cosmic Golf events and assisting with annual Chili Open;

    i. Assists in development of goals and long-range golf course plans. Recommends changes in policies and procedures to Superintendent of Revenue Facilities;

    j. Devote adequate time and attention to the duties set forth in this agreement, and use his best efforts to promote the interests and welfare of the City and will not engage in any business not contemplated by or within the scope of this agreement;

    k. Conduct themselves at all times and in all matters in accordance with the standards accepted for golf professionals as established by the Professional Golfers' Association;

    l. Render such professional advice, opinions, assistance and services when requested by the City;

m. Have and maintain a Class "A" Head Professional PGA certification and maintain his membership in good standing with the PGA during this agreement;

n. Cooperate with the Parks and Recreation Department of the City to promote the enjoyable use and operation of the City's golf courses by regularly attending meetings, some of which may include department-wide meetings;

o. Ensure that renters of motorized golf cars are qualified and knowledgeable in the operation of such cars and shall enforce all rules and regulations regarding the safe operation of said cars;

p. Assist with the daily cleaning and maintenance of the motorized golf car rental fleet;

q. Pay any and all sales or other taxes that may be levied on any services provided under this agreement, except taxes related to car rentals which are payable by the City;

r. Not construct, remodel or reconstruct any part of the buildings and fixtures located on the City's golf courses without receiving prior written permission from the Director of the Parks and Recreation Department;

s. The Golf Professional does not have express authority to contract on behalf of the City to any third party and shall not enter into any contract or otherwise bind the City in any way without the express written authorization from the City. Any contracts that the Golf Professional enters into without the City's authority will not be binding on the City, and the Golf Professional shall defend, indemnify and hold the City harmless against any claims or loss alleged as a result of a breach of this provision;

t. Execute site leadership, in the absence of Golf Supervisor and Superintendent of Revenue Facilities, to resolve all issues, including, but not limited to, effective facility functioning and customer experience; and

u. Handle and make every possible attempt to solve customer complaints and problems to provide the best customer service.

7. DUTIES OF CITY. The City shall:

a. Allow space within the clubhouse at Duck Creek Golf Course in which the Golf Professional shall operate a pro shop adequate and customary for the season. Such space shall include the provision of built-in fixtures, shelves, utilities and local telephone service;

b. Secure and provide a sufficient number of motorized golf cars for rental by the Golf Professional to patrons of the golf courses to meet the needs of the public;

c. Operate and maintain the golf courses in a manner that will encourage maximum availability and utilization by the public;

d. Cooperate with the Golf Professional to promote the most efficient and enjoyable use of the golf courses; and

e. Shall collect all revenues, except those related to the provision of golf lessons and teaching.

8. OTHER TERMS.

a. The golf season at the City's golf courses shall be determined by the Director of the Parks and Recreation Department, in consultation with the Senior Golf Manager and the Golf Professional, but the Director shall make the final determination;

b. In the event the Golf Professional is permanently disabled from being a Golf Professional during the term of this agreement due to physical or mental disability, then and in that event this agreement shall terminate and the Golf Professional shall only be entitled to be paid for amounts due and owing to the date of termination due to his disability;

c. The Golf Professional is an independent contractor as contemplated in Iowa Code §85.61(13) and will not be covered by the City's workers' compensation insurance benefits, or any other benefits received by city employees;

d. The Golf Professional shall comply with all provisions of the Child Labor Deterrence Act.

e. The Golf Professional covenants and warrants that he has no personal or financial interest, direct or indirect, which would in any manner conflict with the performance of services covered by this agreement and he will not engage in any business not contemplated by or within the scope of this agreement; and

f. The Golf Professional shall have the exclusive right and privilege to provide the services covered by this agreement on the City's golf courses.

9. INDEMNIFICATIONS and INSURANCE. The City shall not be liable to the Golf Professional for any loss or damage of property or merchandise owned by the Golf Professional located on property owned by the City. The Golf Professional shall be responsible for obtaining insurance to cover such loss or damage as well as general liability insurance coverage in an amount satisfactory to the City, which insurance policy shall also include the City for the purpose of receiving prior notice of the cancellation or non-renewal of the policy.

10. TERMINATION.

    a. Either party may terminate this agreement through non-renewal of the agreement by giving written notice to the other party at least thirty (30) days prior to the expiration of the term;

    b. If the Golf Professional violates any of the provisions of this agreement, the City may immediately terminate this agreement for cause, by giving written notice to the Golf Professional, without further obligation except to pay the Golf Professional for compensation and net income earned prior to the date of the termination of this contract; and

    c. Upon termination, the Golf Professional will promptly remove all personal property of the Golf Professional from the clubhouse and course at Duck Creek Golf Course. Any property or belongings of the Golf Professional remaining in the clubhouse or on Duck Creek Golf Course more than thirty (30) days after the date of termination shall be deemed abandoned by the Golf Professional and shall become the property of the City.

11. NOTICE. Any notice, request, approval or consent required under this agreement shall be given in writing and shall be delivered in person or mailed by certified mail at the address set forth herein or as a party has subsequently directed by written notice.

11. LAW. This agreement is made under and shall be governed by the laws of the State of Iowa.

12. This agreement sets forth the entire agreement between the parties hereto. This agreement cannot be changed or amended other than by in writing, signed and executed by both parties.

13. At the end of each golf season, there will be a review of the terms of the contract. However, Davenport Parks and Recreation has the ability to terminate this agreement with a thirty day notice.

This Agreement sets forth the entire agreement and understanding between the parties as to the subject matter hereof and supersedes all prior discussions between them.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 20____.

BY: _____

Matthew Hasley, Golf Pro

Attest : _____

Troy A Evans, Witness

BY: _____

Mike Matson, Mayor

ATTEST: _____

Deputy City Clerk

AGREEMENT BETWEEN
CITY OF DAVENPORT AND GOLF PROFESSIONAL

This agreement, made and executed this ____th day of _____ 2022, between the City of Davenport, Iowa, (hereinafter referred to as "City") and Ronnie W. Thrapp, (hereinafter referred to as "Golf Professional.")

WHEREAS, the City of Davenport, Iowa, operates a public golf course and desires to establish a relationship with a Professional Golfers' Association (PGA) certified golf professional in order to offer golfers a wide range of services including group lessons, individual instruction, video taping, handicapping and a complete line of golf equipment and attire; and

WHEREAS, Ronnie W. Thrapp is a competent golf professional willing and able to provide those services to the City of Davenport who desires an exclusive right to provide such services in cooperation with the City of Davenport; and

WHEREAS, the public welfare, comfort and convenience of the residents of the City of Davenport will be served and the public facilities of the golf course will be enhanced by the establishment of an agreement between the parties to provide the services of a golf professional in conjunction with the operation of the City's public golf course.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, it is agreed by and between the parties hereto as follows:

1. TERM. The City hereby agrees to retain the services of the Golf Professional for a three year period beginning when executed, and ending on the 31st day of December of said year.

2. RENEWAL. This agreement shall automatically renew for an additional term of one (1) Year unless written notice of termination is given by either party to the other at least Thirty (30) days prior to the end of the term.

3. CONTRACT FEE. The City shall pay to the Golf Professional the following sums: (a) $76,220.00 annually payable bi-weekly. The Golf Professional will receive annual cost of living increase in accordance with City policy pertaining to non-bargaining exempt employees.

4. ADDITIONAL BENEFIT. Annual Dues paid for Sectional (PGA) Professional Golfers Association upon receipt.

5. REVENUE. The Golf Professional shall be entitled to retain all gross receipts received from giving golf lessons, rental of pull carts, rental of golf clubs, club repair sales, handicap service, and sales of merchandise through the pro shop at Emeis Golf Course and shall be responsible for payment of taxes related thereto. All transactions for golf lessons, rental of pull carts, golf club rental, handicap service, merchandise sales and club repairs shall be recorded, reported, and reimbursed to the Golf Professional on a bi-weekly basis

6. DUTIES OF GOLF PROFESSIONAL. The Golf Professional shall provide the following services at Emeis Golf Course:

    a. Oversees the collection of all greens and cart fees, and the daily deposits. Oversees the operation of the driving range;

    b. Oversees golf course play, develops operational procedures in order to ensure that course starting times are effectively scheduled and that the pro shop and driving range facilities are staffed and operational. Ensures security and prevents unauthorized use of golf course;

    c. Offer and provide golf instruction, lessons and teaching to the general public on the premises of Emeis Golf Course for compensation by those receiving the instruction, lessons, and teaching;

    d. Provide and offer for sale typical pro shop merchandise and operate the pro shop at Emeis Golf Course on a daily basis; the Golf Professional shall not make purchases with nor pledge the credit of the City in order to make purchases;

    e. Oversees operation of clubhouse concessions and beverage cart. Responsible for sales, ordering, tracking, and management of concession product inventory.

    f. Organize and conduct an annual city tournament at predetermined date, including leagues, outings and a junior golf program in cooperation with the Parks and Recreation department;

    g. Provide a monthly written report on activities and revenues to the Superintendent of Revenue Facilities;

    h. Assist in the planning and operation of special events at Emeis Golf Course, including but not limited to planning and implementing Cosmic Golf events and assisting with annual Chili Open;

    i. Assists in development of goals and long-range golf course plans. Recommends changes in policies and procedures to Superintendent of Revenue Facilities;

    j. Devote adequate time and attention to the duties set forth in this agreement, and use his best efforts to promote the interests and welfare of the City and will not engage in any business not contemplated by or within the scope of this agreement;

    k. Conduct themselves at all times and in all matters in accordance with the standards accepted for golf professionals as established by the Professional Golfers' Association;

    l. Render such professional advice, opinions, assistance and services when requested by the City;

m. Have and maintain a Class "A" Head Professional PGA certification and maintain his membership in good standing with the PGA during this agreement;

n. Cooperate with the Parks and Recreation Department of the City to promote the enjoyable use and operation of the City's golf courses by regularly attending meetings, some of which may include department-wide meetings;

o. Ensure that renters of motorized golf cars are qualified and knowledgeable in the operation of such cars and shall enforce all rules and regulations regarding the safe operation of said cars;

p. Assist with the daily cleaning and maintenance of the motorized golf car rental fleet;

q. Pay any and all sales or other taxes that may be levied on any services provided under this agreement, except taxes related to car rentals which are payable by the City;

r. Not construct, remodel or reconstruct any part of the buildings and fixtures located on the City's golf courses without receiving prior written permission from the Director of the Parks and Recreation Department;

s. The Golf Professional does not have express authority to contract on behalf of the City to any third party and shall not enter into any contract or otherwise bind the City in any way without the express written authorization from the City. Any contracts that the Golf Professional enters into without the City's authority will not be binding on the City, and the Golf Professional shall defend, indemnify and hold the City harmless against any claims or loss alleged as a result of a breach of this provision;

t. Execute site leadership, in the absence of Golf Supervisor and Superintendent of Revenue Facilities, to resolve all issues, including, but not limited to, effective facility functioning and customer experience; and

u. Handle and make every possible attempt to solve customer complaints and problems to provide the best customer service.

7. DUTIES OF CITY. The City shall:

a. Allow space within the clubhouse at Emeis Golf Course in which the Golf Professional shall operate a pro shop adequate and customary for the season. Such space shall include the provision of built-in fixtures, shelves, utilities and local telephone service;

b. Secure and provide a sufficient number of motorized golf cars for rental by the Golf Professional to patrons of the golf courses to meet the needs of the public;

c. Operate and maintain the golf courses in a manner that will encourage maximum availability and utilization by the public;

d. Cooperate with the Golf Professional to promote the most efficient and enjoyable use of the golf courses; and

e. Shall collect all revenues, except those related to the provision of golf lessons and teaching.

8. OTHER TERMS.

a. The golf season at the City's golf courses shall be determined by the Director of the Parks and Recreation Department, in consultation with the Golf Operations Manager and the Golf Professional, but the Director shall make the final determination;

b. In the event the Golf Professional is permanently disabled from being a Golf Professional during the term of this agreement due to physical or mental disability, then and in that event this agreement shall terminate and the Golf Professional shall only be entitled to be paid for amounts due and owing to the date of termination due to his disability;

c. The Golf Professional is an independent contractor as contemplated in Iowa Code §85.61(13) and will not be covered by the City's workers' compensation insurance benefits, or any other benefits received by city employees;

d. The Golf Professional shall comply with all provisions of the Child Labor Deterrence Act.

e. The Golf Professional covenants and warrants that he has no personal or financial interest, direct or indirect, which would in any manner conflict with the performance of services covered by this agreement and he will not engage in any business not contemplated by or within the scope of this agreement; and

f. The Golf Professional shall have the exclusive right and privilege to provide the services covered by this agreement on the City's golf courses.

9. INDEMNIFICATIONS and INSURANCE. The City shall not be liable to the Golf Professional for any loss or damage of property or merchandise owned by the Golf Professional located on property owned by the City. The Golf Professional shall be responsible for obtaining insurance to cover such loss or damage as well as general liability insurance coverage in an amount satisfactory to the City, which insurance policy shall also include the City for the purpose of receiving prior notice of the cancellation or non-renewal of the policy.

10. TERMINATION.

    a. Either party may terminate this agreement through non-renewal of the agreement by giving written notice to the other party at least thirty (30) days prior to the expiration of the term;

    b. If the Golf Professional violates any of the provisions of this agreement, the City may immediately terminate this agreement for cause, by giving written notice to the Golf Professional, without further obligation except to pay the Golf Professional for compensation and net income earned prior to the date of the termination of this contract; and

    c. Upon termination, the Golf Professional will promptly remove all personal property of the Golf Professional from the clubhouse and course at Emeis Golf Course. Any property or belongings of the Golf Professional remaining in the clubhouse or on Emeis Golf Course more than thirty (30) days after the date of termination shall be deemed abandoned by the Golf Professional and shall become the property of the City.

11. NOTICE. Any notice, request, approval or consent required under this agreement shall be given in writing and shall be delivered in person or mailed by certified mail at the address set forth herein or as a party has subsequently directed by written notice.

11. LAW. This agreement is made under and shall be governed by the laws of the State of Iowa.

12. This agreement sets forth the entire agreement between the parties hereto. This agreement cannot be changed or amended other than by in writing, signed and executed by both parties.

13. At the end of each golf season, there will be a review of the terms of the contract. However, Davenport Parks and Recreation has the ability to terminate this agreement with a thirty day notice.

This Agreement sets forth the entire agreement and understanding between the parties as to the subject matter hereof and supersedes all prior discussions between them.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 20____.

BY: _____

Ronnie Thrapp, Golf Pro

Attest : _____

Troy A Evans, Witness

BY: _____

Mike Matson, Mayor

ATTEST: _____

Deputy City Clerk