

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, March 19, 2025; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

AMENDED MARCH 18, 2025

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing for Case ROW25-01 being the request of the City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL

2. Public Hearing on the recommended allocations for Year 51 (July 1, 2025 – June 30, 2026) Community Development Block Grant (CDBG) funds. [All Wards]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Oak Street (2804 Oak Street to West 29th Street) Reconstruction project, CIP #35062. [Ward 2]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the 2025 High Volume Roadway Resurfacing Program, CIP #35061. [Wards 1, 2, 3, 5, & 8]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Paul Reinartz, Vice Chair

IX. COMMUNITY DEVELOPMENT

1. Third Consideration: Ordinance for Case REZ25-02 being the request of Anthony Properties to rezone approximately 1.15 acres of land located on the northern portion of 5670 Tremont Avenue from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]
2. First Consideration: Ordinance for Case ROW25-01 being the request of the City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL

3. Motion approving the allocations for Year 51 (July 1, 2025– June 30, 2026) Community Development Block Grant (CDBG) funds and HOME Investment Partnership (HOME) funds. [All Wards]

X. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

XI. PUBLIC SAFETY

1. Second Consideration: Ordinance amending Chapter 10.68 entitled "Miscellaneous Rules" of the Municipal Code of Davenport, Iowa by adding thereto definitions and restrictions on the use of motorcycles and motorized bicycles on public sidewalks. [All Wards]
2. Second Consideration: Ordinance amending Chapter 10.84 entitled "Bicycles" of the Municipal Code of Davenport, Iowa by changing the title to "Bicycles and Motorized Micromobility Devices", adding thereto a new section with definitions and a new section regarding riding on multi-use paths/trails, and including regulations and restrictions for electric bikes (e-bikes) on public sidewalks. [All Wards]
3. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

Project Renewal; Fit-Fest; 906 West 5th Street; 7:00 a.m. - 12:00 p.m. Saturday, April 26, 2025; **Closure**: West 6th Street from Marquette Street to Gaines Street; Warren Street from West 5th Street to West 6th Street. [Ward 3]

Davenport Parks and Recreation; Doggie Egg Hunt; Centennial Dog Park | 315 South Marquette Street; 10:00 a.m. - 3:00 p.m. Saturday, April 26, 2025; **Closure**: South Marquette Street south of the City maintenance facility to north of Beiderbecke Drive. [Ward 3]

St. Anthony Catholic Church; Bilingual Parish Mass; 417 North Main Street; 7:00 a.m. - 3:00 p.m. Sunday, May 4, 2025; **Closure:** Main Street from West 4th Street to West 5th Street. [Ward 3]

Mississippi River Distilling Company Downtown Lounge; Garage Band Live Music and Alternating Currents; 318 East 2nd Street; various dates and times (see attached schedule); **Closure:** east-west alley between East 2nd Street and East 3rd Street from Iowa Street to the MidAmerican parking lot. [Ward 3]

4. Motion approving noise variance requests on the listed dates and times for outdoor events.

Mississippi River Distilling Company Downtown Lounge; Garage Band Live Music and Alternating Currents; 318 East 2nd Street; various dates and times (see attached schedule); Outdoor music/band, over 50 dBA. [Ward 3]

5. Motion approving beer and liquor license applications.

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

Ward 3

Mississippi River Distilling Company (Mississippi River Distilling Company, LLC) - 318 East 2nd Street - Temporary Outdoor Area May 30-31, June 27-28, July 25-26, August 14-17, August 29-30 - License Type: Class C Liquor (On-Premises)

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

Ward 2

Applebee's Neighborhood Grill & Bar (Apple Corps, LP) - 3005 West Kimberly Road - License Type: Class C Liquor (On-Premises)

Ward 3

At the Stardust (At the Stardust, LLC) - 218 Iowa Street - License Type: Class C Liquor (On-Premises)

Boozies Bar and Grill (BZE Holdings, Inc) - 114 1/2 West 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Daiquiri Factory (Daq Fac, LLC) - 303 West 3rd Street - License Type: Class C Liquor (On-Premises)

La Finca (La Finca, LLC) - 916 West 2nd Street - License Type: Class C Liquor (On-Premises)

Scotts Shovelhead Shed (SSS, Inc) - 220 North Pine Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 4

Meat Market (Market Holdings, LLC) - 1629 Washington Street - License Type: Class C Liquor (On-Premises)

Ward 5

Los Primos Mexican Grill (Los Primos Mexican Grill, LLC) - 1143 East Locust Street - License Type: Class C Liquor (On-Premises)

Ward 6

Big River Bowling (Kimberly Entertainment, LLC) - 2902 East Kimberly Road - License Type: Class C Liquor (On-Premises)

Pints (Pub @ Utica, LLC) - 5268 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Qc Mart (Bethany Enterprises, Inc) - 2415 East 53rd Street - License Type: Class B Beer/Wine (Carry-Out)

R Bar-QCA, LLC (R Bar-QCA, LLC) - 4907 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

C. Request for 19/20-year-old exemption:

Ward 3

At the Stardust (At the Stardust, LLC) - 218 Iowa Street - License Type: Class C Liquor (On-Premises)

XII. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

XIII. PUBLIC WORKS

1. Resolution awarding a contract for the West Loop Trail Phase I project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$841,489.01, subject to Iowa Department of Transportation concurrence, CIP #28029. [Ward 1]
2. Resolution awarding a contract for the Main Street (Palmer Drive to Locust Street) Resurfacing project to Hawkeye Paving Corporation of Davenport, Iowa in the amount

of \$761,148, CIP #35061. [Wards 3 & 5]

3. Resolution awarding a contract for the West Lombard Court Reconstruction project to Ihrig Works LLC of Long Grove, Iowa in the amount of \$208,557, CIP #35062. [Ward 1]
4. Resolution awarding a contract for the FY 2026 Iowa DOT Full Depth Patch Program to Americore LLC of Muscatine, Iowa in the amount of \$133,004.60, CIP #35045. [Wards 1, 2, 3, 6, & 7]
5. Resolution awarding one-year contracts, with the option of a one-year extension, for the 2025 Sidewalk and ADA Ramp Program to Leveraged Services LLC of Bettendorf, Iowa in the initial amount of \$200,000; Feldman Concrete of Dyersville, Iowa in the initial amount of \$200,000; and Kelly Construction of Davenport, Iowa in the initial amount of \$300,000, and authorizing the Director of Engineering and Capital Projects to increase contract funding allocation, based on performance and need, not to exceed a cumulative total of \$965,000, CIP #28028. [All Wards]
6. Resolution awarding blanket agreements for the purchase of materials for the 2025 construction season to the lowest responsive and responsible bidders. [All Wards]
7. Resolution approving the Funding Agreement with the Iowa Department of Transportation (IDOT) in the amount of \$3,694,670 for the 4th Street Rehabilitation project, CIP #35055. [Ward 3]
8. Resolution approving the Funding Agreement with the Iowa Department of Transportation (IDOT) in the amount of \$143,220 for the Brady Street and 12th Street Traffic Signal Installation project, CIP #38022. [Ward 3]
9. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Oak Street (2804 Oak Street to West 29th Street) Reconstruction project, CIP #35062. [Ward 2]
10. Resolution approving the plans, specifications, form of contract, and estimate of cost for the 2025 High Volume Roadway Resurfacing Program, CIP #35061. [Wards 1, 2, 3, 5, & 8]
11. Motion awarding a one-year contract, with two optional one-year renewals, for Mowing Services – City-Owned Parcels to A Cut Above Lawn and Landscape LLC of Davenport, Iowa. [All Wards]
12. Motion awarding a one-year contract, with two optional one-year renewals, for Mowing Services – Rights-of-Way and Medians to HighPointe Lawns LLC of Davenport, Iowa. [All Wards]
13. Motion awarding a one-year contract, with two optional one-year renewals, for Mowing Services – City Facilities to HighPointe Lawns LLC of Davenport, Iowa. [All Wards]

14. Motion approving a purchase agreement with Consolidated WF, LLC for the acquisition of land necessary for the East 53rd Street and Utica Ridge Road Intersection Improvement project in the amount of \$64,000, CIP #35065. [Ward 6]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

XV. FINANCE

1. Resolution setting April 9, 2025, as date for sale of General Obligation Corporate Bonds, Series 2025 and approving preliminary official statement. [All Wards]
2. Motion approving a three-year collective bargaining agreement between the City of Davenport and the Chauffeurs, Teamsters & Helpers, Local Union No. 238 (Teamsters) for the term July 1, 2025 through June 30, 2028. [All Wards]

XVI. Motion recommending discussion or consent for Finance items

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

1. Lane & Waterman LLP | professional services | Amount: \$12,411.50
2. Bush, Motto, Creen & Koury | professional services | Amount: \$12,609
3. CDW Government Inc | NetMotion Complete-Conversion license renewal | Amount: \$12,697
4. LeadsOnline | PowerPlus annual renewal | Amount: \$17,184
5. Traffic Control Corporation | subrogation | Amount: \$18,250
6. Ahlers & Cooney PC | professional services | Amount: \$23,897.50

XVIII. Other Ordinances, Resolutions and Motions

XIX. 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 cannot take action on any complaint or suggestions tonight and cannot respond to any allegations at this time.

Please state your name and ward for the record. There is a three (3) minute time limit. Please end your comments promptly.

XX. Reports of City Officials

XXI. Adjourn

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Laura Berkley | 563-888-3553

Action / Date
3/19/2025

Subject:

Public Hearing for Case ROW25-01 being the request of the City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL

Recommendation:

Hold the Hearing.

Background:

The City of Davenport is requesting a partial vacation of the east-west alley connecting Belle Avenue to Duggleby Street. The existing 20-foot-wide alley is unimproved. A legal description has been submitted for review. The area for proposed vacation is approximately 8,840 square feet (.2 acres).

At its February 18, 2025 meeting, the Plan and Zoning Commission recommended Case ROW25-01 be forwarded to the City Council with a recommendation for denial. The motion to approve Case ROW25-01 failed by a roll call vote (1-8).

The staff report from the February 18, 2025 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Staff Report-Plan & Zoning Commission
3. Application
4. Maps
5. Public Notice-Committee of the Whole
6. Public Notice-Plan & Zoning Commission
7. Public Comments in Favor of Request 2-3-25
8. Public Comments in Opposition of Request 2-3-25

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ROW25-01 BEING THE REQUEST OF THE CITY OF DAVENPORT, IOWA TO VACATE A PORTION OF THE ALLEY RIGHT-OF-WAY LOCATED NORTH OF LOCUST STREET BETWEEN BELLE AVENUE AND DUGGLEBY STREET.

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

Section 1. The following described units of Scott County, Iowa real estate are hereby vacated (abandoned). The property has the following legal description:

Part of Block 2, J.S. Thomas Subdivision, City of Davenport, Scott County, Iowa, more particularly described as follows:

The eastern 442.00 feet of the 20.00 foot wide alley in Block 2 of said subdivision, containing 8,840 square feet, more or less.

Section 2. At its February 18, 2025 meeting, the Plan and Zoning Commission recommended Case ROW25-01 be forwarded to the City Council with a recommendation for denial. The motion to approve Case ROW25-01 failed by a roll call vote (1-8).

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
2/18/2025

Subject:

Case ROW25-01: Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street in Case ROW25-01 to the City Council with a recommendation for approval, subject to the following condition:

Findings:

1. Alley right-of-way is not needed for a public purpose.
2. The City of Davenport did not improve the alley. The City has no intention to improve the public alley.
3. There are multiple property owners that may have an interest in the vacated right-of-way.
4. Careful consideration is necessary for the conveyance of the vacated right-of-way.
5. Easements are in place to access existing sewer infrastructure.
6. Accident history from 2014 to present for the immediate area does not show a safety issue.

Condition:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.

Background:

At the February 4, 2025 Plan & Zoning Commission meeting, the Commission voted to table Case ROW25-01 until the February 18, 2025 meeting to allow City Staff time to answer questions related to visibility at the driveway of 2342 E Locust Street due to the retaining wall and pedestrian and vehicular traffic on Locust Street. Items 1-4 under Technical Review have been updated with additional information.

The City of Davenport is requesting a partial vacation of the east-west alley connecting Belle Avenue to Duggleby Street. The existing 20 foot wide alley is unimproved.

A legal description has been submitted for review. The area for proposed vacation is approximately 8,840 square feet (.2 acres).

The vacation of public right-of-way is a two step process:

1. Determine if the right-of-way is needed for public purposes.
2. Negotiate and determine terms of conveyance to adjacent property owners. (No Plan and Zoning Commission action is required.)

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Abutting Future Land Use Designation:

The abutting properties are designated Residential General in the Davenport +2035 Future Land Use Map. The properties along Locust Street are also located within the Urban Corridor Overlay.

1. **Residential General (RG)** - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.
2. **Urban Corridor (UC)** - Generally established corridors along major streets marked by mixed use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be developed to help guide future development decisions.

Abutting Zoning:

The abutting properties are zoned R-4C Single-Family and Two-Family Central Residential District and R-MF Multi-Family Residential District.

1. The **R-4C Single-Family and Two-Family Central Residential Zoning District** is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.
2. The **R-MF Multi-Family Residential Zoning District** is intended to accommodate a high density neighborhood environment characterized by a mixture of housing types including semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding

residential neighborhoods may be permitted in the R-MF District.

Technical Review:

The following technical review comments were received from City Departments and Utility Companies:

1. Streets: If vacated, all abutting properties will maintain frontage along a public street. A review of traffic accident reports from 2014 to present did not indicate a safety hazard. According to the Iowa Department of Transportation, there are 17,800 annual average daily traffic trips on East Locust Street, 1,200 trips on Belle Avenue, and 200 trips on Duggleby Street. The speed limit on Locust Street is 35 mph.
2. Visibility Review: According to the City Engineer, the retaining wall adjacent to the driveway at 2342 East Locust Street does not meet today's standards for sight distance. Current City Code prohibits structures within a 10 foot triangle from a roadway, alley, or driveway intersection.
3. Pedestrian Counts: The City Engineer is reviewing pedestrian counts taken and will provide additional information ahead of or at the Commission meeting. Please note, counts will only reflect current winter conditions.
4. Traffic Accidents: Staff looked at all of the crash reports from the past 10 years along Locust Street between Mound Street and Duggleby Street. There were a total of 43 crashes with the major causes being rear-end (17) and right-angle (9). All of the right-angle crashes were at Belle Avenue, with 6 involving a southbound driver and 3 involving a northbound driver. All of the vehicles on Locust in these crashes were in the nearest adjacent lane, which would have made them the most difficult to see. Therefore all of the southbound drivers were hit by westbound traffic and all of the northbound drivers were hit by eastbound traffic. Only 4 of the reports specifically mentioned the hill or wall as a reason for the crash, but it appears likely that poor visibility played a role in most of them. There were 2 incidents of hit and run and 1 of DWI. One report said the southbound driver "rolled the stop sign." All the other reports said the driver came to a complete stop and simply didn't see the vehicle on Locust. None of the other side streets or alleys had a reported right-angle crash.
5. Sanitary Sewer: There is no sewer infrastructure within the subject right-of-way. Sanitary sewer lines are within the Locust Street, Pleasant Street, and Belle Avenue rights-of-way.
6. Storm Sewer: There is a north-south storm sewer extending from Pleasant Street to Locust Street. The sewer line extends to the west of 2317 Pleasant Street and extends south through the block, exiting underneath the driveway of the apartment complex. Easements are in place to access this infrastructure if vacated.
7. Transit: Route 7 (Brown Line) and Route 8 (Green Line) have stops at the corner of Belle Avenue and Locust Street.
8. Solid Waste: Abutting properties receive trash collection from the adjacent street. No garbage collection is taken from the alley.
9. Parks/Open Space: The proposed right-of-way vacation does not impact any parks or open space.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of

the January 21, 2025 Plan and Zoning Commission Public Hearing.

The property owner at 2356 East Locust Street spoke in favor of the request at the Public Hearing. Vacating the alley would eliminate an otherwise unimproved and underutilized alley.

Several members of the public spoke in opposition to the request at the January 21, 2025 meeting. The following issues were cited: the alley enables safe access to property, there are existing utilities within the right-of-way, vacating the right-of-way negatively impacts property values, and concerns for public safety.

Staff received a phone call from an abutting property owner at 2317 East Pleasant Street. The resident stated opposition to the vacation due to a lack of off-street parking and access to the rear yard.

Staff will apprise the Commission of any additional correspondence at the February 18, 2025 Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Maps
3. Public Notice
4. Public Comments in Favor of Request 2-3-25
5. Public Comments in Opposition of Request 2-3-25



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 W. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
RIGHT-OF-WAY VACATION
(EASEMENT ABANDONMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
	12/26/2024	01/21/2025

PROJECT TITLE
Alley Vacation Between Belle and Duggleby North of

GENERAL LOCATION DESCRIPTION
Alley located north of Locust St., between Belle Ave. and Duggleby St.

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

AREA OF VACATION	EXISTING USE	PROPOSED USE	SQUARE AREA
	Unimproved ROW	N/A	8,840

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Concept/Development Plan, if applicable	☐
Authorization to Act as Applicant	☐
Legal Description* (bearing & distance) * shall include a MS Word or Text file	☒
Legal Description Dimensioned Sketch	☒
Application Fee: (REQUIRED) \$400* * check payable to 'City of Davenport'	☐

PROJECT NARRATIVE: (submit separate sheet if needed)

To Vacate alley between the east property line of
2312 East Locust Street and Duggleby Street north of
Locust Street.

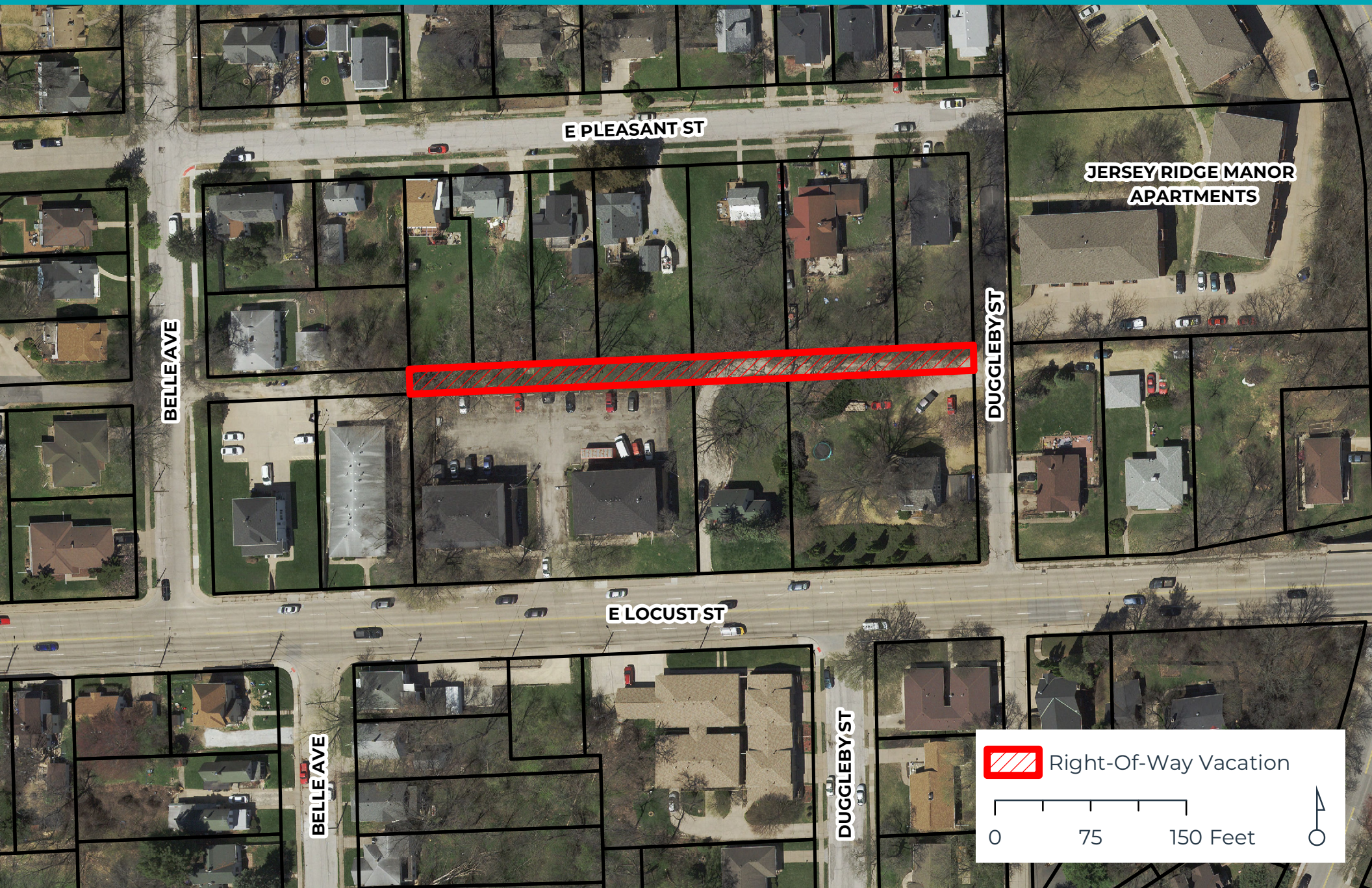
APPLICANT INFORMATION	
APPLICANT NAME Brian Schadt	
ADDRESS 226 W 4th Street	
CITY, STATE, ZIP Davenport, IA, 52801	
PHONE (563) 326-7923	
SECONDARY PHONE	
E-MAIL ADDRESS	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.	
Brian Schadt Type Applicant's Name	
 Applicant's Signature	12/26/2024 Date
DEVELOPMENT TEAM	
Surveyor Klingner & Associates, P.C.	
Address 4111 East 60th Street	
Phone (563) 359-1348	Secondary Phone
E-Mail Address lmiller@klingner.com	
Attorney/Other N/A	
Address	
Phone	Secondary Phone
E-Mail Address	

Submit the first page of this form to Planning Staff at:
planning@davenportiowa.com or contact staff with any
questions or requests for additional information.



Vicinity Map | Case ROW25-01

Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]



Right-Of-Way Vacation

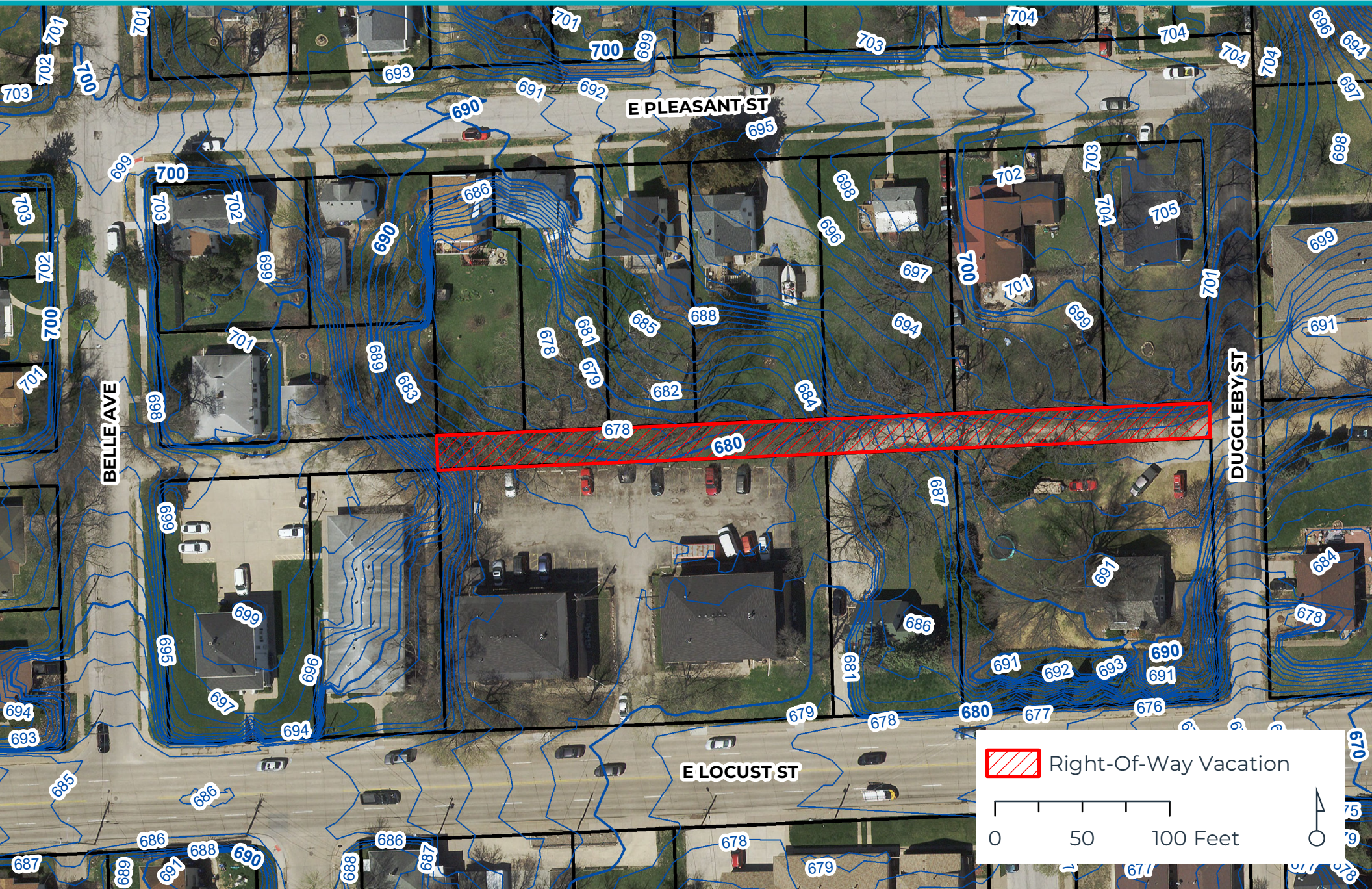
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Topographic Map | Case ROW25-01

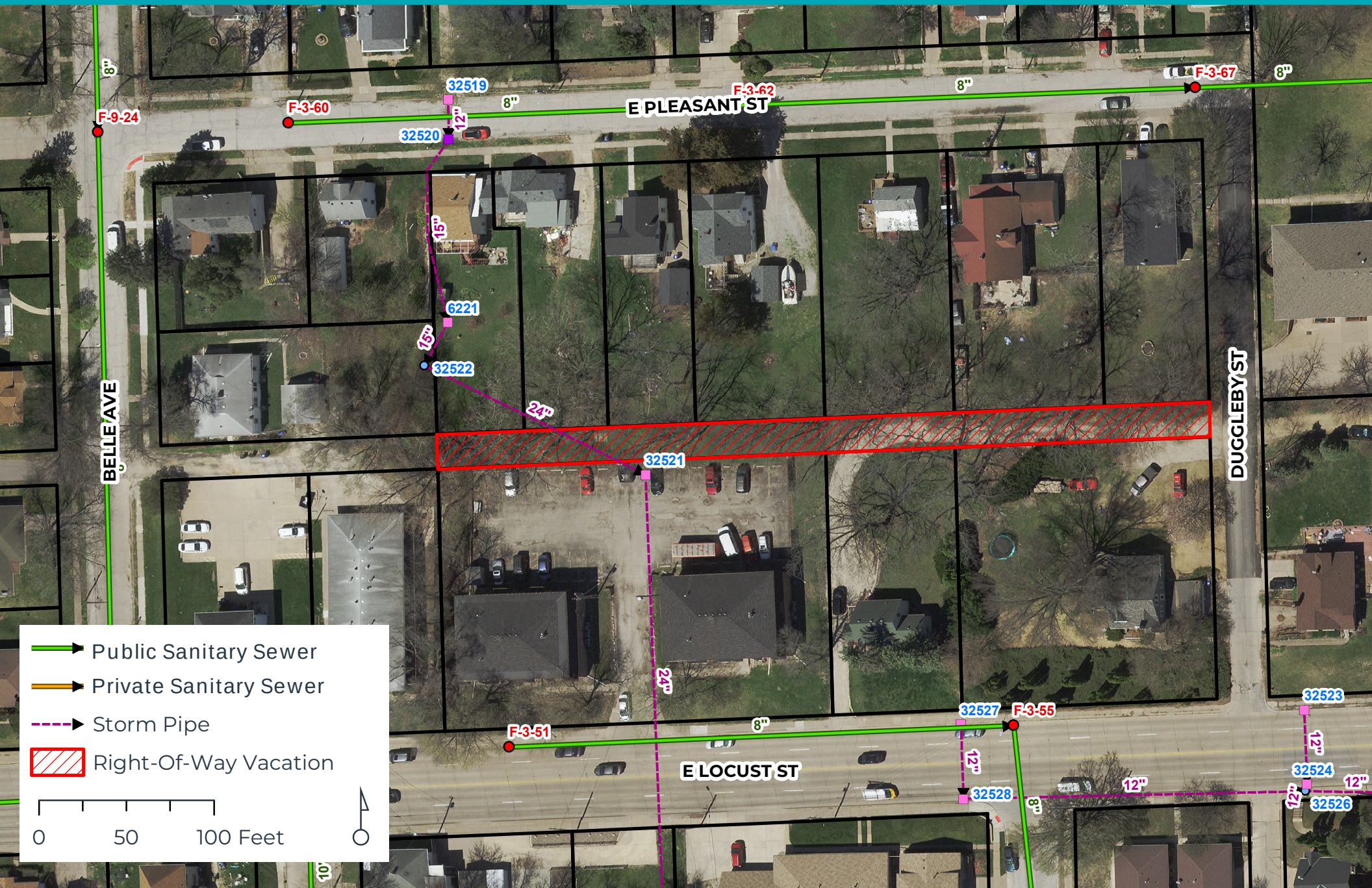
Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]





Sewer Map | Case ROW25-01

Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Dugleby Street. [Ward 5]





THE CITY OF
DAVENPORT
IOWA | USA

Zoning Map | Case ROW25-01

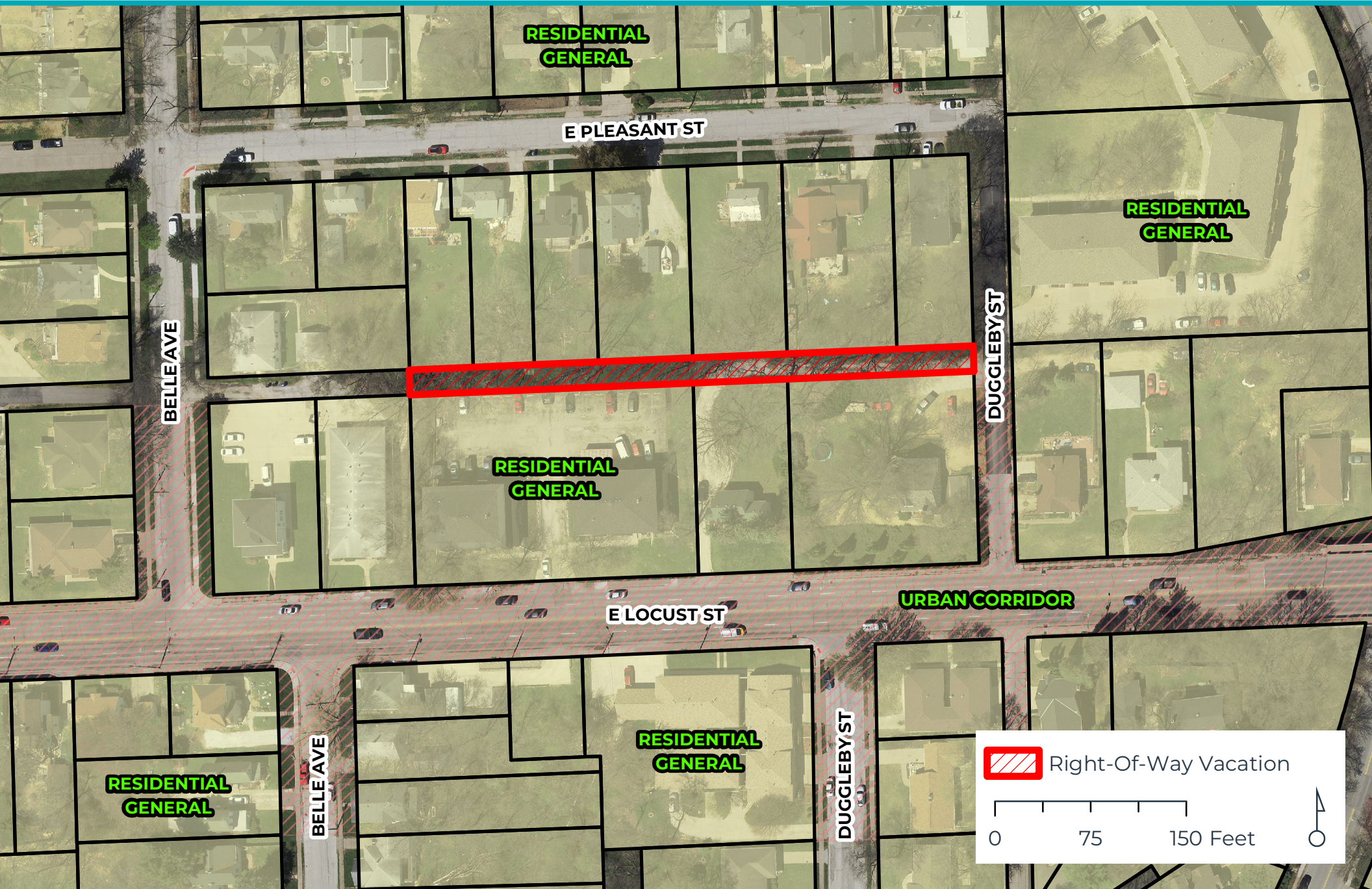
Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]





Future Land Use Map | Case ROW25-01

Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]





PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject public right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street.

Committee of the Whole Public Hearing Meeting

Date: 3/19/2025

Time: 5:30 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to vacate a portion of alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. The existing 20-foot-wide alley is unimproved.

Request/Case Description:

Case ROW25-01: Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

Plan & Zoning Commission Recommendation

At its February 18, 2025 meeting, the Plan and Zoning Commission recommended Case ROW25-01 be forwarded to the City Council with a recommendation for denial. The motion to approve Case ROW25-01 failed by a roll call vote (1-8).

What are the Next Steps?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, March 19, 2025 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?

You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145



THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map | Case ROW25-01

Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Dugleby Street. [Ward 5]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject public right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street.

Plan & Zoning Commission Public Hearing Meeting

Date: 1/21/2025

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to vacate a portion of alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. The existing 20-foot-wide alley is unimproved.

Request/Case Description:

Case ROW25-01: Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on January 21, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 4, 2025. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing.

The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas":

https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.



THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map | Case ROW25-01

Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Dugleby Street. [Ward 5]



Werderitch, Matt

From: Steve May <driftfc88@gmail.com>
Sent: Tuesday, January 21, 2025 7:58 PM
To: Werderitch, Matt
Cc: Kelly, Tim; Oswald, Richard; Berkley, Laura; Lily May
Subject: [EXT] Case ROW25-01
Attachments: Screenshot_20250121-180421.png; Screenshot_20250121-180303~2.png

ATTENTION: This is an external email.

Hey Matt I wanted to submit some follow up information for this to be entered.

To whom it may concern,

I'm in strong favor of the vacation of this unmaintained easement.

I wanted to make clear I'm only interested in the section of the easement abutting my property and would work with the neighbors to the north if they would like to split the 20' section equally.

I also wanted to clear up that I do not rely on or need the alley to access my garage.

I also wanted to reiterate that this was NEVER a public right of way and in its current form only benefits the owner of 2342 E Locust and his tenants. I've included a screenshot from August 2017 and you can see there was never a public right of way. It was a grass backyard with no gravel or public right of way.

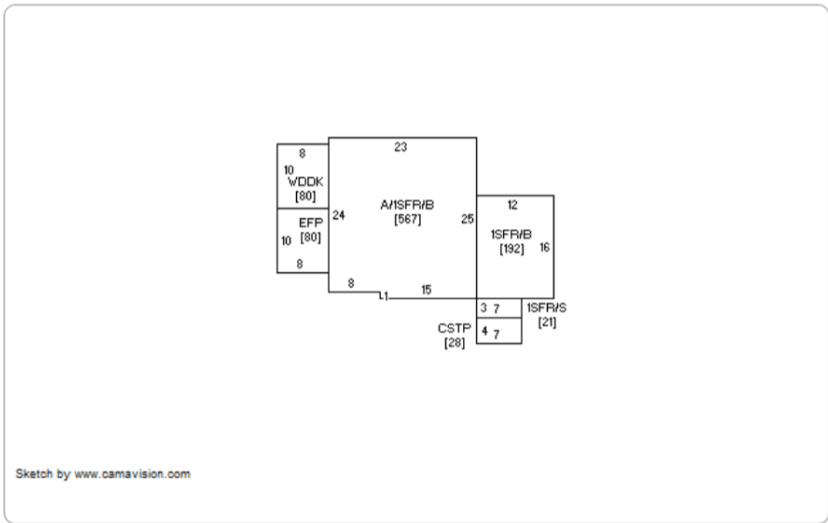
Up until October 2017 the Dray's owned the property at 2342 E. Locust St and they only had access to and from Locust St. I've included a picture showing the Dray's owned that property since 1988. You can see from the information I included this was never a public safety concern for nearly 30 years.

In closing if you take the time and look at all the protest letters you will be able to see it's only being protested by one property, clearly showing this unmaintained easement only benefits the property of 2342 E. Locust St and no one else.

Thank you for your time.



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
B030661	12/18/2017	Deck/Patio	1,000
E011310	12/11/2017	Plumb/Elec	1,000
191845	07/14/2003	Roof	2,200

Sales - Assessor's Office

Columns

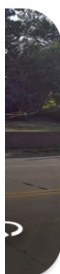
Date	Seller	Buyer	Recording	Amount
10/13/2017	DRAY, DAVID L	AGAN, SHAWN L	2017-028201	\$52,500.00
4/8/2015	DRAY BETTY L	DRAY, DAVID L	2015-008015	\$0.00
1/1/1993	DRAY, BETTY L	DRAY, LEON	237-000264	\$0.00
3/28/1988		DRAY, BETTY L	1988-001491	\$0.00



Google
© 2025 Google



2327 E Locust St



Nov 2018

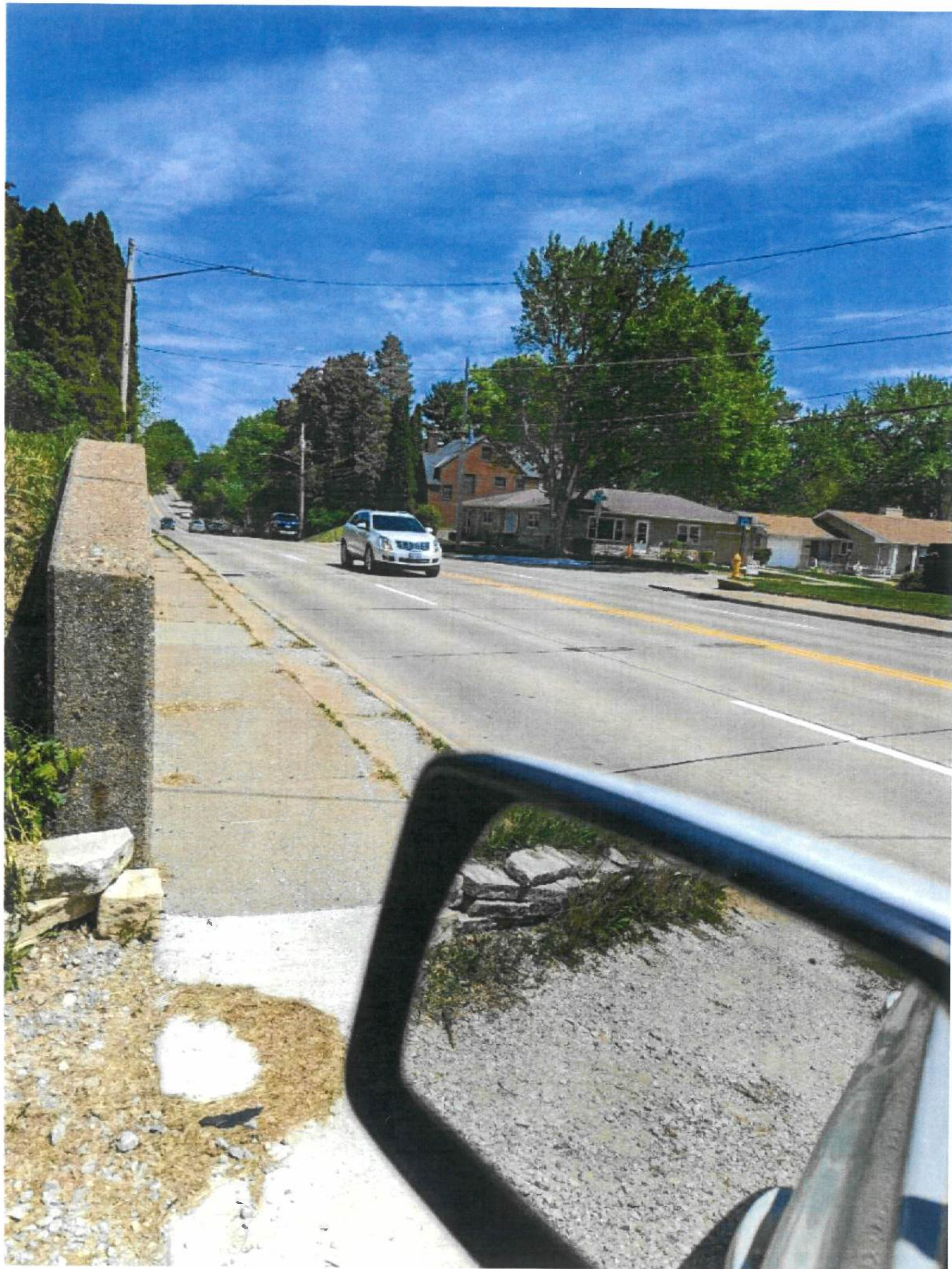


Aug 2017



Sept 20





To Whom It May Concern:

ROW25-01

I am for the vacating of this property. This right of way only serves one property-2342 E Locust St. If you pull in from Duggleby, it only goes to that property. Due to trees and terrain you cannot go any farther than that. (Pictures attached) None of the other properties along Locust and Pleasant have any access so it is not a public right of way. If the sewer needs any maintenance, they cannot access it though Duggleby-they have to go behind the apartment complex that is there.

This alley is gravel that was put in by the owner of 2342. There were never any permits to do this and this is not up to city code. As long as this is not developed by the city to bring it up to code and to make it accessible for everyone and not just one property, it is of no use to the city. We want to get it cleaned up to help improve our neighborhood.

When we purchased our property in 2018, that alley was full of trees and foliage and not driveable. So up until 2018, the only access for 2342 was Locust St. and it has never been open so it was never a safety concern before then by any of the previous owners. There was a previously submitted photo of the retaining wall at 2342 stating it was a 6 ft wall, but attached are pictures of the actual measurements of 5' 1.5" and 3' 8" at it's highest and lowest points which is closest to that driveway. Also, there has been a new tenant at that property every year and I have seen every one of them use Locust Street to get out.

As far as safety is concerned, there are so many streets along Locust that are unsafe-Belle and Woodland (pictures attached) are just a couple of examples. What about in front of Mckinley Elementary where people speed by there every day when kids go to and get out of school or when they run the stoplight on Locust where kids have to cross. Also, when it snows or is icy, Duggleby is dangerous since it is a hill. How safe is it for my family when they speed through there behind my house? Safety should not be a factor in this decision since there are so many other public streets that are unsafe to drive that a lot of people have to travel. Why is this one property for one owner more important than all those other public access streets?

Thank You
Jodi May
2356 E Locust St
Davenport, IA 52803







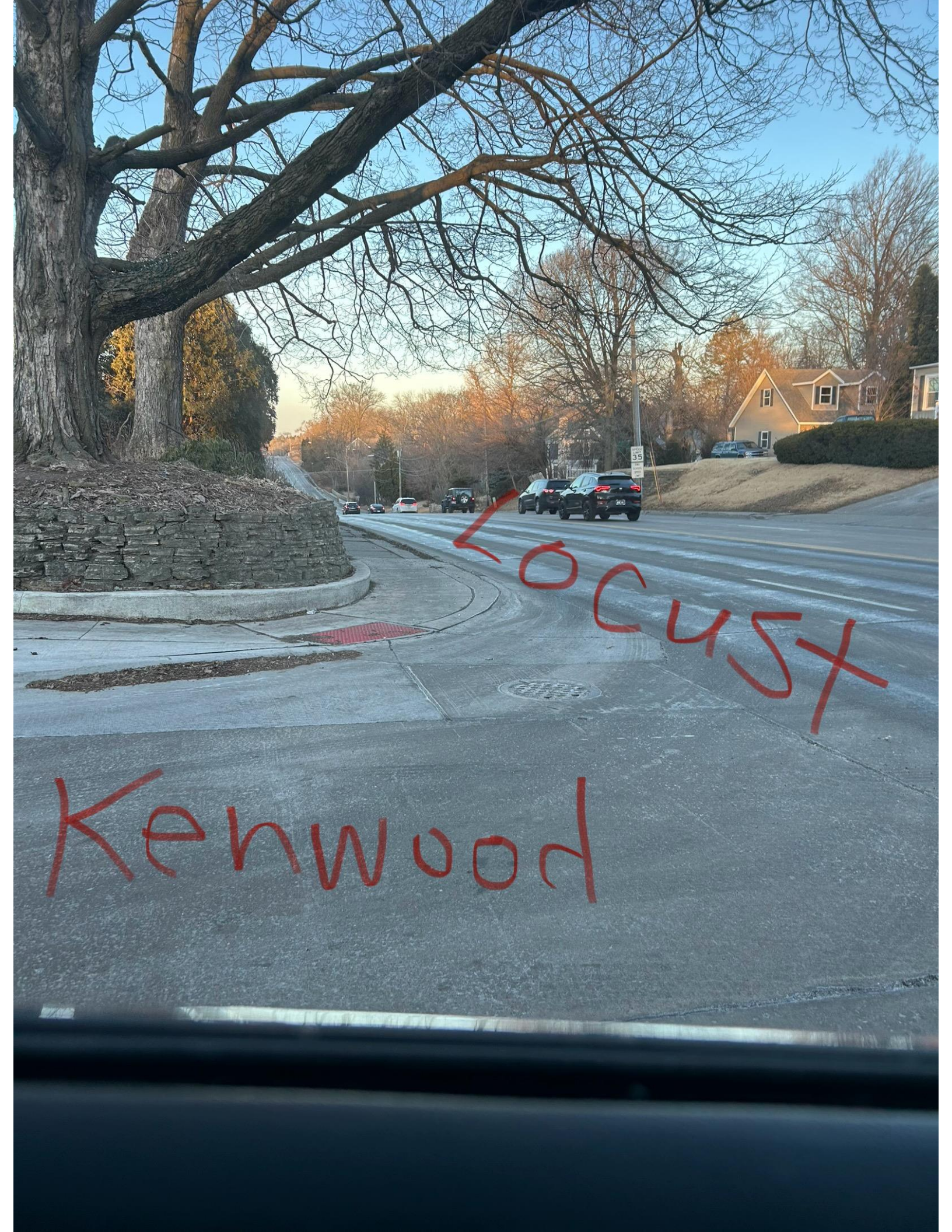












Locust

Kenwood



Bell

D



Shawn Agan
828 Waverly Road
Davenport, IA 52804

City of Davenport
Planning
1200 E 46th St
Davenport, IA 52807

To whom it may concern:

I do hereby want to object the City's proposal to vacate the alley right-of-way located north of Locust St, between Belle Ave and Duggleby St. CASE ROW23-02

Vacating this alley way will leave 2342 E Locust St with only E Locust St as access to the property. The property of 2342 E Locust was impaired visual when trying to turn onto E Locust St. This is an overall safety concern to not only other drivers but pedestrians that might be walking down the sidewalk if the alley right-of-way were to be vacated.

Please take into concertation the access this will leave if the alley is no longer able to be of use. I would encourage everyone responsible in deciding on this matter to drive down this alley way and try to turn out onto E Locust St from 2342 E Locust and feel for yourself if you would like to have to be in this position daily when trying to commute.

Thank you for your consideration,

Shawn Agan





1/20/2025

RE: Shawn Agan
2342 E. Locust Street
Davenport, IA 52803

TO WHOM IT MAY CONCERN:

My Client, Mr. Shawn Agan has asked me to state the impact of a proposed alleyway vacating to the rear of the home he owns at 2342 E. Locust Street, Davenport.

I am a forty-nine year Real Estate Agent with MEL FOSTER CO. I SOLD him this property in 2017 and have experienced first-hand the difficulty and danger of making ingress or egress from his home onto E. Locust Street.

If the City of Davenport were to vacate this alley, it is my professional opinion that it would have a detrimental impact on the saleability of this home. Having secondary access via the alley is a critical feature affecting the value and use.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Kelling'.

Scott Kelling
Mel FOSTER CO.

3211 E. 35th St. Ct. at I-74 & Kimberly Rd., Davenport, Iowa 52807-2585
PHONE (563) 359-4663
www.melfosterco.com



ARTHUR R. EDWARDS and
MELBA G. E. EDWARDS,

To

CITY OF DAVENPORT.

SEWER EASEMENT.

Dated: Oct. 19, 1965.
Ack'd: Oct. 19, 1965.
Filed: Oct. 20, 1965.
Rec'd: 178 Misc., 112.
Cons.: \$1.00 & O.V.C.

Recites that grantors, as owner of a tract of land described as Lot 14 and the West 24 feet of Lot 13, all in Block 2 of Joseph S. Thomas Subdivision in the City of Davenport, Iowa, do hereby grant, bargain and convey unto grantee a perpetual easement and right-of-way for construction and repair of a storm sewer across, through and under a tract of land described as:

following is a correct description of the centerline of a storm sewer easement 20 feet in width in Lot 14 and in the West 24 feet of Lot 13, all in Block 2 of Joseph S. Thomas Subdivision in the City of Davenport, Iowa, to-wit: Beginning in the South line of said Lot 13 at a point which is 24 feet East of the S.W. corner of said Lot 13; thence N. 61° 55' W. 88.90 feet to a point in said Lot 14; thence N. 18° 23' W. 52.18 feet in said Lot 14 to an existing 15 inch diameter concrete storm sewer,

and also grants, bargains and conveys the right to maintain, renew, enlarge, extend or reconstruct said sewer.

Also grants an encroachment for the purpose of cutting and filling that shall extend 10 feet from the center of the above described easement.

Grantors agree not to erect, construct or maintain any permanent structure on said easement without the written permission of grantee.

Grantee agrees to allow the encroachment of a minimum of 4 feet onto the above described easement for the purpose of erecting a garage.

----- // // // // // -----

1/17/25

City of Davenport
Council Members

Re: Property at 2342 E Locust St, Davenport, IA 52803

Dear Council Members

I'm writing to you in hope that Davenport will consider the Safety to General Public and Owners/Renters at the property listed as 2342 E. Locust St, Davenport, IA 52803. I personally do not have any bias or gain to my request other than safety concerns and protection of lives and property. I am here tonight to purely speak on my firsthand knowledge of the property on East Locust and my concerns.

My daughter recently started renting this property. The viability of the back entrance to this particular property is invaluable due to the safety concerns at the front entrance along Locust. There is no way to exit this property without endangering yourself and/or the public. This includes both pedestrian and vehicle traffic along East Locust. The speed limit is 35 mph and as you can imagine is frequently faster than that. It is a narrow two-way stretch. If you had to exit the property at the drive it is next to impossible to view oncoming traffic from the east without partially creeping into Locust due to the large retaining wall and proximity of the street. You certainly cannot view cyclists or people on the sidewalk either. If you creep out and a vehicle is traveling, there is nowhere to even swerve to avoid an impact if there is another vehicle in the second lane next to you, which is all the time with the traffic on Locust. This is why we never exit this way. We always drive through the back drive and exit either north or south off Duggleby St. for safety concerns. In my opinion it is imperative for the property to continue to secure this option. Without it you would endanger not only yourself but the public every time you try to exit.

Thank you for considering this request and safety of the Community,

Jacki Foley

1/19/25

City of Davenport

Council Members

Re: Property at 2342 E Locust St, Davenport, IA 52803

City Council Members,

I am the current resident at 2342 E. Locust St. Davenport, IA 52803. This letter has been written to you in hopes of expressing my concerns on the potential loss of access to the back alley attached to Duggleby St. Having lived on this property since the fall of 2024, I have first-hand experience with the dangers of leaving the property directly onto Locust St. Thank you all for being here today and considering the dangers of this proposed alteration.

Since living at this property, I have been utilizing the back entrance to my property daily in order to safely leave my home. As we all know, Locust Street is a heavily trafficked street at all hours of the day. The property is also less than 1 mile away from Genesis East Campus hospital, which means this part of Locust Street is populated by people going to receive care, police officers, and ambulances. As you can imagine, majority of the drivers on the street are not obeying the 35mph speed limit. At the front of the property lies a retention wall that almost completely blocks the view of oncoming traffic and pedestrians. I drive a small sedan, and in order to achieve a proper view of the street I have to creep out so far that the front end of my car is in oncoming traffic. Visualizing anything on the left side is impossible unless done so. This poses an exceedingly dangerous threat to anyone in the car, pedestrians that could be walking/biking on the sidewalk, and any oncoming vehicles. In the small amount of time that it takes to creep out and see what is coming from the left, there is always the possibility of hitting another car or a pedestrian. Due to how narrow the driveway is set there is nowhere to swerve out of the way if that situation were to arise. This is why it is absolutely imperative that myself, and anyone who visits the property exit through the back alley of the home.

Your consideration for this matter of safety in the community is greatly appreciated.

Sydney Foley

To whom it may concern,
I'm the tenant, Brian Long, at, 2342 E. Locust st, Davenport, Ia. I'm writing to voice my concern of shutting down the alley way. As we are all aware, Locust st is a very busy road. Pulling out, onto Locust, from my drive is very difficult. Do to the facts, vehicles are coming up hill, most exceeding the speed limit, and have a concrete wall impeding your view, until your vehicle's front end is in traffic.

I use the alley way to exit safely from my drive. I would greatly appreciate, the alley remain open. I have 3 boys of driving age, and know how difficult it is to exit onto Locust. I, as a parent, feel safer with them exiting through the alley way.

Thank,
Brian Long

Werderitch, Matt

From: Monica Gish <monica@meloylaw.com>
Sent: Wednesday, January 22, 2025 11:19 AM
To: Werderitch, Matt
Cc: mike meloylaw.com
Subject: [EXT] Case ROW 25-01

ATTENTION: This is an external email.

Mr. Werdertich,

Re: Case **ROW 25-01**--Request of the City of Davenport to vacate right of way located north of Locust Street, between Belle Avenue and Duggleby Street.

I represent Shawn Agan, the title holder and owner of real property located at 2342 East Locust Street, Davenport, Iowa.

This is legal notice to the City of Davenport that Mr. Agan **Opposes** the vacation of this long- standing public right of way.

The proposed vacation will Negatively impact Mr. Agan's real property value. It will limit access to and from 2342 Locust Street to one off street access point on East Locust Street.

Exiting the property at this point west of Mr. Agan's real property and turning east or west onto East Locust Street is a **Safety Hazard**, because of the lack of visibility, due to the existing **five-foot high** cement wall running adjacent to East Locust Street.

There appears to be only one property owner, located at the intersection of Duggleelby Street and East Locust Street who is making this request. That property owner would be able to block access from the alleyway to any person entering the alleyway from Duggleby Street.

A public alleyway should **NOT** be vacated and conveyed, which then becomes detrimental to other property Owners adjacent to that same alleyway.

We request that this request be **Denied** by the Plan and Zone Commission as detrimental to the Public Interest.

Thank you.

Michael J. Meloy

Sincerely,

Monica Gish

Paralegal for Michael J. Meloy

Meloy Law Office
2535 Tech Drive, Ste. 206
Bettendorf, Iowa 52722
(563) 359-3959
Fax: (563) 359-3953
monica@meloylaw.com

Congratulations on starting your petition!
Take steps to strengthen it.

Petition Strength

7

Good

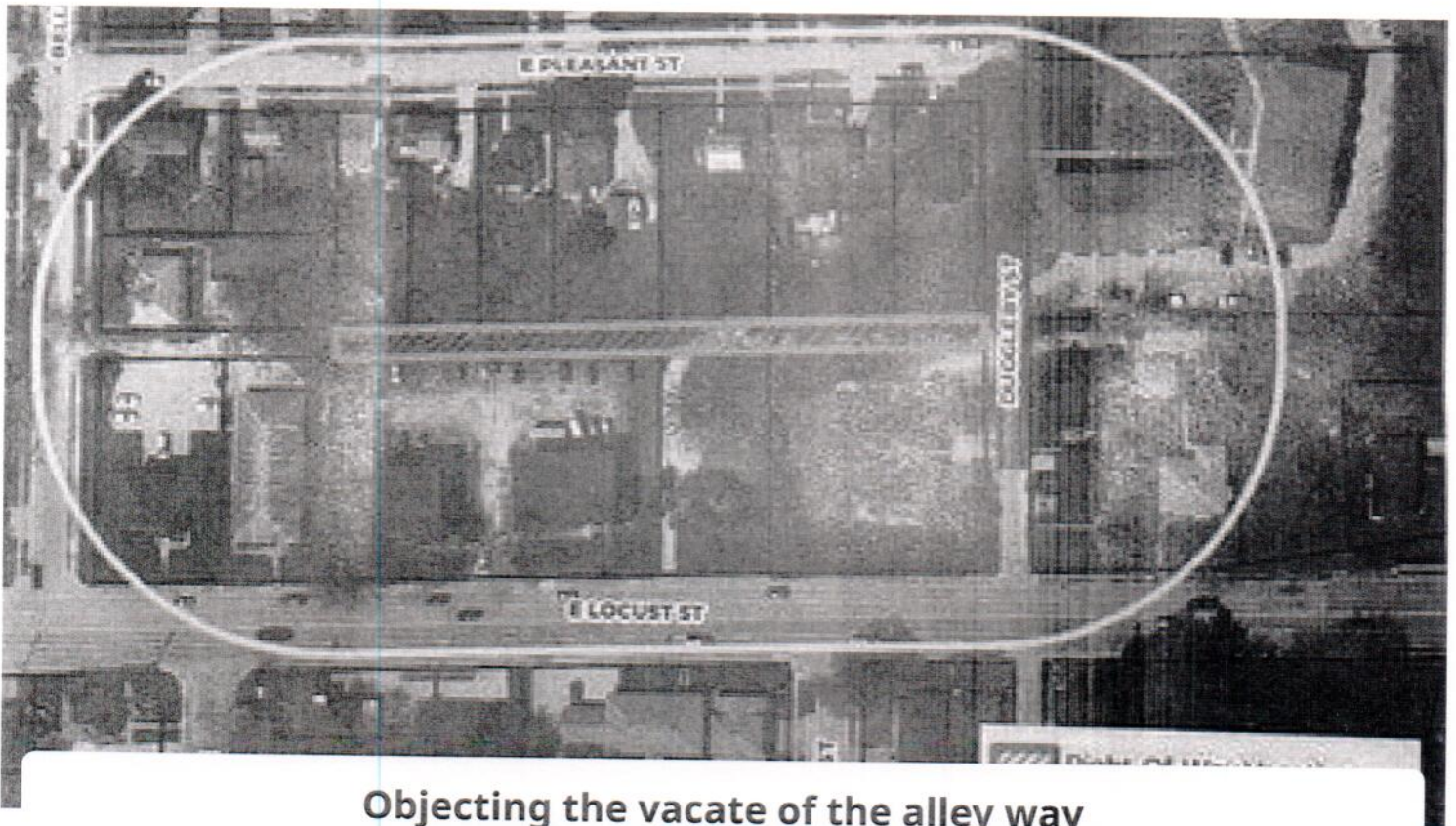
Write a longer description

Add a personal story, as well as relevant facts and statistics.

[Edit description](#)

Start an image test

Upload a few images and we'll find the one driving the most signatures.

[Start Smart Image test](#)

Objecting the vacate of the alley way

[Share this petition](#)120⁰

Verified signatures ▾

Christopher Cox • 5 hours ago

Madison Hancock • 7 hours ago

Deb Jones • 16 hours ago

Kayla fielder • 21 hours ago

DeWayne Taylor • 1 day ago



Decision Makers: Tim Dunn +2



1 Update

The Issue

We petition the City of Davenport, we object to vacating the alley right-of-way located north of Locust, between Belle Avenue and Duggleby St. Wade 5. CASE ROW25-01.

Vacating this alley way will leave 2342 E Locust with only access to E Locust. The property 2342 E Locust has impaired visual when trying to turn onto E Locust. This is an overall SAFTY concern to not only other drivers but pedestrians walking or cycling on side walk if the alley right-of-way is vacated.

I invite everyone that is responsible for making this decision and signing this petition to drive from Duggelby down alley way turn into property and see the difficulty of turning onto E Locust from 2342 E Locust to see if you personally would like to have this position on your daily commute?

The Supporters

Featured Comments



Jacki, Davenport

4 days ago

"There is no reason to endanger the people exiting this property or the public. This exit makes east bound traffic and pedestrian impossible to see with the retaining wall in place. Vote this down first public safety reasons"

Name	City	State	Postal Code	Country
Shawn Agan	Davenport	IA	52804	United States
Scott Forrest	Davenport	IA	52804	United States
Cindy Agan	Davenport	IA	52804	United States
Chanda Tague	Saint Paul	MN	55130	United States
Jen Walcher	Davenport	IA	52807	United States
Sara Nystrom	Bettendorf	IA	52722	United States
Matthew zogg	Davenport	IA	52806	United States
Tami Dennis	Davenport	IA	52802	United States
Mackenzie Chandler	Davenport	IA	52807	United States
Rhonda DEBRUYN	Davenport	IA	52803	United States
Nancy Barton	Davenport	IA	52807	United States
Dennis Williamson	Davenport	IA	52807	United States
Alice Cameron	Davenport	IA	52807	United States
Aubrey Sennett	Saint Paul	MN	55104	United States
Jason Franklin	Carpentersville	IL	60110	United States
Kortney Hudson	Davenport	IA	52804	United States
Melinda Starling	Davenport	IA	52803	United States
Shawn Loter	Davenport	IA	52802	United States
Venita Carlstrom Gatheright				United States
Susan Anderson	Cedar Rapids	IA	52405	United States
Sherry O'Neill	Davenport	IA	52807	United States
Ben Cook	Davenport	IA	52804	United States
Michael Hulsing	Madison	WI	53704	United States
David H		IA	52804	United States
Katrina Masakowski	Island Lake	IL	60042	United States
Elizabeth Berry-Chandler	Bettendorf	IA	52722	United States
Jen Quandt	Milwaukee	WI	53221	United States
ADAM MCWILLIAMS	Bettendorf	IA	52722	United States
Sam Foley	Tampa	FL	33609	United States
RYAN LINCOLN	Minneapolis	MN	55409	United States
Sharon Cox	Davenport	IA	52807	United States
Cyndi Reza	Davenport	IA	52804	United States
Tanya Hayes	Davenport	IA	52804	United States
Alicia Goossens	Davenport	IA	52806	United States
mike townley	Bettendorf	IA	52722	United States
Rob Brick	Davenport	IA	52803	United States
Austin Fielder	Bettendorf	IA	52722	United States
Christopher Boyd	Davenport	IA	52804	United States
Sharon Cox	Davenport	IA	52807	United States
Collin Ammerman	Moline	IL	61265	United States
Michael Keim	Davenport	IA	52802	United States
Darren Chandler	Buffalo	IA	52728	United States
Kelly Howes	Franklin	TN	37067	United States
Kristi SCHLEETER	Davenport	IA	52804-3052	United States
Theodore Priester	Davenport	IA	52803	United States
Brad Jones	Mount Prospect	IL	60056	United States

Kirk Wulff	Davenport	IA	52804 United States
Michael Osborn	Davenport	IA	52807 United States
Tami Stombaugh	Madison	WI	53704 United States
Dean Anderson	Des Moines	IA	50317 United States
Kimber Miller-Monty	Davenport	IA	52806 United States
Cynthia Rhodes	Davenport	IA	52806 United States
Rhonda Elskamp	Davenport	IA	52807 United States
David Monty	Davenport	IA	52806 United States
Tracy Mervine	Clinton	IA	52732 United States
Steve Stombaugh	Davenport	IA	52753 United States
Tracy Ludtke	Streamwood	IL	60107 United States
Vicky Speth	Davenport	IA	52804 United States
Mike Jones	Milwaukee	WI	53215 United States
Kelli Meyer	Davenport	IA	52804 United States
Andrea Brown	Davenport	IA	52806 United States
John Bedford	Davenport	IA	52804 United States
Tom Hansen	Davenport	IA	52806 United States
Lisa Stanton	Davenport	IA	53803 United States
Barbara Swift	Davenport	IA	52804 United States
Ahrin Hulsing	Davenport	IA	52807 United States
Becki Webb	Davenport	IA	52804 United States
Michael Hulsing	Davenport	IA	52807 United States
Trenton Jussila	Clinton	IA	52732 United States
Mike Warren	Palatine	IA	52802-1115 United States
Mary Sammon	Chicago	IL	60614 United States
John Paustian	Davenport	IA	52806 United States
Ashlee Myers-Smith			United States
barbara williams	Minneapolis	MN	55410 United States
Anthony Baker	Davenport	IA	52807 United States
Michael Morris	Davenport	IA	52807 United States
Evan Evans	Crystal Lake	IL	60014 United States
Jeffrey Stormer	Mount Prospect	IL	60056 United States
Sydney Foley	Davenport	IA	52722 United States
Jacki Foley	Davenport	IA	52803 United States
Steve Foley	Davenport	IA	52807 United States
Delores Goossens	Davenport	IA	52804 United States
Jim Carr	Davenport	IA	52806 United States
Debbie Mead	Eldridge	IA	52748 United States
Brooke Grubbs	Davenport	IA	52807 United States
Danny Caldwell	Davenport	IA	52806 United States
Jeff Jones	Davenport	IA	52802 United States
Chantel Mowery	Davenport	IA	52807 United States
Eric Berst	Davenport	IA	52806 United States
Tina Hoefer	Davenport	IA	52806 United States
Richard McGarry	Davenport	IA	52807 United States
jan goacher	Davenport	IA	52807 United States
Casondra Hilboldt	Lee's Summit	MO	64064 United States

Robert Saul	Davenport	IA	52804 United States
Julia Wulff	Davenport	IA	52804 United States
Tatiana Howell	Kewanee	IL	61443 United States
Jamie rentfro	Davenport	IA	52804 United States
Holland Slyter	Davenport	IA	52804 United States
Cindy Smith	Davenport	IA	52804 United States
John Marston	Davenport	IA	52804 United States
Brennan Griffin	Stoney Creek		L8G Canada
Mary Bird	Davenport	IA	52806 United States
GinaG Murphy	Davenport	IA	52807 United States
Gordon Poston	Kingstree	SC	29556 United States
Lynette Lennon	Davenport	IA	52803 United States
Eryn Smith-Ramos	Davenport	IA	52804 United States
Scott Boyer	DAVENPORT	IA	52806 United States
Cheryl Johnson	Wayland	IA	52654 United States
Alyssa Leutzinger	Rock island	IL	61201 United States
Jenna Foley	Cedar Rapids	IA	52403 United States
Dylan Ambrosy	Farley	IA	52046 United States
Eric McIllece	Wayland	IA	52654 United States
DeWayne Taylor			United States
Cindy Leonard	Bettendorf	IA	52722 United States

CASE

ROW 25-01

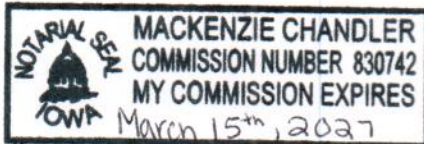
CITY OF DAVENPORT,

I Barbara Williams LIVE AT 2355 E Pleasant

OBJECT TO VACATE THE ALLEY RIGHT AWAY CASE ROW 25- 01

SIGN Barbara Williams

DATE 1-26-25



Mackenzie Chandler



A2



→ ↻ 📏 ortho.gis.iastate.edu/client_nhd.cgi?zoom=1&x0=704825&y0=4601389&layer=ortho_1960&action=pan&pwidth=600&pheight=600

Iowa Geographic Map Server - Iowa State University Geographic Information Systems Support & Research Facility

[Home](#) [Map Search](#) [ArcGIS Viewer](#) [Leaflet Viewer](#)

1960s Aerial Photos - USDA [Full extent](#)



ortho.gis.iastate.edu/client_nhd.cgi?zoom=1&x0=704825&y0=4601389&layer=ortho_1990&action=layerortho_1980&pwidth=600&pheight=600

Iowa Geographic Map Server - Iowa State University Geographic Information Systems Support & Research Facility

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1980s Aerial Photos - NHAP [Full extent](#)



City of Davenport

Department: Community & Economic Development
Contact Info: Bruce Berger | 563-326-7769

Action / Date
3/19/2025

Subject:

Public Hearing on the recommended allocations for Year 51 (July 1, 2025 – June 30, 2026)
Community Development Block Grant (CDBG) funds. [All Wards]

Recommendation:

Hold the Hearing.

Background:

The Citizens Advisory Committee (CAC) completed its process for funding recommendations for the Year 51 CDBG program, which is a subpart of the City's FY 2026 operating budget. The CAC reviewed the CDBG applications at a work session and held a public meeting at which applicants made presentations and answered questions about their programs. The CAC's process concluded on March 3, 2025 when the CAC passed a motion on its Year 51 funding recommendations for the Federal FY 2025 CDBG estimated entitlement of \$1,641,373. The votes on the entire slate of recommended allocations were unanimous.

The purpose of the HOME Program is to create affordable housing opportunities for low and very low-income residents. City HOME dollars are targeted to the construction or rehabilitation of single and multi-unit housing. HOME funds are available to non-profit, for-profit, or Community Housing Development Organizations (CHDO) developers of affordable housing. For Federal FY 2025, the estimated HOME awarded entitlement is \$394,288.

The attached Funding Summary lists for each of these programs: the agency receiving funds, its purpose, the services it will provide, and the amount of funding to be used. HOME dollars are reflected in bold. These allocations will be included in the Year 51 Annual Action Plan, which will be submitted to HUD for approval after Congress passes the HUD budget and HUD announces the City's actual allocation amounts.

These awards are contingent upon the City receiving the entitlements as indicated from the Department of Housing and Urban Development. The CAC also passed a motion to authorize City staff to make across-board cuts and increases to awards if the allocation is +/- 20% or less of what is estimated. If the allocation is more than +/-20% from the awarded amount, the CAC will meet again to make new recommendations.

Attachments:

1. CDBG 51 Allocation Summary for Council

Year 51 (July 1, 2025 – June 30, 2026) CDBG Recommendations

Based on estimated entitlement amounts pending HUD announcement of actual amounts

Public Service Programs

This category is capped by HUD regulation. The maximum available under the cap for public services has been recommended by the CAC.

AGENCY	CDBG FUNDED PURPOSE/SERVICES	PROGRAM	PROPOSED ALLOCATION AMOUNT
BIG BROTHERS/ BIG SISTERS OF THE QUAD CITIES	Provides adult mentoring for children	ONE ON ONE YOUTH MENTORING	\$30,217
COMMON CHORD	Provides music mentorship to youth	IN-TUNE MUSIC MENTORSHIP PROGRAM	\$26,995
FAMILY RESOURCES	Provides legal advocacy services to survivors	DOMESTIC ABUSE COMPREHENSIVE PROGRAM	\$30,839
FRIENDLY HOUSE	Provides afterschool and summer social, recreational, and educational activities	YOUTH SERVICES PROGRAM	\$31,688
HUMILITY HOMES AND SERVICES	Provides emergency and winter shelter	EMERGENCY SHELTER	\$30,516
IOWA LEGAL AID	Provides legal services & advocacy to tenants	EVICTON DIVERSION PROGRAM	\$28,994
PROJECT RENEWAL	Provides after school program with social, recreational, educational activities	AFTER SCHOOL YOUTH PROGRAM	\$32,437
SALVATION ARMY FAMILY SERVICE CENTER	Provides short term financial assistance, budgeting and case management	HOMELESS PREVENTION PROGRAM	\$28,621
VERA FRENCH COMM MENTAL HEALTH CENTER	Provides supportive service to persons who suffer from severe and chronic mental illness	SUPPORTED COMMUNITY LIVING	\$29,693
PUBLIC SERVICE TOTAL:			\$270,000

Year 51 (July 1, 2025 – June 30, 2026) CDBG Recommendations and HOME funds

Based on estimated entitlement amounts pending HUD announcement of actual amounts

Non-Public Service Programs

The amount recommended for Planning & Administration is below the HUD regulatory cap for that category.
No other non-public service programs are capped by HUD.

AGENCY	CDBG FUNDED PURPOSE/SERVICES	PROGRAM	PROPOSED ALLOCATION AMOUNT
PLANNING & ADMINISTRATION			
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)	Coordinates, administers, and monitors CDBG program; prepares reports and plans required by HUD; prepares needs assessments and other planning efforts including historic and environmental studies and coordination with neighborhood groups on planning Activities	CDBG STAFF & OPERATIONS	\$323,749 ¹
ECONOMIC DEVELOPMENT:			
CPED ECONOMIC DEVELOPMENT FUND	Formulation, coordination, and implementation of local economic development strategies	STAFF	\$0 ²
		ECONOMIC DEVELOPMENT FUND	\$150,000 ⁴
HOUSING:			
CPED HOUSING REHABILITATION/ NEIGHBORHOOD REVITALIZATION FUND	Provides financing for rehabilitation and purchase of housing; elimination of blight; infrastructure in support of housing activities; and accessibility improvements.	STAFF	\$346,215 ³
		CITY REHAB LOANS/ GRANTS/RELOCATION	\$551,409 ⁴
		HOME STAFF & OPERATIONS	\$39,429
		HOME LOANS / GRANTS	\$354,859
NON PUBLIC SERVICE TOTAL:			\$1,371,373
HOME TOTAL:			\$ 394,288

¹\$0.00 in CDBG Program Income for grant administration

² \$51,809 in Economic Development Revolving Loan Fund Program Income for program delivery

³ \$0.00 in Housing Rehabilitation Revolving Loan Fund Program Income for program delivery

⁴ In addition to newly available entitlement funds, rollover funds from prior years and program income earned on revolving loan funds will be available in this program

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/19/2025

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Oak Street (2804 Oak Street to West 29th Street) Reconstruction project, CIP #35062. [Ward 2]

Recommendation:

Hold the Hearing.

Background:

This project will reconstruct Oak Street from 2804 Oak Street north to West 29th Street. The proposed improvements include, but are not limited to, pavement removal and replacement, driveway approach replacements, subdrain installation, ADA curb ramp construction, utility structure adjustments, and final stabilization.

This project will be funded in CIP #35062 for streets projects.

Attachments:

None

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/19/2025

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the 2025 High Volume Roadway Resurfacing Program, CIP #35061. [Wards 1, 2, 3, 5, & 8]

Recommendation:

Hold the Hearing.

Background:

This proposed program seeks to resurface four roadways located throughout the city. The proposed improvements include, but are not limited to, asphalt mill and overlay of existing pavement section, full-depth asphalt pavement patching, PCC curb and gutter replacement, sidewalk replacement, ADA curb ramp construction, utility structure adjustments, miscellaneous manhole replacements, and final stabilization. The following locations have been identified for this program:

1. Indian Road from May Lane to South Concord Street.
2. North Lincoln Avenue from North Thornwood Avenue to 1038 North Lincoln Avenue.
3. Bridge Avenue from East High Street to East Rusholme Street.
4. North Pine Street from 6254 North Pine Street to 6377 North Pine Street.

This project will be funded in CIP #35061 for streets projects.

Attachments:

None

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Laura Berkley | 563-888-3553

Action / Date
3/19/2025

Subject:

Third Consideration: Ordinance for Case REZ25-02 being the request of Anthony Properties to rezone approximately 1.15 acres of land located on the northern portion of 5670 Tremont Avenue from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

Recommendation:

Consider the Ordinance.

Background:

The subject property is currently zoned I-1 Light Industrial District. The request is to rezone the property to R-MF Multi-Family Residential District. The purpose is to facilitate better access to The Jade on Tremont Apartments, which is currently under construction on the adjacent property to the west. The owner of Davenport Public Storage is selling a portion of their undeveloped property on Tremont Avenue to the developer. This enables the site layout to be reconfigured for better visibility and access. The applicant intends to construct a driveway and clubhouse on the 1.15 acre property.

At its February 4, 2025 meeting, the Plan and Zoning Commission recommended Case REZ25-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition:

Findings

1. The zoning map amendment is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.
2. The zoning map amendment is generally compatible with the zoning and uses of the surrounding area. The request is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.
3. The zoning map amendment enhances the established neighborhood character.
4. The zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the map amendment removes previous concerns about access, visibility, and emergency response.
5. The zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.
6. The zoning map amendment will create nonconformities on adjacent properties. A condition for landscaping buffers mitigates the nonconformity.

Condition

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and south property lines. The buffer yard shall contain a six-foot tall

fence and landscaping.

The staff report from the February 4, 2025 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Staff Report
3. Application
4. Maps
5. Ordinance 2023-483
6. Public Notice-Committee of the Whole
7. Public Notice-Plan & Zoning Commission Meeting
8. Public Comment-5770 Tremont Ave

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ25-02 BEING THE REQUEST OF ANTHONY PROPERTIES TO REZONE APPROXIMATELY 1.15 ACRES OF LAND LOCATED ON THE NORTHERN PORTION OF 5670 TREMONT AVENUE FROM I-1 LIGHT INDUSTRIAL DISTRICT TO R-MF MULTI-FAMILY RESIDENTIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-MF Multi-Family Residential District."

A PORTION OF LOT 9, PHOENIX CENTRE 7TH ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;

THENCE NORTH 89-19'40" EAST ON THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 241.73 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 AND THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE;

THENCE SOUTH 11-20'51" WEST ON THE EAST LINE OF SAID LOT 9 AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 236.02 FEET;

THENCE NORTH 89-24'10" WEST, 197.64 FEET TO THE WEST LINE OF SAID LOT 9;

THENCE NORTH Q-35'50" EAST ON SAID WEST LINE, 226.53 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 1.15 ACRES

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

Findings

1. The zoning map amendment is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.
2. The zoning map amendment is generally compatible with the zoning and uses of the surrounding area. The request is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.
3. The zoning map amendment enhances the established neighborhood character.

4. The zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the map amendment removes previous concerns about access, visibility, and emergency response.

5. The zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.

6. The zoning map amendment will create nonconformities on adjacent properties. A condition for landscaping buffers mitigates the nonconformity.

Condition

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and south property lines. The buffer yard shall contain a six-foot tall fence and landscaping.

Section 3. At its February 4, 2025 meeting, the City Plan and Zoning Commission voted to forward Case REZ25-02 to the City Council with a recommendation for approval subject to the listed findings and condition.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
2/4/2025

Subject:

Case REZ25-02: Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

Recommendation:

Staff recommends Case REZ25-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition:

Findings:

1. The zoning map amendment is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.
2. The zoning map amendment is generally compatible with the zoning and uses of the surrounding area. The request is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.
3. The zoning map amendment enhances the established neighborhood character.
4. The zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the map amendment removes previous concerns about access, visibility, and emergency response.
5. The zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.
6. The zoning map amendment will create nonconformities on adjacent properties. A condition for landscaping buffers mitigates the nonconformity.

Condition:

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and south property lines. The buffer yard shall contain a six-foot tall fence and landscaping.

Background:

Development History:

To facilitate the development of The Jade on Tremont Apartments, City Council adopted Ordinance No. 2023-483 on December 13, 2023. This action rezoned the property at 5504 Tremont Avenue from I-1 Light Industrial District to R-MF Multi-Family Residential District. The rezoning was approved, subject to the following conditions:

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and east property lines. The buffer yard shall contain a six-foot fence

- and landscaping.
2. The developer shall obtain approval from all utilities to install signage within the designated utility easement.
 3. The developer shall install signage near the driveway entrance to the development. The signage shall be a minimum of thirty-two square feet and illuminated.

The 132-unit apartment complex is currently under construction. To provide for expansion and better access to The Jade Apartments, the owner of Davenport Public Storage is selling a portion of their undeveloped property on Tremont Avenue to the developer. This enables the site layout to be reconfigured for better visibility and access. The applicant intends to construct a driveway and clubhouse on the 1.15 acre property.

Why is a Zoning Map Amendment Required?

'Dwelling-Multi-Family' is a prohibited use in the I-1 Light Industrial District. The applicant is petitioning a rezoning to amend the conditions in Ordinance 2023-483. The requirement for signage is no longer applicable with the proposed access point. In addition, the condition for buffer yard landscaping should be amended to reflect the new boundaries of the development.

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Future Land Use Designation:

The subject property is currently designated as Industry in the Davenport +2035 Future Land Use Map.

1. **Industry (I)** - Designates areas devoted to manufacturing, assembly/fabrication, warehousing and distribution, research and technological innovation centers, and associated commercial/office uses developed at a scale as to warrant access to good transportation networks and separation or buffering from residential uses.

Zoning:

The applicant is petitioning a rezoning from I-1 Light Industrial District to R-MF Multi-Family Residential District.

1. **I-1 Light Industrial District:** This zoning district is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.
2. **R-MF Multi-Family Residential District:** This zoning district is intended to accommodate a high-density neighborhood environment characterized by a mixture of housing types including single-family dwellings, semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-MF District.

Technical Review:

1. **Fire:** The proposed rezoning, which facilitates a new entrance to the housing development, alleviates the Fire Department's previous concerns of way finding and access.
2. **Engineering:** The IA DOT classifies this roadway as a local road. There are no recent traffic count numbers on this section of Tremont Street; however engineering estimates the average annual traffic count to be approximately 2,500 AADT. It is likely there is a larger proportion of truck traffic in this general area due to the current uses and industrial zoning from 46th Street to Veterans Memorial Parkway. The additional traffic generated by this development may result in traffic signal warrants at Tremont Avenue and Veterans Memorial Parkway.
3. **Zoning:** Rezoning the subject property to facilitate a new access point onto Tremont Avenue alleviates visibility concerns for the residential development. The previous application provided access to The Jade on Tremont Apartments through a 40-foot strip of land between two lots containing storage units. City Council adopted Ordinance No. 2023-483 to address wayfinding and safe access to the property.

Approval Standards for Map Amendments (Chapter 17.14.040)

The Plan and Zoning Commission recommendation and the City Council decision on any zoning text or map amendment is a matter of legislative discretion that is not controlled by any particular standard. However, in making their recommendation and decision, the Plan and Zoning Commission and the City Council must consider the following standards. The approval of amendments is based on a balancing of these standards.

- **The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.**

Staff Response: The property is designated as Industry (I) in the Davenport +2035 Land Use Plan. This land use category is intended to provide separation and buffering from residential uses. Since the Comprehensive Plan designated areas as a whole, the Tremont Avenue Corridor, from 53rd Street to Veterans Memorial Parkway, is reserved for industrial land uses. The proposed rezoning would further introduce residential uses into an existing industrial corridor. Staff does not believe an amendment to the Comprehensive Plan is required.

It is staff's opinion that the proposed rezoning to R-MF Multi-Family Residential is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.

- **The compatibility with the zoning of nearby property.**

Staff Response:

The following zoning districts abut the subject property:

North: I-1 Light Industrial District

South: I-1 Light Industrial District

East: I-1 Light Industrial District

West: R-MF Multi-Family Residential District

Rezoning the subject property to R-MF Multi-Family Residential District creates compatibility with The Jade on Tremont Apartments, which is currently under construction. Tremont Avenue is an established industrial corridor. Further introducing high density residential development into an industrial park may result in land use conflicts. However, light industrial uses are enclosed, low-intensity uses with minimal, if any, outside impacts.

It is staff's opinion that the proposed zoning map amendment is not compatible with the surrounding industrial corridor, but is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.

- **The compatibility with established neighborhood character.**

Staff Response: The established neighborhood character consists of a developed industrial corridor and an under construction multi-family housing development. Industrial businesses within the vicinity include Stefanini, Greenwood Cleaning Systems, 7 Hills Paving, Northwest Mechanical, Van Meter Inc., Ferguson Plumbing Supply, Davenport Public Storage, FXC Upper Midwest, Per Mar, and SMG.

Compatibility with the established neighborhood character depends on the development of the property. The Zoning Ordinance implements design standards to ensure new construction is cohesive with the surrounding neighborhood. These standards regulate building materials, façade design, fenestration, and roof design. The industrial building design standards are intentionally relaxed to promote large scale manufacturing and warehouse users. Industrial districts are allowed to incorporate lower quality building materials, such as metal panels or corrugated siding. Architectural elements and design features are not regulated, enabling construction of substantial structures on large lots. In addition, there are also no transparency or articulation requirements.

There are instances in the City of Davenport of residential development adjacent to industrial districts. The proposal to construct a clubhouse reduces the interaction with the existing industrial businesses by providing a safe access point to Tremont Avenue.

It is staff's opinion that the proposed zoning map amendment enhances the established neighborhood character.

- **The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.**

Staff Response: The applicant is requesting a map amendment to a high-density residential designation. Mixing housing with industrial development may cause land use conflicts. An additional burden is placed on developed industrial properties with respect to noise standards. The noise ordinance allows a greater level of noise when the receiving property is also industrial. Introducing residential zoning will lower the decibel levels allowed.

Over time, the properties adjacent to Tremont Avenue may choose to redevelop with different uses that could result in taller buildings. This would further obscure a residential development from view at the street. The subject property's presence along Tremont

Avenue will better facilitate access for first responders. Since the subject property is being utilized to provide safer access to The Jade on Tremont Apartments, staff's initial concerns about visibility from public right-of-way are mitigated.

It is staff's opinion that the proposed zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the overall intent removes staff's previous concerns about access, visibility, and emergency response.

- **The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.**

Staff Response: The property is presently zoned I-1 Light Industrial District. This district allows for a variety of industrial and commercial uses including manufacturing, fabrication, and distribution and warehousing. The I-1 district enables a wide range of development opportunities that will ensure consistency with the surrounding developments.

The I-1 Light Industrial District is in high demand, and the city is running out of available sites for additional development. However, the adjacent self-storage units were constructed in 2004. The City has not received any permits for additional storage units or other industrial buildings on the subject property. The proposed use of multi-family is allowed in many zoning districts within the city; however many of the uses in I-1 are prohibited in other districts. Rezoning the 1.15-acre site to R-MF Multi-Family Residential District will facilitate development, which may not otherwise be suitable for large scale industrial uses.

It is staff's opinion that the proposed zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.

- **The extent to which the proposed amendment creates nonconformities.**

Staff Response: If rezoned to R-MF Multi-Family Residential District, the vacant 1.15-acre property would be able to conform to the district dimensional standards. The adjacent developed industrial properties would become nonconforming with respect to buffer yard requirements. Therefore, staff is recommending a condition that a buffer yard of no less than fifteen feet in width shall be provided along the north and south lot lines of the subject property. The buffer yard shall contain a six-foot fence and landscaping.

It is staff's opinion that the proposed zoning map amendment will create nonconformities on adjacent properties. The recommendation for a landscaping buffer mitigates the nonconformity.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the January 21st Plan and Zoning Commission Public Hearing. To date, one written comment in opposition to the request has been submitted to staff. The property owner directly north of the subject site opposed residential development fronting Tremont Avenue, which should be preserved as an industrial corridor.

Attachments:

1. Application
2. Maps
3. Ordinance 2023-483
4. Public Notice
5. Public Comment-5770 Tremont Ave



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 E. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
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PROJECT TITLE
Access/Expansion of the Jade on Tremont

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
SEE ATTACHED LEGAL DESCRIPTION

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

ZONING DISTRICTS	EXISTING I1	PROPOSED R-MF	SQ. AREA ~1 acre
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COMPLETE SUBMITTALS SHALL INCLUDE: **SUBMITTED**

Concept/Development Plan ☐

Authorization to Act as Applicant* ☐
*only needed if the Applicant is different than the owner

Legal Description* (bearing & distance) ☐
* shall include a MS Word or Text file

Legal Description Dimensioned Sketch ☐

Application Fee* (REQUIRED) ☐
* (check payable to 'City of Davenport')

Rezoning Fee Schedule

Land Area	Fee
Less than 1 acre	\$400
1 to less than 10 acres	\$750 plus \$25/acre
10 acres or more	\$1,000 plus \$25/acre

1 to 3 site notice signs are required based on lot size; \$10 each

PROJECT NARRATIVE: (submit separate sheet if needed)

To provide for expansion and better access to The Jade on Tremont multi-family residential development.

Submit the first two pages of this form to Planning Staff at:
planning@davenportiowa.com or contact staff with any
questions or requests for additional information.

APPLICANT INFORMATION

Applicant Name | Company Name

ANTHONY PROPERTIES

Address

12770 COIT RD, STE 970

City | State | Zip

DALLAS, TX 75251

Phone

(214) 432-9514

Secondary Phone

E-Mail Address

Acceptance of Applicant

I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements.

In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.

BRIAN SHIU

Type Applicant's Name

Applicant's Signature

12.17.24
Date

DEVELOPMENT TEAM

Property Owner

DPS INC

Address

5465 TREMONT AVE DAVENPORT IA 52807

Phone

309-314-6582

Secondary Phone

E-Mail Address

jayme@cciqc.com

Project Manager/Other

THOMAS J. PASTRNAK (ATTORNEY)

Address

313 W 3RD ST DAVENPORT, IA 52801

Phone

(563) 323-7737

Secondary Phone

E-Mail Address

Authorization to Act as Applicant

I/We, DPS, INC

[as property owner(s)]

authorize BRIAN SHIU OF ANTHONY PROPERTIES

[the above person(s)]

to act as applicant, representing me/us before the City Plan & Zoning Commission

for the property located at 5670 TREMONT AVE DAVENPORT, IA 52807.

[Signature]

Signature(s)*

*Please note: original signature(s) are required signed in front of a Notary.

12/17/24

Date

Notarization:

State of Illinois,

County of Rock Island,

Sworn and subscribed before me

this 17th day of December, 2024.

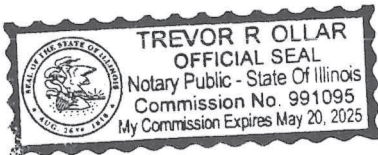
[Signature]

Notary Public

My Commission Expires: 5/20/25

Driver's Licence

[identification type]

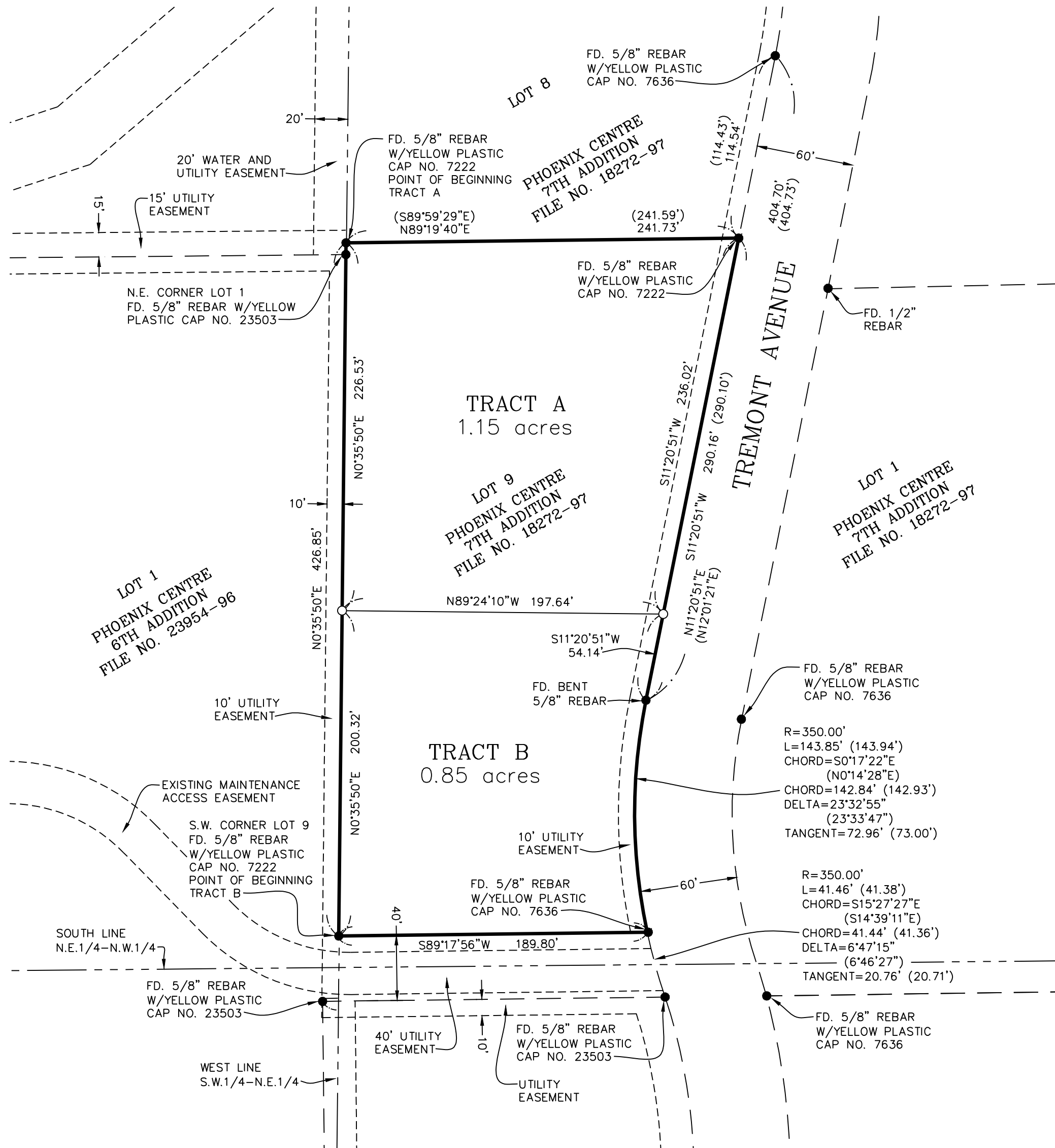


TRACT A AND TRACT B
PLAT OF SURVEY
PORTIONS OF LOT NINE (9) IN PHOENIX CENTRE 7TH ADDITION
DAVENPORT, SCOTT COUNTY, IOWA

INDEX LEGEND

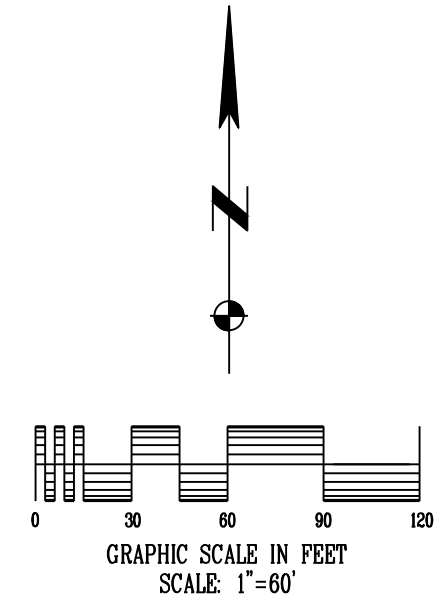
Location: LOT 9 OF PHOENIX CENTRE 7TH ADDITION
Requestor: APR DAVENPORT 2 LLC
Proprietors: DPS, INC.
Surveyor: GREGG E. SAMPSON, P.L.S.
Company/Return to: SUSAN FORINASH
HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD
HIAWATHA, IOWA 52233
1-319-362-9548

SPACE RESERVED FOR RECORDING PURPOSES



SURVEY LEGEND

○ SET 1/2" REBAR W/YELLOW PLASTIC CAP NO. 14809
● FD. MONUMENT AS NOTED
() RECORDED AS
--- EASEMENT LINE
--- PLAT BOUNDARY
--- EXISTING LOT LINE
--- 1/4-1/4 SECTION LINE



LEGAL DESCRIPTION-TRACT A:

A PORTION OF LOT 9, PHOENIX CENTRE 7TH ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;

THENCE NORTH 89°19'40" EAST ON THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 241.73 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 AND THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE;

THENCE SOUTH 11°20'51" WEST ON THE EAST LINE OF SAID LOT 9 AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 236.02 FEET;

THENCE NORTH 89°24'10" WEST, 197.64 FEET TO THE WEST LINE OF SAID LOT 9;

THENCE NORTH 0°35'50" EAST ON SAID WEST LINE, 226.53 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 1.15 ACRES.

LEGAL DESCRIPTION-TRACT B:

A PORTION OF LOT NINE (9) OF PHOENIX CENTRE 7TH ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 9;

THENCE NORTH 0°35'50" EAST ON THE WEST LINE OF SAID LOT 9, A DISTANCE OF 200.32 FEET;

THENCE SOUTH 89°24'10" EAST, 197.64 FEET TO THE EAST LINE OF SAID LOT 9 AND THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE;

THENCE SOUTH 11°20'51" WEST ON SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE, 54.14 FEET TO THE BEGINNING OF A 350.00 FOOT RADIUS CURVE, CONCAVE EASTERLY AND HAVING A LONG CHORD OF 142.84 FEET BEARING SOUTH 0°17'22" EAST;

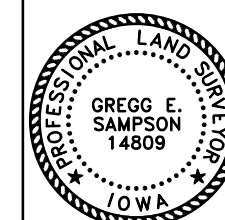
THENCE SOUTHERLY ON SAID EAST LINE AND SAID WEST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, 143.85 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9;

THENCE SOUTH 89°17'56" WEST ON THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 189.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.85 ACRES.

NOTES:

- DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- BEARINGS ARE BASED ON: NAD83(2011)(EPOCH 2010.000) Iowa State Plane, North Zone, as observed using the Iowa Real Time Network.
- DATE OF SURVEY FIELD WORK: 11/4/2024



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.

Signed: _____ Date: _____

GREGG E. SAMPSON, P.L.S. Iowa License No. 14809

My license renewal date is December 31, 2024

ENTIRE SUBMISSION IS COVERED BY THIS SEAL UNLESS SPECIFIED BELOW:

Revision Description

Revision Number & Date

HALL & HALL ENGINEERS, INC.
1860 BOYSON ROAD, HIAWATHA, IOWA 52233
PHONE: (319) 362-9548 FAX: (319) 362-7595
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
LAND SURVEYING & LAND DEVELOPMENT PLANNING
www.halleng.com

TRACT A AND TRACT B
PLAT OF SURVEY
PORTIONS OF LOT NINE (9) IN PHOENIX CENTRE 7TH
ADDITION, DAVENPORT, SCOTT COUNTY, IOWA

Designed by:

DLK

Drawn by:

DLK

Checked by:

GES

Date:

11/13/2024

Field Book No:

OT 113, OT 114

Scale:

1"=60'

Sheet:

1 of 1

Project Number:

10563-6

Vicinity Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District.
[Ward 8]



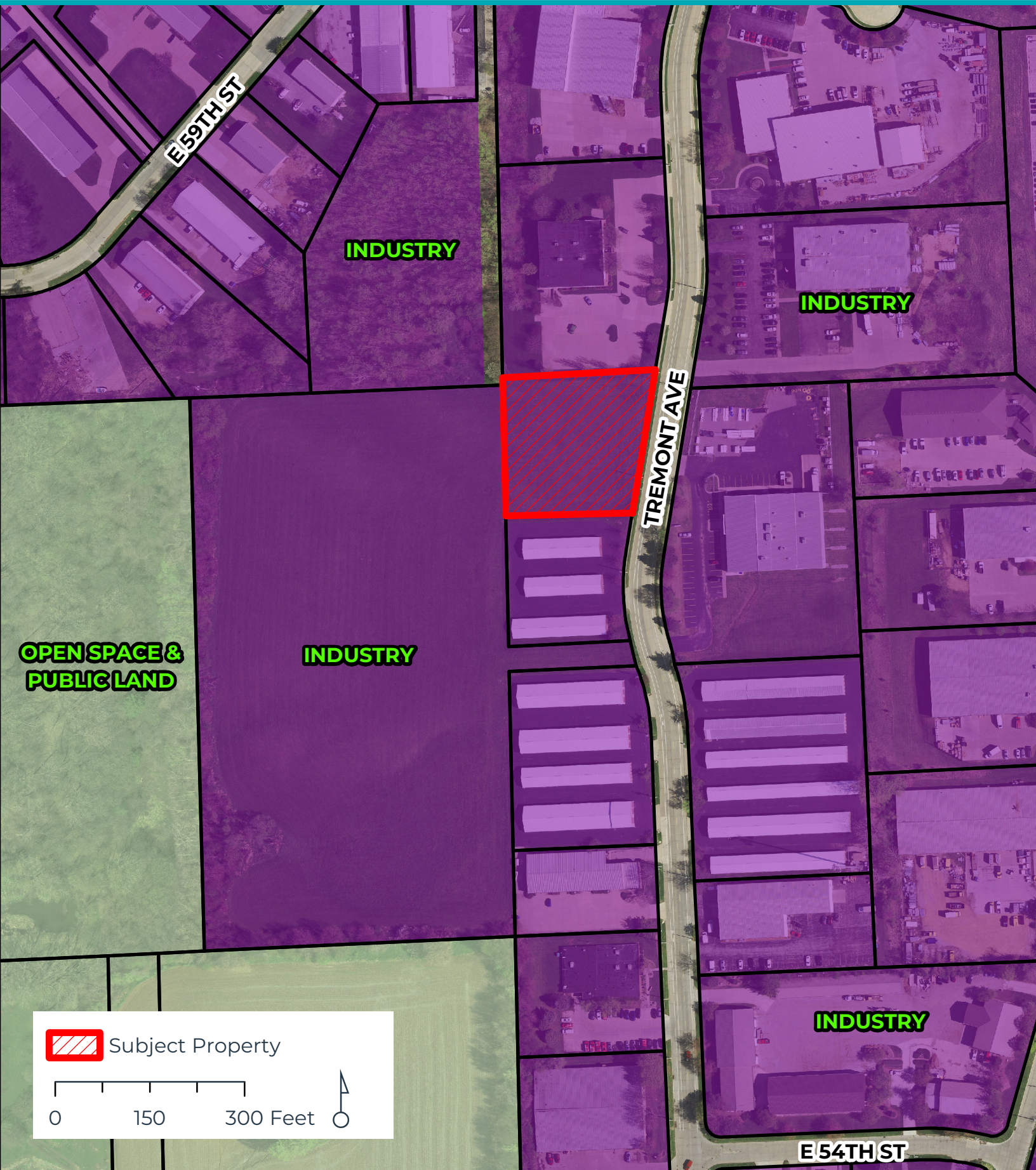
Zoning Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District.
[Ward 8]



Future Land Use Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]



ORDINANCE NO. **2023-483**

AN ORDINANCE FOR CASE REZ23-05 BEING THE REQUEST OF ANTHONY PROPERTIES TO REZONE THE 10.17 ACRES OF LOT 1 OF PHOENIX CENTRE 6TH ADDITION IN THE 5600 BLOCK OF TREMONT AVENUE (PARCEL X1203-01) FROM I-1 LIGHT INDUSTRIAL ZONING DISTRICT TO R-MF MULTIFAMILY RESIDENTIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "RMF Multi-Family Residential" District:

LOT 1 OF PHOENIX CENTRE 6TH ADDITION TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

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

Findings:

1. The proposed rezoning to R-MF Multi-Family Residential is inconsistent with the Comprehensive Plan and adopted land use policies.
2. The introduction of a residential use in an industrial area is not compatible with the zoning and land uses or character of nearby property.
3. The proposed amendment may have factors that could impact public health, safety, and welfare of the City.
4. Rezoning the property to R-MF does create nonconformities.

Section 3. At its October 3, 2023 meeting, the City Plan and Zoning Commission voted to forward Case REZ23-05 to the City Council with a recommendation for denial subject to the listed findings.

Section 4. At its November 21, 2023 meeting, the City Council voted to add conditions upon said rezoning, and at its December 6, 2023 Committee of the Whole Meeting, the Ordinance was reconsidered and the conditions were amended as follows:

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and east property lines. The buffer yard shall contain a six-foot fence and landscaping.
2. The developer shall obtain approval from all utilities to install signage within the designated utility easement.

3. The developer shall install signage near the driveway entrance to the development. The signage shall be a minimum of thirty-two square feet and illuminated.

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

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

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

First Consideration October 25, 2023

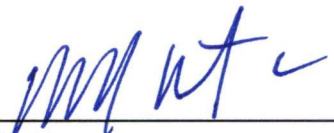
Second Consideration November 8, 2023

Approved November 21, 2023

Amended Ordinance approved December 13, 2023

Published in the *Quad-City Times* on December 21, 2023

Attest:


Mike Matson
Mayor




Brian Krup
Deputy City Clerk



PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject property located at 5670 Tremont Avenue

Committee of the Whole Public Hearing Meeting

Date: 2/19/2025

Time: 5:30 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently zoned I-1 Light Industrial District. The request is to rezone the property to R-MF Multi-Family Residential District. The purpose is to facilitate better access to The Jade on Tremont Apartments. The subject property will also include a new clubhouse serving the residential development. Attached is a site layout plan.

Request/Case Description:

Case REZ25-02: Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

At its February 4, 2025 meeting, the Plan and Zoning Commission recommended Case REZ25-02 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition:

Findings:

1. The zoning map amendment is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.
2. The zoning map amendment is generally compatible with the zoning and uses of the surrounding area. The request is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.
3. The zoning map amendment enhances the established neighborhood character.
4. The zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the map amendment removes previous concerns about access, visibility, and emergency response.
5. The zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.
6. The zoning map amendment will create nonconformities on adjacent properties. A condition for landscaping buffers mitigates the nonconformity.

Condition: Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and south property lines. The buffer yard shall contain a six-foot tall fence and landscaping.

What are the Next Steps?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, February 19, 2025 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?

You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

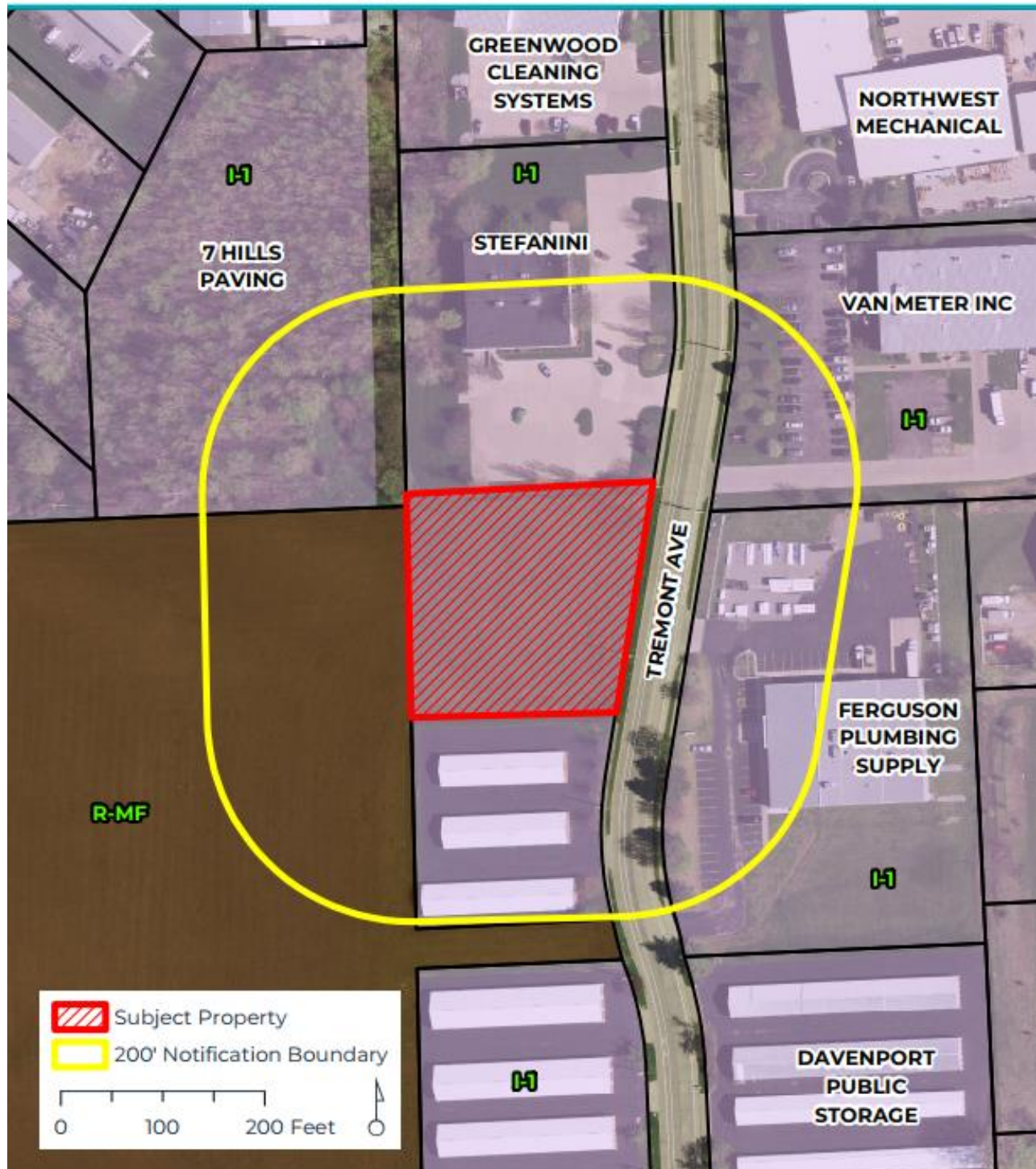
All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145



Public Notice Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at 5670 Tremont Avenue

Plan & Zoning Commission Public Hearing Meeting

Date: 1/21/2025

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a Rezoning Request. The subject property is currently zoned I-1 Light Industrial District. The request is to rezone the property to R-MF Multi-Family Residential District. The purpose is to facilitate better access to The Jade on Tremont Apartments. The subject property will also include a new clubhouse serving the residential development. Attached is a site layout plan.

Request/Case Description

Case REZ25-02: Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on January 21, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 4, 2025. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM one day before the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas": https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

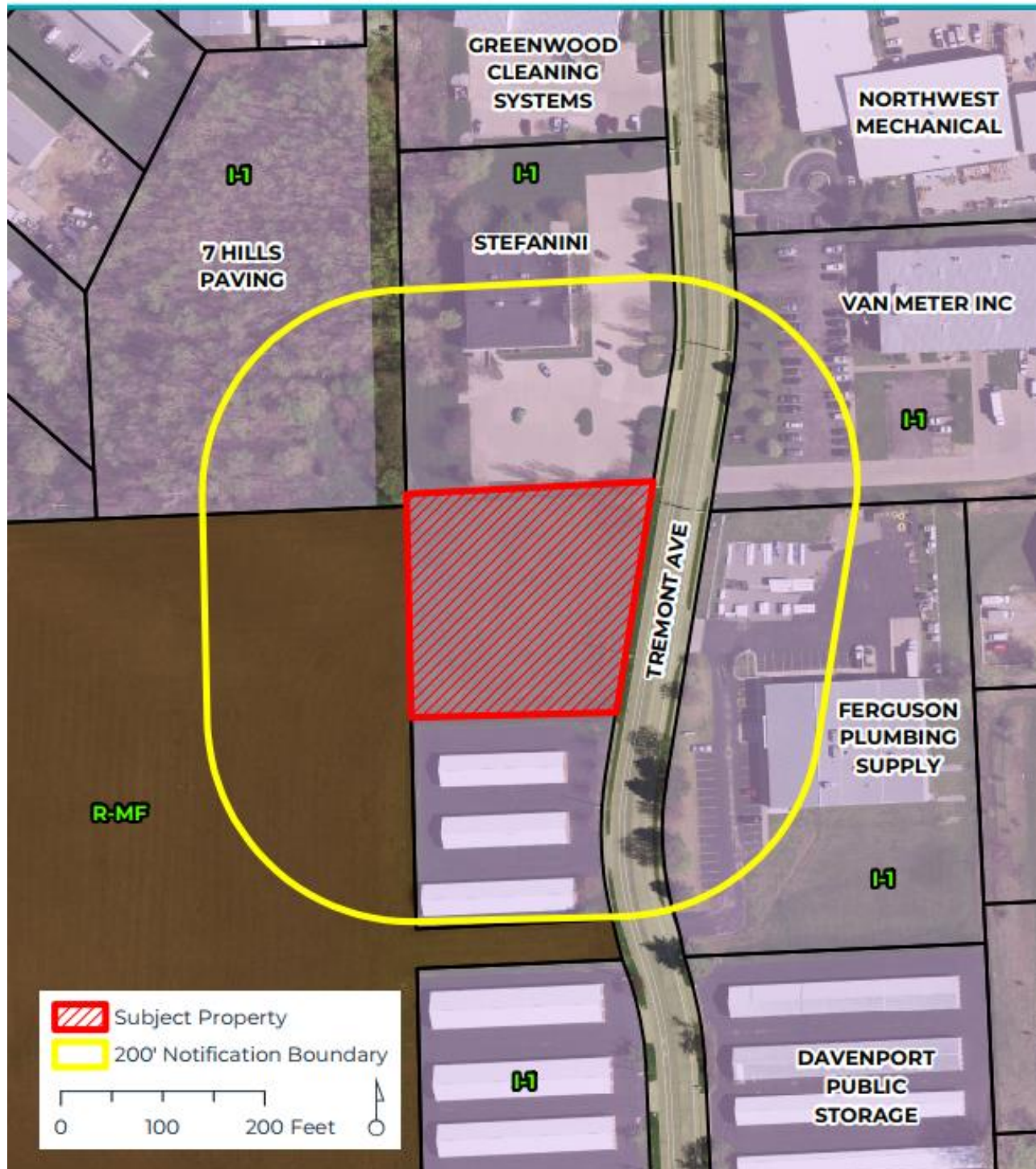
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.



Public Notice Map | Case REZ25-02

Request of Anthony Properties to rezone the northern portion of 5670 Tremont Avenue, being approximately 1.15 acres of land, from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]



Werderitch, Matt

From: Thad Denhartog <tdenhartog@melfosterco.com>
Sent: Wednesday, January 8, 2025 3:01 PM
To: Planning
Cc: Werderitch, Matt
Subject: [EXT] Case REZ25-02

ATTENTION: This is an external email.

Good afternoon,

I am the owner of the property located at 5770 Tremont Ave which is directly north of the subject site proposed to be rezoned to R-MF.

I would like to protest the rezoning of this site to R-MF.

This is an industrial park with covenants in place. The frontage along Tremont should remain I-1.

The initial project was approved with the access point as previously designated.

Thank you,

TRD

THAD DENHARTOG, SIOR | Mel Foster Commercial Real Estate Services L.L.C. | 5167 Utica Ridge Road | Davenport, Iowa 52807 | P: 563-823-5276 | F: 866-332-3007 | Mobile: 563-650-8676
Email: <mailto:tdenhartog@melfosterco.com> Visit: <http://www.melfostercommercial.com>
Designated Managing Broker & Principal
Licensed Broker in Iowa and Illinois



The information contained in this email is confidential and intended only for the use of the individual or entity named above. If the reader of this email is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of this communication is strictly prohibited. If you have received this communication in error, please delete it from your system, destroy any printed copies, and immediately notify us by telephone at (563) 324-4488 or by email at commercial@melfosterco.com. This material is submitted subject to errors and omissions.

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Laura Berkley | 563-888-3553

Action / Date
3/19/2025

Subject:

First Consideration: Ordinance for Case ROW25-01 being the request of the City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL

Recommendation:

Consider the Ordinance.

Background:

The City of Davenport is requesting a partial vacation of the east-west alley connecting Belle Avenue to Duggleby Street. The existing 20-foot-wide alley is unimproved. A legal description has been submitted for review. The area for proposed vacation is approximately 8,840 square feet (.2 acres).

At its February 18, 2025 meeting, the Plan and Zoning Commission recommended Case ROW25-01 be forwarded to the City Council with a recommendation for denial. The motion to approve Case ROW25-01 failed by a roll call vote (1-8).

The staff report from the February 18, 2025 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Staff Report-Plan & Zoning Commission
3. Application
4. Maps
5. Public Notice-Committee of the Whole
6. Public Notice-Plan & Zoning Commission
7. Public Comments in Favor of Request 2-3-25
8. Public Comments in Opposition of Request 2-3-25

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ROW25-01 BEING THE REQUEST OF THE CITY OF DAVENPORT, IOWA TO VACATE A PORTION OF THE ALLEY RIGHT-OF-WAY LOCATED NORTH OF LOCUST STREET BETWEEN BELLE AVENUE AND DUGGLEBY STREET.

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

Section 1. The following described units of Scott County, Iowa real estate are hereby vacated (abandoned). The property has the following legal description:

Part of Block 2, J.S. Thomas Subdivision, City of Davenport, Scott County, Iowa, more particularly described as follows:

The eastern 442.00 feet of the 20.00 foot wide alley in Block 2 of said subdivision, containing 8,840 square feet, more or less.

Section 2. At its February 18, 2025 meeting, the Plan and Zoning Commission recommended Case ROW25-01 be forwarded to the City Council with a recommendation for denial. The motion to approve Case ROW25-01 failed by a roll call vote (1-8).

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch | 563-888-2221

Action / Date
2/18/2025

Subject:

Case ROW25-01: Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street in Case ROW25-01 to the City Council with a recommendation for approval, subject to the following condition:

Findings:

1. Alley right-of-way is not needed for a public purpose.
2. The City of Davenport did not improve the alley. The City has no intention to improve the public alley.
3. There are multiple property owners that may have an interest in the vacated right-of-way.
4. Careful consideration is necessary for the conveyance of the vacated right-of-way.
5. Easements are in place to access existing sewer infrastructure.
6. Accident history from 2014 to present for the immediate area does not show a safety issue.

Condition:

1. Upon vacation of the subject right-of-way, the land shall continue to function in its current state until the conveyance process is completed.

Background:

At the February 4, 2025 Plan & Zoning Commission meeting, the Commission voted to table Case ROW25-01 until the February 18, 2025 meeting to allow City Staff time to answer questions related to visibility at the driveway of 2342 E Locust Street due to the retaining wall and pedestrian and vehicular traffic on Locust Street. Items 1-4 under Technical Review have been updated with additional information.

The City of Davenport is requesting a partial vacation of the east-west alley connecting Belle Avenue to Duggleby Street. The existing 20 foot wide alley is unimproved.

A legal description has been submitted for review. The area for proposed vacation is approximately 8,840 square feet (.2 acres).

The vacation of public right-of-way is a two step process:

1. Determine if the right-of-way is needed for public purposes.
2. Negotiate and determine terms of conveyance to adjacent property owners. (No Plan and Zoning Commission action is required.)

Comprehensive Plan:

1. Within Existing Urban Service Area: Yes
2. Within Urban Service Area 2035: Yes

Abutting Future Land Use Designation:

The abutting properties are designated Residential General in the Davenport +2035 Future Land Use Map. The properties along Locust Street are also located within the Urban Corridor Overlay.

1. **Residential General (RG)** - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.
2. **Urban Corridor (UC)** - Generally established corridors along major streets marked by mixed use development with commercial uses generally clustered at major intersections and/or transit stops. Urban corridors are mostly fully built-out and redevelopment occurs slowly. Commercial uses in UC generally serve adjacent neighborhoods with goods and services. The character and intensity of Urban Corridors can vary due to street and surrounding neighborhood characteristics. Therefore, specific corridor and neighborhood plans, and supporting zoning provisions, should be developed to help guide future development decisions.

Abutting Zoning:

The abutting properties are zoned R-4C Single-Family and Two-Family Central Residential District and R-MF Multi-Family Residential District.

1. The **R-4C Single-Family and Two-Family Central Residential Zoning District** is intended to preserve and protect Davenport's dense, centrally located, established urban residential neighborhoods. Standards of the R-4C District are intended to ensure that new development is complementary to the existing developed character of these neighborhoods. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4C District.
2. The **R-MF Multi-Family Residential Zoning District** is intended to accommodate a high density neighborhood environment characterized by a mixture of housing types including semi-detached dwellings, two-family dwellings, townhomes and multi-family dwellings. Limited non-residential uses that are compatible with the surrounding

residential neighborhoods may be permitted in the R-MF District.

Technical Review:

The following technical review comments were received from City Departments and Utility Companies:

1. Streets: If vacated, all abutting properties will maintain frontage along a public street. A review of traffic accident reports from 2014 to present did not indicate a safety hazard. According to the Iowa Department of Transportation, there are 17,800 annual average daily traffic trips on East Locust Street, 1,200 trips on Belle Avenue, and 200 trips on Duggleby Street. The speed limit on Locust Street is 35 mph.
2. Visibility Review: According to the City Engineer, the retaining wall adjacent to the driveway at 2342 East Locust Street does not meet today's standards for sight distance. Current City Code prohibits structures within a 10 foot triangle from a roadway, alley, or driveway intersection.
3. Pedestrian Counts: The City Engineer is reviewing pedestrian counts taken and will provide additional information ahead of or at the Commission meeting. Please note, counts will only reflect current winter conditions.
4. Traffic Accidents: Staff looked at all of the crash reports from the past 10 years along Locust Street between Mound Street and Duggleby Street. There were a total of 43 crashes with the major causes being rear-end (17) and right-angle (9). All of the right-angle crashes were at Belle Avenue, with 6 involving a southbound driver and 3 involving a northbound driver. All of the vehicles on Locust in these crashes were in the nearest adjacent lane, which would have made them the most difficult to see. Therefore all of the southbound drivers were hit by westbound traffic and all of the northbound drivers were hit by eastbound traffic. Only 4 of the reports specifically mentioned the hill or wall as a reason for the crash, but it appears likely that poor visibility played a role in most of them. There were 2 incidents of hit and run and 1 of DWI. One report said the southbound driver "rolled the stop sign." All the other reports said the driver came to a complete stop and simply didn't see the vehicle on Locust. None of the other side streets or alleys had a reported right-angle crash.
5. Sanitary Sewer: There is no sewer infrastructure within the subject right-of-way. Sanitary sewer lines are within the Locust Street, Pleasant Street, and Belle Avenue rights-of-way.
6. Storm Sewer: There is a north-south storm sewer extending from Pleasant Street to Locust Street. The sewer line extends to the west of 2317 Pleasant Street and extends south through the block, exiting underneath the driveway of the apartment complex. Easements are in place to access this infrastructure if vacated.
7. Transit: Route 7 (Brown Line) and Route 8 (Green Line) have stops at the corner of Belle Avenue and Locust Street.
8. Solid Waste: Abutting properties receive trash collection from the adjacent street. No garbage collection is taken from the alley.
9. Parks/Open Space: The proposed right-of-way vacation does not impact any parks or open space.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of

the January 21, 2025 Plan and Zoning Commission Public Hearing.

The property owner at 2356 East Locust Street spoke in favor of the request at the Public Hearing. Vacating the alley would eliminate an otherwise unimproved and underutilized alley.

Several members of the public spoke in opposition to the request at the January 21, 2025 meeting. The following issues were cited: the alley enables safe access to property, there are existing utilities within the right-of-way, vacating the right-of-way negatively impacts property values, and concerns for public safety.

Staff received a phone call from an abutting property owner at 2317 East Pleasant Street. The resident stated opposition to the vacation due to a lack of off-street parking and access to the rear yard.

Staff will apprise the Commission of any additional correspondence at the February 18, 2025 Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Maps
3. Public Notice
4. Public Comments in Favor of Request 2-3-25
5. Public Comments in Opposition of Request 2-3-25



CITY OF DAVENPORT
Development & Neighborhood
Services – Planning
1200 W. 46th ST
Davenport, IA 52807

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
RIGHT-OF-WAY VACATION
(EASEMENT ABANDONMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
	12/26/2024	01/21/2025

PROJECT TITLE
Alley Vacation Between Belle and Duggleby North of

GENERAL LOCATION DESCRIPTION
Alley located north of Locust St., between Belle Ave. and Duggleby St.

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

AREA OF VACATION	EXISTING USE	PROPOSED USE	SQUARE AREA
	Unimproved ROW	N/A	8,840

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Concept/Development Plan, if applicable	☐
Authorization to Act as Applicant	☐
Legal Description* (bearing & distance) * shall include a MS Word or Text file	☒
Legal Description Dimensioned Sketch	☒
Application Fee: (REQUIRED) \$400* * check payable to 'City of Davenport'	☐

PROJECT NARRATIVE: (submit separate sheet if needed)

To Vacate alley between the east property line of
2312 East Locust Street and Duggleby Street north of
Locust Street.

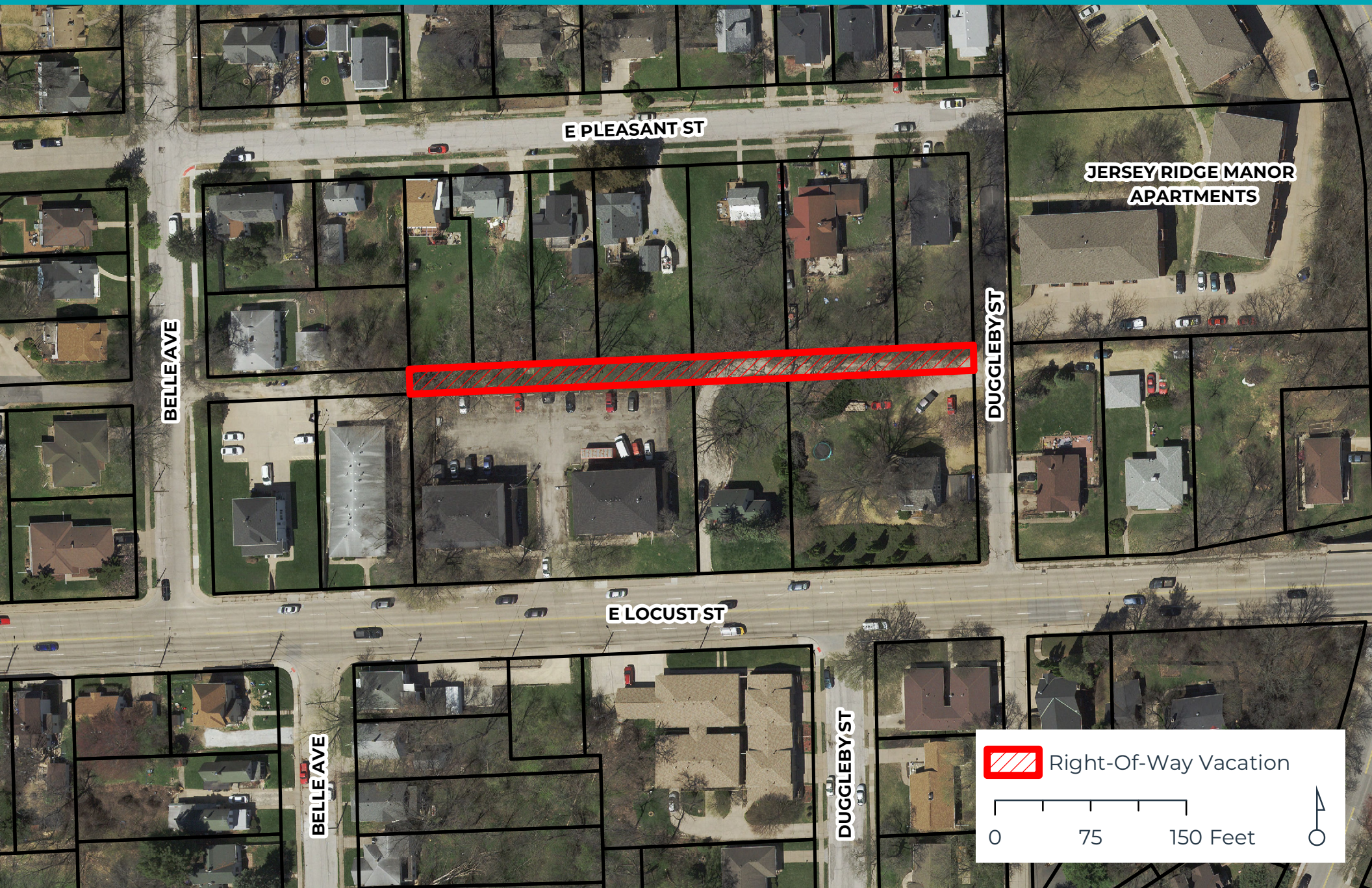
APPLICANT INFORMATION	
APPLICANT NAME Brian Schadt	
ADDRESS 226 W 4th Street	
CITY, STATE, ZIP Davenport, IA, 52801	
PHONE (563) 326-7923	
SECONDARY PHONE	
E-MAIL ADDRESS	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.	
Brian Schadt Type Applicant's Name	
 Applicant's Signature	12/26/2024 Date
DEVELOPMENT TEAM	
Surveyor Klingner & Associates, P.C.	
Address 4111 East 60th Street	
Phone (563) 359-1348	Secondary Phone
E-Mail Address lmiller@klingner.com	
Attorney/Other N/A	
Address	
Phone	Secondary Phone
E-Mail Address	

Submit the first page of this form to Planning Staff at:
planning@davenportiowa.com or contact staff with any
questions or requests for additional information.



Vicinity Map | Case ROW25-01

Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]



**JERSEY RIDGE MANOR
APARTMENTS**

E PLEASANT ST

BELLE AVE

DUGGLEBY ST

E LOCUST ST

BELLE AVE

DUGGLEBY ST



Right-Of-Way Vacation

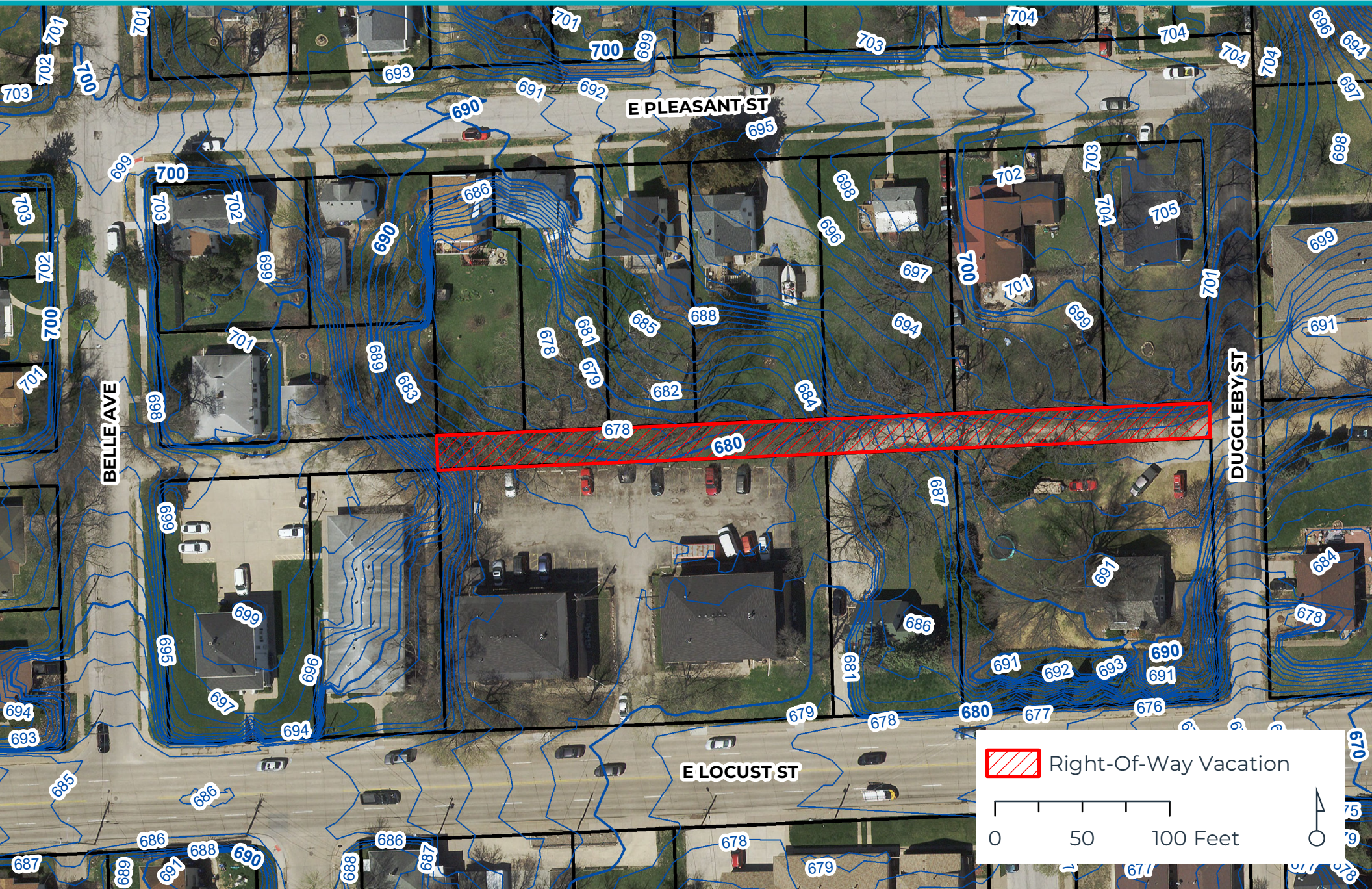
0 75 150 Feet





Topographic Map | Case ROW25-01

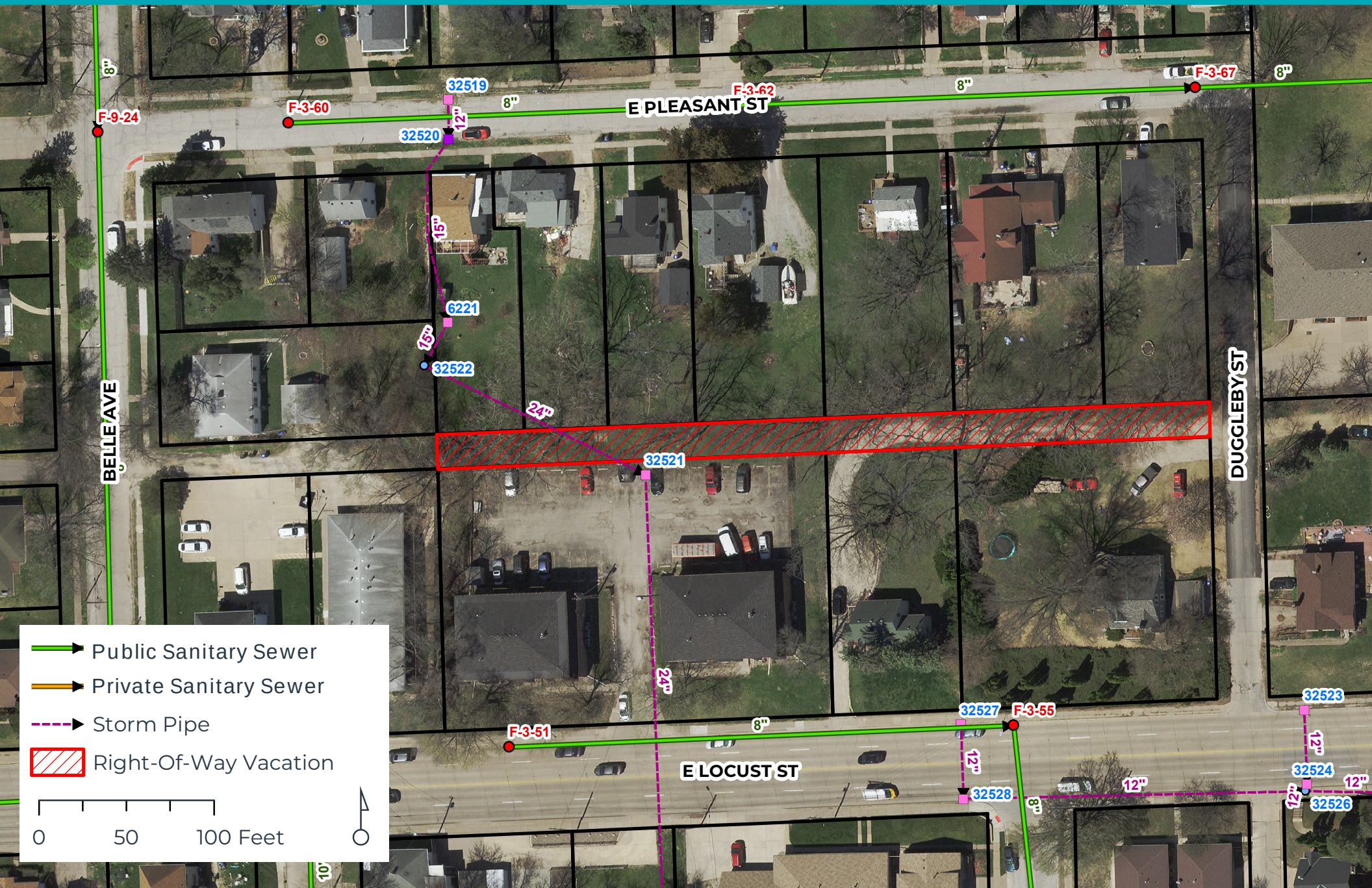
Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]





Sewer Map | Case ROW25-01

Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Dugleby Street. [Ward 5]





Zoning Map | Case ROW25-01

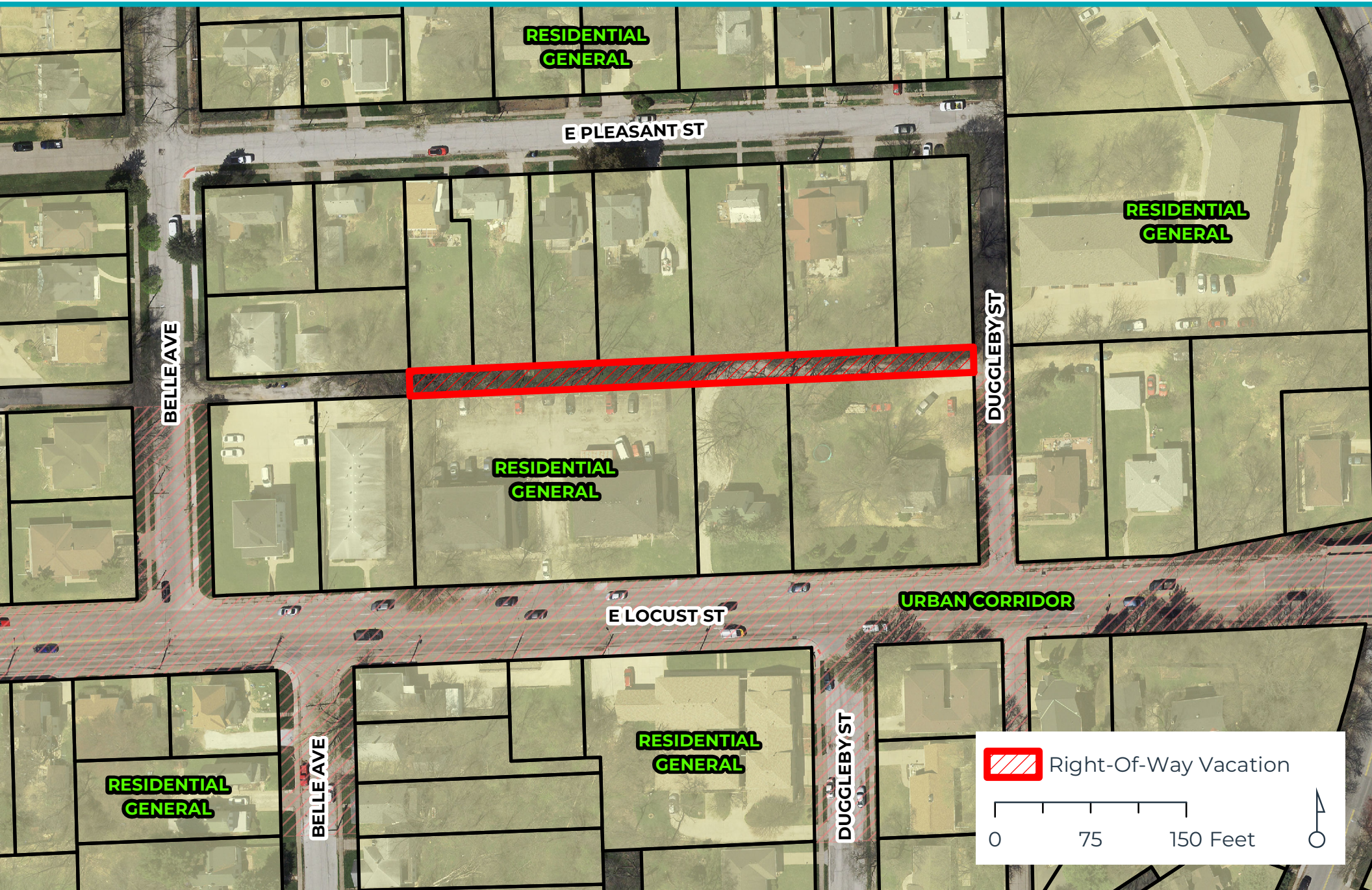
Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]





Future Land Use Map | Case ROW25-01

Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]





PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject public right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street.

Committee of the Whole Public Hearing Meeting

Date: 3/19/2025

Time: 5:30 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to vacate a portion of alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. The existing 20-foot-wide alley is unimproved.

Request/Case Description:

Case ROW25-01: Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

Plan & Zoning Commission Recommendation

At its February 18, 2025 meeting, the Plan and Zoning Commission recommended Case ROW25-01 be forwarded to the City Council with a recommendation for denial. The motion to approve Case ROW25-01 failed by a roll call vote (1-8).

What are the Next Steps?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, March 19, 2025 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?

You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the day of the public hearing.

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145



THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map | Case ROW25-01

Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Dugleby Street. [Ward 5]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject public right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street.

Plan & Zoning Commission Public Hearing Meeting

Date: 1/21/2025

Time: 5:00 PM

Location: Council Chambers | City Hall | 226 West 4th Street

What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to vacate a portion of alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. The existing 20-foot-wide alley is unimproved.

Request/Case Description:

Case ROW25-01: Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

What are the Next Steps after the Neighborhood Meeting and Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on January 21, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 4, 2025. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing.

The City Council will ultimately decide if the property is no longer needed for City purposes, and is eligible for vacation. At that point, the City Attorney's office will negotiate with adjacent property owners to determine the appropriate way to convey the property, and possibly, purchase price. For the specific dates and times of subsequent meetings, please contact the case planner below.

Would You Like to Submit an Official Comment?

As a neighboring property owner, you may have an interest in commenting on the proposed request via email or in person at the public hearing. Send written comments to planning@davenportiowa.com (no later than 12:00 PM *one day before* the public hearing) or to: Planning, 1200 E 46th St, Davenport IA 52807.

All documents related to the meeting (agenda included) are at "Meeting Minutes & Agendas":

https://www.davenportiowa.com/government/meeting_minutes_agendas

Do You Have Any Questions?

If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

Please note items may be removed or tabled to a future hearing date at the request of the Applicant or Commission/Board. Those interested in verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.



THE CITY OF
DAVENPORT
IOWA | USA

Public Notice Map | Case ROW25-01

Request of The City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Dugleby Street. [Ward 5]



Werderitch, Matt

From: Steve May <driftfc88@gmail.com>
Sent: Tuesday, January 21, 2025 7:58 PM
To: Werderitch, Matt
Cc: Kelly, Tim; Oswald, Richard; Berkley, Laura; lily may
Subject: [EXT] Case ROW25-01
Attachments: Screenshot_20250121-180421.png; Screenshot_20250121-180303~2.png

ATTENTION: This is an external email.

Hey Matt I wanted to submit some follow up information for this to be entered.

To whom it may concern,

I'm in strong favor of the vacation of this unmaintained easement.

I wanted to make clear I'm only interested in the section of the easement abutting my property and would work with the neighbors to the north if they would like to split the 20' section equally.

I also wanted to clear up that I do not rely on or need the alley to access my garage.

I also wanted to reiterate that this was NEVER a public right of way and in its current form only benefits the owner of 2342 E Locust and his tenants. I've included a screenshot from August 2017 and you can see there was never a public right of way. It was a grass backyard with no gravel or public right of way.

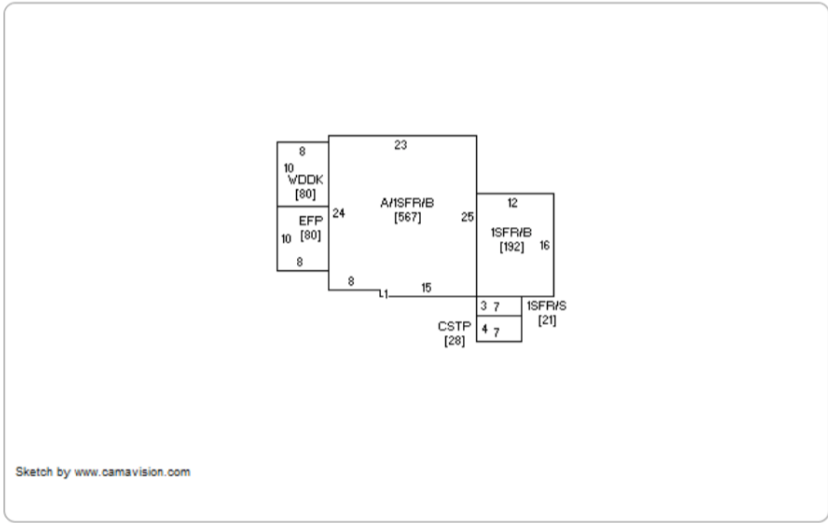
Up until October 2017 the Dray's owned the property at 2342 E. Locust St and they only had access to and from Locust St. I've included a picture showing the Dray's owned that property since 1988. You can see from the information I included this was never a public safety concern for nearly 30 years.

In closing if you take the time and look at all the protest letters you will be able to see it's only being protested by one property, clearly showing this unmaintained easement only benefits the property of 2342 E. Locust St and no one else.

Thank you for your time.



Sketches - Assessor's Office



Permits - Assessor's Office

Permit #	Date	Description	Amount
B030661	12/18/2017	Deck/Patio	1,000
E011310	12/11/2017	Plumb/Elec	1,000
191845	07/14/2003	Roof	2,200

Sales - Assessor's Office

Columns

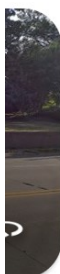
Date	Seller	Buyer	Recording	Amount
➤ 10/13/2017	DRAY, DAVID L	AGAN, SHAWN L	2017-028201	\$52,500.00
➤ 4/8/2015	DRAY BETTY L	DRAY, DAVID L	2015-008015	\$0.00
➤ 1/1/1993	DRAY, BETTY L	DRAY, LEON	237-000264	\$0.00
➤ 3/28/1988		DRAY, BETTY L	1988-001491	\$0.00



Google
© 2025 Google



2327 E Locust St



Nov 2018

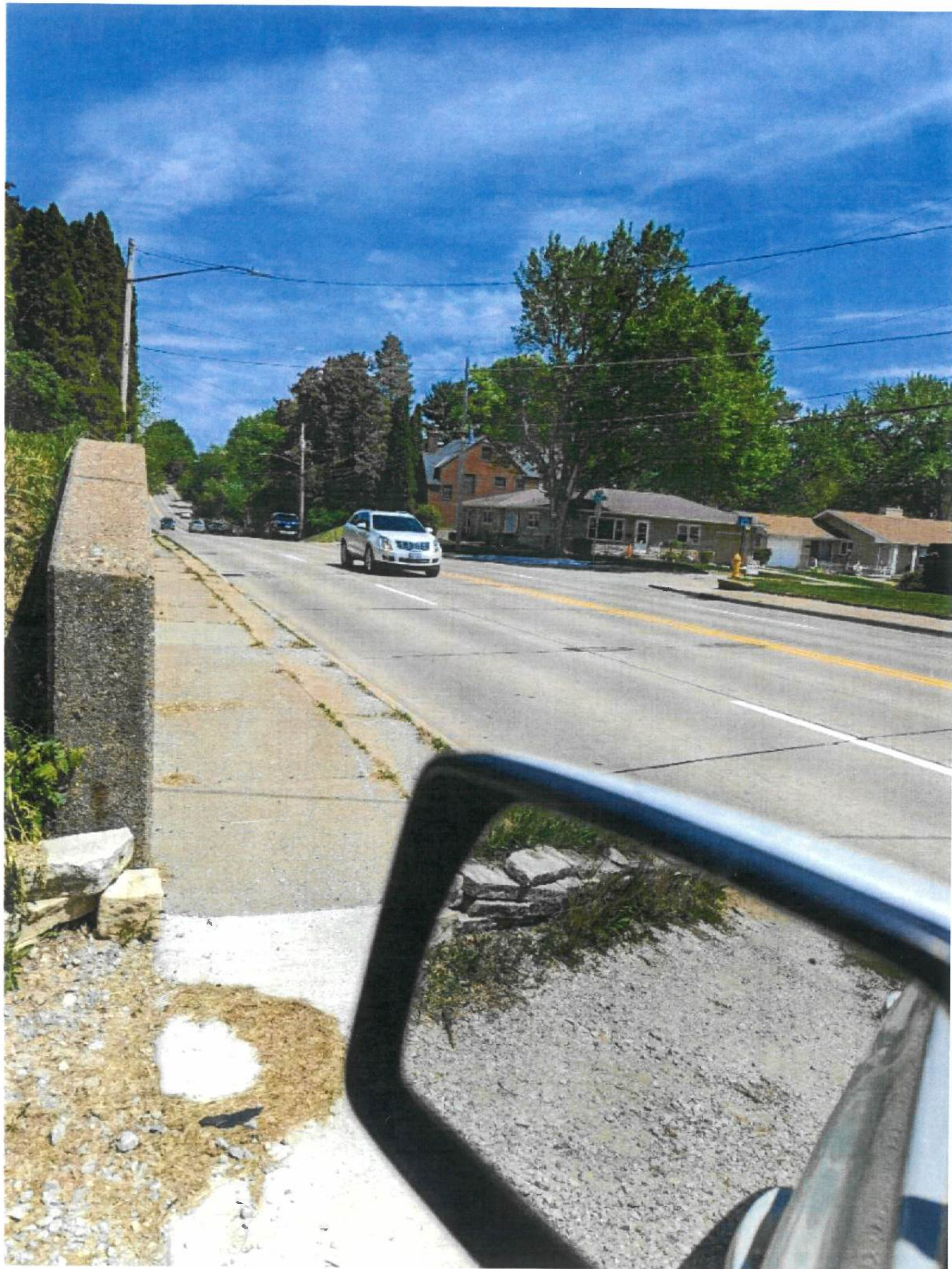


Aug 2017



Sept 2017





To Whom It May Concern:

ROW25-01

I am for the vacating of this property. This right of way only serves one property-2342 E Locust St. If you pull in from Duggleby, it only goes to that property. Due to trees and terrain you cannot go any farther than that. (Pictures attached) None of the other properties along Locust and Pleasant have any access so it is not a public right of way. If the sewer needs any maintenance, they cannot access it though Duggleby-they have to go behind the apartment complex that is there.

This alley is gravel that was put in by the owner of 2342. There were never any permits to do this and this is not up to city code. As long as this is not developed by the city to bring it up to code and to make it accessible for everyone and not just one property, it is of no use to the city. We want to get it cleaned up to help improve our neighborhood.

When we purchased our property in 2018, that alley was full of trees and foliage and not driveable. So up until 2018, the only access for 2342 was Locust St. and it has never been open so it was never a safety concern before then by any of the previous owners. There was a previously submitted photo of the retaining wall at 2342 stating it was a 6 ft wall, but attached are pictures of the actual measurements of 5' 1.5" and 3' 8" at it's highest and lowest points which is closest to that driveway. Also, there has been a new tenant at that property every year and I have seen every one of them use Locust Street to get out.

As far as safety is concerned, there are so many streets along Locust that are unsafe-Belle and Woodland (pictures attached) are just a couple of examples. What about in front of Mckinley Elementary where people speed by there every day when kids go to and get out of school or when they run the stoplight on Locust where kids have to cross. Also, when it snows or is icy, Duggleby is dangerous since it is a hill. How safe is it for my family when they speed through there behind my house? Safety should not be a factor in this decision since there are so many other public streets that are unsafe to drive that a lot of people have to travel. Why is this one property for one owner more important than all those other public access streets?

Thank You
Jodi May
2356 E Locust St
Davenport, IA 52803







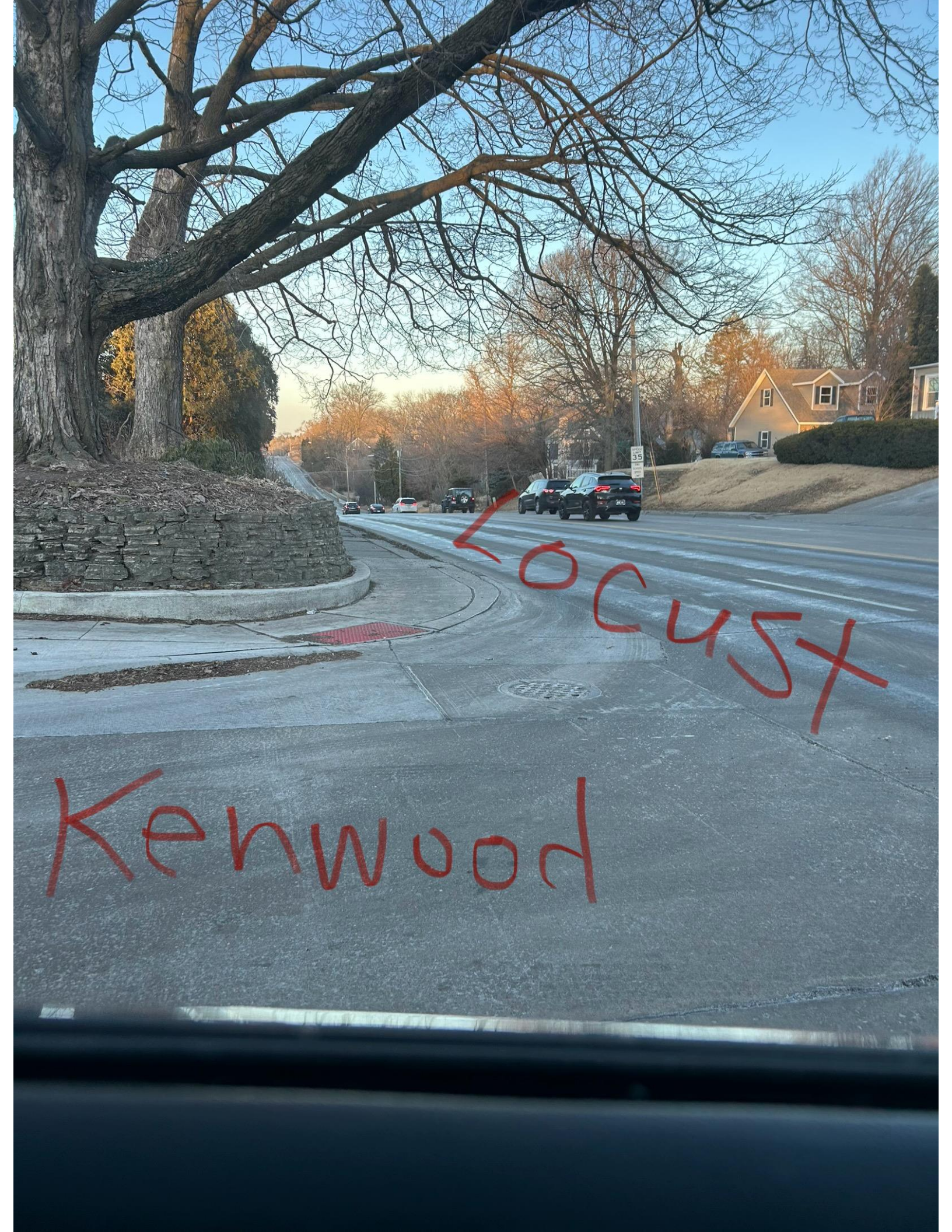












Locust

Kenwood



Be 11e

D C V

X

Shawn Agan
828 Waverly Road
Davenport, IA 52804

City of Davenport
Planning
1200 E 46th St
Davenport, IA 52807

To whom it may concern:

I do hereby want to object the City's proposal to vacate the alley right-of-way located north of Locust St, between Belle Ave and Duggleby St. CASE ROW23-02

Vacating this alley way will leave 2342 E Locust St with only E Locust St as access to the property. The property of 2342 E Locust was impaired visual when trying to turn onto E Locust St. This is an overall safety concern to not only other drivers but pedestrians that might be walking down the sidewalk if the alley right-of-way were to be vacated.

Please take into concertation the access this will leave if the alley is no longer able to be of use. I would encourage everyone responsible in deciding on this matter to drive down this alley way and try to turn out onto E Locust St from 2342 E Locust and feel for yourself if you would like to have to be in this position daily when trying to commute.

Thank you for your consideration,

Shawn Agan





1/20/2025

RE: Shawn Agan
2342 E. Locust Street
Davenport, IA 52803

TO WHOM IT MAY CONCERN:

My Client, Mr. Shawn Agan has asked me to state the impact of a proposed alleyway vacating to the rear of the home he owns at 2342 E. Locust Street, Davenport.

I am a forty-nine year Real Estate Agent with MEL FOSTER CO. I SOLD him this property in 2017 and have experienced first-hand the difficulty and danger of making ingress or egress from his home onto E. Locust Street.

If the City of Davenport were to vacate this alley, it is my professional opinion that it would have a detrimental impact on the saleability of this home. Having secondary access via the alley is a critical feature affecting the value and use.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott Kelling'.

Scott Kelling
Mel FOSTER CO.

3211 E. 35th St. Ct. at I-74 & Kimberly Rd., Davenport, Iowa 52807-2585
PHONE (563) 359-4663
www.melfosterco.com



ARTHUR R. EDWARDS and
MELBA G. E. EDWARDS,

To

CITY OF DAVENPORT.

SEWER EASEMENT.

Dated: Oct. 19, 1965.
Ack'd: Oct. 19, 1965.
Filed: Oct. 20, 1965.
Rec'd: 178 Misc., 112.
Cons.: \$1.00 & O.V.C.

Recites that grantors, as owner of a tract of land described as Lot 14 and the West 24 feet of Lot 13, all in Block 2 of Joseph S. Thomas Subdivision in the City of Davenport, Iowa, do hereby grant, bargain and convey unto grantee a perpetual easement and right-of-way for construction and repair of a storm sewer across, through and under a tract of land described as:

following is a correct description of the centerline of a storm sewer easement 20 feet in width in Lot 14 and in the West 24 feet of Lot 13, all in Block 2 of Joseph S. Thomas Subdivision in the City of Davenport, Iowa, to-wit: Beginning in the South line of said Lot 13 at a point which is 24 feet East of the S.W. corner of said Lot 13; thence N. 61° 55' W. 88.90 feet to a point in said Lot 14; thence N. 18° 23' W. 52.18 feet in said Lot 14 to an existing 15 inch diameter concrete storm sewer,

and also grants, bargains and conveys the right to maintain, renew, enlarge, extend or reconstruct said sewer.

Also grants an encroachment for the purpose of cutting and filling that shall extend 10 feet from the center of the above described easement.

Grantors agree not to erect, construct or maintain any permanent structure on said easement without the written permission of grantee.

Grantee agrees to allow the encroachment of a minimum of 4 feet onto the above described easement for the purpose of erecting a garage.

----- // // // // // -----

1/17/25

City of Davenport
Council Members

Re: Property at 2342 E Locust St, Davenport, IA 52803

Dear Council Members

I'm writing to you in hope that Davenport will consider the Safety to General Public and Owners/Renters at the property listed as 2342 E. Locust St, Davenport, IA 52803. I personally do not have any bias or gain to my request other than safety concerns and protection of lives and property. I am here tonight to purely speak on my firsthand knowledge of the property on East Locust and my concerns.

My daughter recently started renting this property. The viability of the back entrance to this particular property is invaluable due to the safety concerns at the front entrance along Locust. There is no way to exit this property without endangering yourself and/or the public. This includes both pedestrian and vehicle traffic along East Locust. The speed limit is 35 mph and as you can imagine is frequently faster than that. It is a narrow two-way stretch. If you had to exit the property at the drive it is next to impossible to view oncoming traffic from the east without partially creeping into Locust due to the large retaining wall and proximity of the street. You certainly cannot view cyclists or people on the sidewalk either. If you creep out and a vehicle is traveling, there is nowhere to even swerve to avoid an impact if there is another vehicle in the second lane next to you, which is all the time with the traffic on Locust. This is why we never exit this way. We always drive through the back drive and exit either north or south off Duggleby St. for safety concerns. In my opinion it is imperative for the property to continue to secure this option. Without it you would endanger not only yourself but the public every time you try to exit.

Thank you for considering this request and safety of the Community,

Jacki Foley

1/19/25

City of Davenport

Council Members

Re: Property at 2342 E Locust St, Davenport, IA 52803

City Council Members,

I am the current resident at 2342 E. Locust St. Davenport, IA 52803. This letter has been written to you in hopes of expressing my concerns on the potential loss of access to the back alley attached to Duggleby St. Having lived on this property since the fall of 2024, I have first-hand experience with the dangers of leaving the property directly onto Locust St. Thank you all for being here today and considering the dangers of this proposed alteration.

Since living at this property, I have been utilizing the back entrance to my property daily in order to safely leave my home. As we all know, Locust Street is a heavily trafficked street at all hours of the day. The property is also less than 1 mile away from Genesis East Campus hospital, which means this part of Locust Street is populated by people going to receive care, police officers, and ambulances. As you can imagine, majority of the drivers on the street are not obeying the 35mph speed limit. At the front of the property lies a retention wall that almost completely blocks the view of oncoming traffic and pedestrians. I drive a small sedan, and in order to achieve a proper view of the street I have to creep out so far that the front end of my car is in oncoming traffic. Visualizing anything on the left side is impossible unless done so. This poses an exceedingly dangerous threat to anyone in the car, pedestrians that could be walking/biking on the sidewalk, and any oncoming vehicles. In the small amount of time that it takes to creep out and see what is coming from the left, there is always the possibility of hitting another car or a pedestrian. Due to how narrow the driveway is set there is nowhere to swerve out of the way if that situation were to arise. This is why it is absolutely imperative that myself, and anyone who visits the property exit through the back alley of the home.

Your consideration for this matter of safety in the community is greatly appreciated.

Sydney Foley

To whom it may concern,
I'm the tenant, Brian Long, at, 2342 E. Locust st, Davenport, Ia. I'm writing to voice my concern of shutting down the alley way. As we are all aware, Locust st is a very busy road. Pulling out, onto Locust, from my drive is very difficult. Do to the facts, vehicles are coming up hill, most exceeding the speed limit, and have a concrete wall impeding your view, until your vehicle's front end is in traffic.

I use the alley way to exit safely from my drive. I would greatly appreciate, the alley remain open. I have 3 boys of driving age, and know how difficult it is to exit onto Locust. I, as a parent, feel safer with them exiting through the alley way.

Thank,
Brian Long

Werderitch, Matt

From: Monica Gish <monica@meloylaw.com>
Sent: Wednesday, January 22, 2025 11:19 AM
To: Werderitch, Matt
Cc: mike meloylaw.com
Subject: [EXT] Case ROW 25-01

ATTENTION: This is an external email.

Mr. Werdertich,

Re: Case **ROW 25-01**--Request of the City of Davenport to vacate right of way located north of Locust Street, between Belle Avenue and Duggleby Street.

I represent Shawn Agan, the title holder and owner of real property located at 2342 East Locust Street, Davenport, Iowa.

This is legal notice to the City of Davenport that Mr. Agan **Opposes** the vacation of this long- standing public right of way.

The proposed vacation will Negatively impact Mr. Agan's real property value. It will limit access to and from 2342 Locust Street to one off street access point on East Locust Street.

Exiting the property at this point west of Mr. Agan's real property and turning east or west onto East Locust Street is a **Safety Hazard**, because of the lack of visibility, due to the existing **five-foot high** cement wall running adjacent to East Locust Street.

There appears to be only one property owner, located at the intersection of Duggleelby Street and East Locust Street who is making this request. That property owner would be able to block access from the alleyway to any person entering the alleyway from Duggleby Street.

A public alleyway should **NOT** be vacated and conveyed, which then becomes detrimental to other property Owners adjacent to that same alleyway.

We request that this request be **Denied** by the Plan and Zone Commission as detrimental to the Public Interest.

Thank you.

Michael J. Meloy

Sincerely,

Monica Gish

Paralegal for Michael J. Meloy

Meloy Law Office
2535 Tech Drive, Ste. 206
Bettendorf, Iowa 52722
(563) 359-3959
Fax: (563) 359-3953
monica@meloylaw.com

Congratulations on starting your petition!
Take steps to strengthen it.

Petition Strength

7

Good

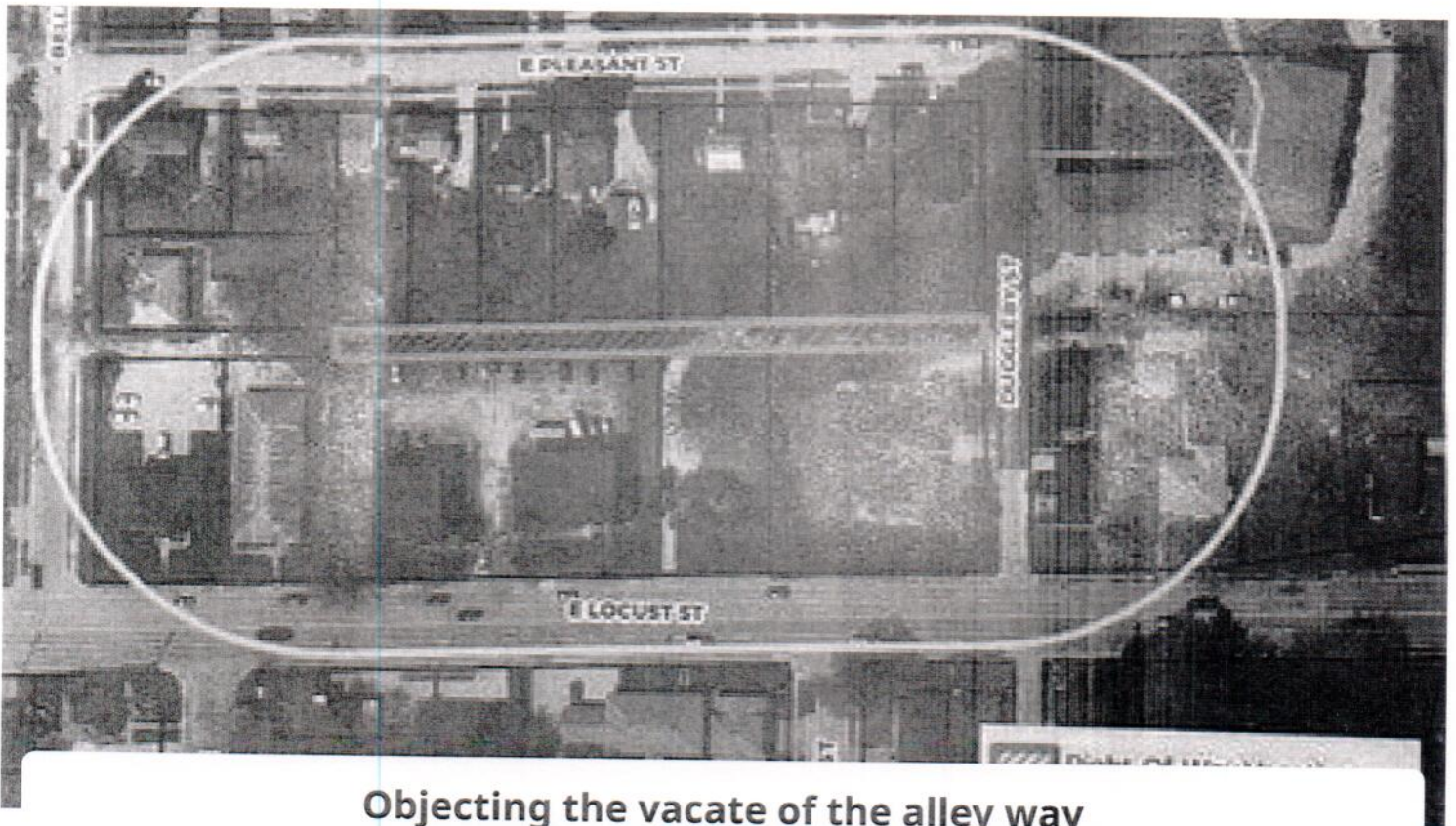
Write a longer description

Add a personal story, as well as relevant facts and statistics.

[Edit description](#)

Start an image test

Upload a few images and we'll find the one driving the most signatures.

[Start Smart Image test](#)

Objecting the vacate of the alley way

[Share this petition](#)120⁰

Verified signatures ▾

Christopher Cox • 5 hours ago

Madison Hancock • 7 hours ago

Deb Jones • 16 hours ago

Kayla fielder • 21 hours ago

DeWayne Taylor • 1 day ago



Decision Makers: Tim Dunn +2



1 Update

The Issue

We petition the City of Davenport, we object to vacating the alley right-of-way located north of Locust, between Belle Avenue and Duggleby St. Wade 5. CASE ROW25-01.

Vacating this alley way will leave 2342 E Locust with only access to E Locust. The property 2342 E Locust has impaired visual when trying to turn onto E Locust. This is an overall SAFTY concern to not only other drivers but pedestrians walking or cycling on side walk if the alley right-of-way is vacated.

I invite everyone that is responsible for making this decision and signing this petition to drive from Duggelby down alley way turn into property and see the difficulty of turning onto E Locust from 2342 E Locust to see if you personally would like to have this position on your daily commute?

The Supporters

Featured Comments



Jacki, Davenport

4 days ago

"There is no reason to endanger the people exiting this property or the public. This exit makes east bound traffic and pedestrian impossible to see with the retaining wall in place. Vote this down first public safety reasons"

Name	City	State	Postal Code	Country
Shawn Agan	Davenport	IA	52804	United States
Scott Forrest	Davenport	IA	52804	United States
Cindy Agan	Davenport	IA	52804	United States
Chanda Tague	Saint Paul	MN	55130	United States
Jen Walcher	Davenport	IA	52807	United States
Sara Nystrom	Bettendorf	IA	52722	United States
Matthew zogg	Davenport	IA	52806	United States
Tami Dennis	Davenport	IA	52802	United States
Mackenzie Chandler	Davenport	IA	52807	United States
Rhonda DEBRUYN	Davenport	IA	52803	United States
Nancy Barton	Davenport	IA	52807	United States
Dennis Williamson	Davenport	IA	52807	United States
Alice Cameron	Davenport	IA	52807	United States
Aubrey Sennett	Saint Paul	MN	55104	United States
Jason Franklin	Carpentersville	IL	60110	United States
Kortney Hudson	Davenport	IA	52804	United States
Melinda Starling	Davenport	IA	52803	United States
Shawn Loter	Davenport	IA	52802	United States
Venita Carlstrom Gatheright				United States
Susan Anderson	Cedar Rapids	IA	52405	United States
Sherry O'Neill	Davenport	IA	52807	United States
Ben Cook	Davenport	IA	52804	United States
Michael Hulsing	Madison	WI	53704	United States
David H		IA	52804	United States
Katrina Masakowski	Island Lake	IL	60042	United States
Elizabeth Berry-Chandler	Bettendorf	IA	52722	United States
Jen Quandt	Milwaukee	WI	53221	United States
ADAM MCWILLIAMS	Bettendorf	IA	52722	United States
Sam Foley	Tampa	FL	33609	United States
RYAN LINCOLN	Minneapolis	MN	55409	United States
Sharon Cox	Davenport	IA	52807	United States
Cyndi Reza	Davenport	IA	52804	United States
Tanya Hayes	Davenport	IA	52804	United States
Alicia Goossens	Davenport	IA	52806	United States
mike townley	Bettendorf	IA	52722	United States
Rob Brick	Davenport	IA	52803	United States
Austin Fielder	Bettendorf	IA	52722	United States
Christopher Boyd	Davenport	IA	52804	United States
Sharon Cox	Davenport	IA	52807	United States
Collin Ammerman	Moline	IL	61265	United States
Michael Keim	Davenport	IA	52802	United States
Darren Chandler	Buffalo	IA	52728	United States
Kelly Howes	Franklin	TN	37067	United States
Kristi SCHLEETER	Davenport	IA	52804-3052	United States
Theodore Priester	Davenport	IA	52803	United States
Brad Jones	Mount Prospect	IL	60056	United States

Kirk Wulff	Davenport	IA	52804 United States
Michael Osborn	Davenport	IA	52807 United States
Tami Stombaugh	Madison	WI	53704 United States
Dean Anderson	Des Moines	IA	50317 United States
Kimber Miller-Monty	Davenport	IA	52806 United States
Cynthia Rhodes	Davenport	IA	52806 United States
Rhonda Elskamp	Davenport	IA	52807 United States
David Monty	Davenport	IA	52806 United States
Tracy Mervine	Clinton	IA	52732 United States
Steve Stombaugh	Davenport	IA	52753 United States
Tracy Ludtke	Streamwood	IL	60107 United States
Vicky Speth	Davenport	IA	52804 United States
Mike Jones	Milwaukee	WI	53215 United States
Kelli Meyer	Davenport	IA	52804 United States
Andrea Brown	Davenport	IA	52806 United States
John Bedford	Davenport	IA	52804 United States
Tom Hansen	Davenport	IA	52806 United States
Lisa Stanton	Davenport	IA	53803 United States
Barbara Swift	Davenport	IA	52804 United States
Ahrin Hulsing	Davenport	IA	52807 United States
Becki Webb	Davenport	IA	52804 United States
Michael Hulsing	Davenport	IA	52807 United States
Trenton Jussila	Clinton	IA	52732 United States
Mike Warren	Palatine	IA	52802-1115 United States
Mary Sammon	Chicago	IL	60614 United States
John Paustian	Davenport	IA	52806 United States
Ashlee Myers-Smith			United States
barbara williams	Minneapolis	MN	55410 United States
Anthony Baker	Davenport	IA	52807 United States
Michael Morris	Davenport	IA	52807 United States
Evan Evans	Crystal Lake	IL	60014 United States
Jeffrey Stormer	Mount Prospect	IL	60056 United States
Sydney Foley	Davenport	IA	52722 United States
Jacki Foley	Davenport	IA	52803 United States
Steve Foley	Davenport	IA	52807 United States
Delores Goossens	Davenport	IA	52804 United States
Jim Carr	Davenport	IA	52806 United States
Debbie Mead	Eldridge	IA	52748 United States
Brooke Grubbs	Davenport	IA	52807 United States
Danny Caldwell	Davenport	IA	52806 United States
Jeff Jones	Davenport	IA	52802 United States
Chantel Mowery	Davenport	IA	52807 United States
Eric Berst	Davenport	IA	52806 United States
Tina Hoefer	Davenport	IA	52806 United States
Richard McGarry	Davenport	IA	52807 United States
jan goacher	Davenport	IA	52807 United States
Casondra Hilboldt	Lee's Summit	MO	64064 United States

Robert Saul	Davenport	IA	52804 United States
Julia Wulff	Davenport	IA	52804 United States
Tatiana Howell	Kewanee	IL	61443 United States
Jamie rentfro	Davenport	IA	52804 United States
Holland Slyter	Davenport	IA	52804 United States
Cindy Smith	Davenport	IA	52804 United States
John Marston	Davenport	IA	52804 United States
Brennan Griffin	Stoney Creek		L8G Canada
Mary Bird	Davenport	IA	52806 United States
GinaG Murphy	Davenport	IA	52807 United States
Gordon Poston	Kingstree	SC	29556 United States
Lynette Lennon	Davenport	IA	52803 United States
Eryn Smith-Ramos	Davenport	IA	52804 United States
Scott Boyer	DAVENPORT	IA	52806 United States
Cheryl Johnson	Wayland	IA	52654 United States
Alyssa Leutzinger	Rock island	IL	61201 United States
Jenna Foley	Cedar Rapids	IA	52403 United States
Dylan Ambrosy	Farley	IA	52046 United States
Eric McIllece	Wayland	IA	52654 United States
DeWayne Taylor			United States
Cindy Leonard	Bettendorf	IA	52722 United States

CASE

ROW 25-01

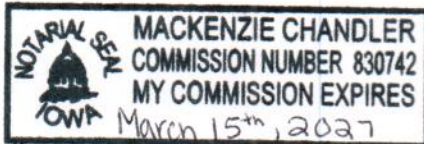
CITY OF DAVENPORT,

I Barbara Williams LIVE AT 2355 E Pleasant

OBJECT TO VACATE THE ALLEY RIGHT AWAY CASE ROW 25- 01

SIGN Barbara Williams

DATE 1-26-25



Mackenzie Chandler



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1980s Aerial Photos - NHAP [Full extent](#)



City of Davenport

Department: Community & Economic Development
Contact Info: Bruce Berger | 563-326-7769

Action / Date
3/19/2025

Subject:

Motion approving the allocations for Year 51 (July 1, 2025– June 30, 2026) Community Development Block Grant (CDBG) funds and HOME Investment Partnership (HOME) funds. [All Wards]

Recommendation:

Pass the Motion.

Background:

The Citizens Advisory Committee (CAC) completed its process for funding recommendations for the Year 51 CDBG program, which is a subpart of the City's FY 2026 operating budget. The CAC reviewed the CDBG applications at a work session and held a public meeting at which applicants made presentations and answered questions about their programs. The CAC's process concluded on March 3, 2025 when the CAC passed a motion on its Year 51 funding recommendations for the Federal FY 2025 CDBG estimated entitlement of \$1,641,373. The votes on the entire slate of recommended allocations were unanimous.

The purpose of the HOME Program is to create affordable housing opportunities for low and very low-income residents. City HOME dollars are targeted to the construction or rehabilitation of single and multi-unit housing. HOME funds are available to non-profit, for-profit, or Community Housing Development Organizations (CHDO) developers of affordable housing. For Federal FY 2025, the estimated HOME awarded entitlement is \$394,288.

The attached Funding Summary lists for each of these programs: the agency receiving funds, its purpose, the services it will provide, and the amount of funding to be used. HOME dollars are reflected in bold. These allocations will be included in the Year 51 Annual Action Plan, which will be submitted to HUD for approval after Congress passes the HUD budget and HUD announces the City's actual allocation amounts.

These awards are contingent upon the City receiving the entitlements as indicated from the Department of Housing and Urban Development. The CAC also passed a motion to authorize City staff to make across-board cuts and increases to awards if the allocation is +/- 20% or less of what is estimated. If the allocation is more than +/-20% from the awarded amount, the CAC will meet again to make new recommendations.

Attachments:

1. CDBG 51 Allocation Summary for Council

Year 51 (July 1, 2025 – June 30, 2026) CDBG Recommendations

Based on estimated entitlement amounts pending HUD announcement of actual amounts

Public Service Programs

This category is capped by HUD regulation. The maximum available under the cap for public services has been recommended by the CAC.

AGENCY	CDBG FUNDED PURPOSE/SERVICES	PROGRAM	PROPOSED ALLOCATION AMOUNT
BIG BROTHERS/ BIG SISTERS OF THE QUAD CITIES	Provides adult mentoring for children	ONE ON ONE YOUTH MENTORING	\$30,217
COMMON CHORD	Provides music mentorship to youth	IN-TUNE MUSIC MENTORSHIP PROGRAM	\$26,995
FAMILY RESOURCES	Provides legal advocacy services to survivors	DOMESTIC ABUSE COMPREHENSIVE PROGRAM	\$30,839
FRIENDLY HOUSE	Provides afterschool and summer social, recreational, and educational activities	YOUTH SERVICES PROGRAM	\$31,688
HUMILITY HOMES AND SERVICES	Provides emergency and winter shelter	EMERGENCY SHELTER	\$30,516
IOWA LEGAL AID	Provides legal services & advocacy to tenants	EVICTON DIVERSION PROGRAM	\$28,994
PROJECT RENEWAL	Provides after school program with social, recreational, educational activities	AFTER SCHOOL YOUTH PROGRAM	\$32,437
SALVATION ARMY FAMILY SERVICE CENTER	Provides short term financial assistance, budgeting and case management	HOMELESS PREVENTION PROGRAM	\$28,621
VERA FRENCH COMM MENTAL HEALTH CENTER	Provides supportive service to persons who suffer from severe and chronic mental illness	SUPPORTED COMMUNITY LIVING	\$29,693
PUBLIC SERVICE TOTAL:			\$270,000

Year 51 (July 1, 2025 – June 30, 2026) CDBG Recommendations and HOME funds

Based on estimated entitlement amounts pending HUD announcement of actual amounts

Non-Public Service Programs

The amount recommended for Planning & Administration is below the HUD regulatory cap for that category.
No other non-public service programs are capped by HUD.

AGENCY	CDBG FUNDED PURPOSE/SERVICES	PROGRAM	PROPOSED ALLOCATION AMOUNT
PLANNING & ADMINISTRATION			
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT (CPED)	Coordinates, administers, and monitors CDBG program; prepares reports and plans required by HUD; prepares needs assessments and other planning efforts including historic and environmental studies and coordination with neighborhood groups on planning Activities	CDBG STAFF & OPERATIONS	\$323,749 ¹
ECONOMIC DEVELOPMENT:			
CPED ECONOMIC DEVELOPMENT FUND	Formulation, coordination, and implementation of local economic development strategies	STAFF	\$0 ²
		ECONOMIC DEVELOPMENT FUND	\$150,000 ⁴
HOUSING:			
CPED HOUSING REHABILITATION/ NEIGHBORHOOD REVITALIZATION FUND	Provides financing for rehabilitation and purchase of housing; elimination of blight; infrastructure in support of housing activities; and accessibility improvements.	STAFF	\$346,215 ³
		CITY REHAB LOANS/ GRANTS/RELOCATION	\$551,409 ⁴
		HOME STAFF & OPERATIONS	\$39,429
		HOME LOANS / GRANTS	\$354,859
NON PUBLIC SERVICE TOTAL:			\$1,371,373
HOME TOTAL:			\$ 394,288

¹\$0.00 in CDBG Program Income for grant administration

² \$51,809 in Economic Development Revolving Loan Fund Program Income for program delivery

³ \$0.00 in Housing Rehabilitation Revolving Loan Fund Program Income for program delivery

⁴ In addition to newly available entitlement funds, rollover funds from prior years and program income earned on revolving loan funds will be available in this program

City of Davenport

Department: Legal
Contact Info: Sam Huff |

Action / Date
3/19/2025

Subject:

Second Consideration: Ordinance amending Chapter 10.68 entitled "Miscellaneous Rules" of the Municipal Code of Davenport, Iowa by adding thereto definitions and restrictions on the use of motorcycles and motorized bicycles on public sidewalks. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

The Legal Department, in collaboration with the Police Department, is proposing an amendment to the Municipal Code of Davenport, Iowa to address the use of motorcycles and motorized bicycles on City-owned sidewalks. The primary objectives of this amendment are to enhance pedestrian safety on City sidewalks, establish consistency within the Municipal Code of Davenport, Iowa, regarding permissible uses of sidewalks, and clarify and extend restrictions on motorized vehicles using City-owned sidewalks. This amendment aims to create a comprehensive and uniform approach to regulating various types of vehicles on sidewalks, ensuring the safety of pedestrians while maintaining clear guidelines for vehicle users.

A similar agenda item originally appeared on the February 12, 2025, Council agenda. Council voted to table the item while City staff worked to update the ordinance and address citizen and council concerns regarding restrictions on motorized devices on public sidewalks. The definition of a motorized bicycle has been updated, and unnecessary language has been removed to allow for a better comprehension of the updated code.

Attachments:

1. Ordinance
2. Ordinance | Redline
3. Current Chapter 10.68

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10.68 ENTITLED "MISCELLANEOUS RULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY ADDING THERETO DEFINITIONS AND RESTRICTIONS ON THE USE OF MOTORCYCLES AND MOTORIZED BICYCLES ON PUBLIC SIDEWALKS.

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

Section 1. That Chapter 10.68 entitled "Miscellaneous Rules" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to add thereto a new Subsection 10.68.240(B) to read as follows and re-letter subsequent items accordingly (beginning with the current Subsection B. Riders.):

10.68.240 Motorcycles and motorized bicycles.

B. Definitions

1. Motorcycle - An unenclosed motor vehicle having a saddle for the use of the operator and with two or three wheels in contact with the ground, including, but not limited to, motor scooters, minibikes, and dirt bikes.
2. Motorized bicycle - A bicycle that is equipped with a gas-powered engine, or a Class 4 electric bicycle (a bicycle equipped with a motor that is over 750 Watts, has pedal assist or throttle only capabilities, and can exceed 28 mph while either pedal assist or throttle are engaged).

Section 2. That Chapter 10.68 entitled "Miscellaneous Rules" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to add thereto a new Subsection 10.68.240(K) to read as follows:

10.68.240 Motorcycles and motorized bicycles.

K. No person shall ride a motorized bicycle or motorcycle upon the sidewalk within the City.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

10.68.240. Motorcycles and motorized bicycles. [Ord. 91-374 § 1; Ord. 90-212 § 8]

A. General. The motor vehicle laws apply to the operators of motorcycles and motorized bicycles to the extent practically applicable.

B. Definitions

1. Motorcycle – An unenclosed motor vehicle having a saddle for the use of the operator and with two or three wheels in contact with the ground, including, but not limited to, motor scooters, minibikes, and dirt bikes.

1.2. Motorized bicycle – A bicycle equipped with a gas-powered engine, or a Class 4 electric bicycle (a bicycle equipped with a motor that is over 750 Watts, has pedal assist or throttle only capabilities, and can exceed 28 mph while either pedal assist or throttle are engaged).-

B.C. Riders.

1. Motorized Bicycles. A person operating a motorized bicycle on the highways shall not carry any other person on the vehicle.
2. Motorcycles. A person shall not operate or ride on a motorcycle on the highways with another person on the motorcycle unless the motorcycle is designed to carry more than one person. The additional passenger may ride upon the permanent and regular seat if designed for two persons, or upon another seat firmly attached to the motorcycle at the rear of the operator. The motorcycle shall be equipped with footrests for the passenger unless the passenger is riding in a sidecar or enclosed cab. The motorcycle operator shall not carry any person nor shall any other person ride in a position that will interfere with the operation or control of the motorcycle or the view of the operator.

C.D. Sitting Position. A person operating a motorcycle or motorized bicycle shall ride only upon the vehicle's permanent and regular attached seat. Every person riding upon the vehicle shall be sitting astride the seat, facing forward with one leg on either side of the vehicle.

D.E. Use of Traffic Lanes. Persons shall not operate motorcycles or motorized bicycles more than two abreast in a single lane. Except for persons operating such vehicles two abreast, a motor vehicle shall not be operated in a manner depriving a motorcycle or motorized bicycle operator of the full use of a lane. A motorcycle or motorized bicycle shall not be operated between lanes of traffic or between adjacent lines or rows of vehicles. The operator of a motorcycle or motorized bicycle shall not overtake and pass in the same lane occupied by the vehicle being overtaken unless the vehicle being overtaken is a motorcycle or motorized bicycle.

E.F. Headlights On. A person shall not operate a 1977 or later model year motorcycle or any model year motorized bicycle upon the highways without displaying at least one lighted head lamp of the type required by state law. However, this subsection is subject to the exceptions with respect to parked vehicles as provided in this chapter.

F.G. Packages. The operator of a motorcycle or motorized bicycle shall not carry any package, bundle, or other article which prevents the operator from keeping both hands on the handlebars.

G.H. Handlebars. A person shall not operate a motorcycle or motorized bicycle with handlebars

more than 15 inches in height above that portion of the seat occupied by the operator.

H.I. Parades. The provisions of this section do not apply to motorcycles or motorized bicycles when used in a parade authorized by proper permit from the City.

I. Bicycle Safety Flags Required on Motorized Bicycles. When operated on a highway, a motorized bicycle shall have a bicycle safety flag which extends not less than five feet above the ground attached to the rear of the motorized bicycle. The bicycle safety flag shall be

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triangular in shape with an area of not less than 30 square inches, and be Day-Glo in color.

K. No person shall ride a motorized bicycle or motorcycle upon the sidewalk within the City.

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Chapter 10.68 MISCELLANEOUS RULES

10.68.010. Unattended motor vehicle. [Ord. 84-247 § 19.1]

No person driving or in charge of a motor vehicle shall permit it to stand unattended without first stopping the engine, or when standing upon any perceptible grade without effectively setting the brake thereon and turning the front wheels to the curb or side of the street.

10.68.020. Driving upon boulevard. [Ord. 84-247 § 19.2]

No person shall operate any vehicle upon a boulevard except upon a duly authorized permanent or temporary driveway.

10.68.030. Obstruction to driver's view or driving mechanism. [Ord. 84-247 § 19.3]

- A. No person shall drive a vehicle when it is so loaded, or when there are in the front seat such a number of persons, exceeding three, as to obstruct the view of the driver to the front or sides of the vehicle or as to interfere with the driver's control over the driving mechanism of the vehicle.
- B. No passenger in a vehicle shall ride in such position as to interfere with the driver's view ahead or to the sides, or to interfere with his control over the driving mechanism of the vehicle.

10.68.040. Following fire apparatus prohibited. [Ord. 84-247 § 19.4]

The driver of any vehicle other than one on official business shall not follow any fire apparatus traveling in response to a fire alarm closer than 500 feet or drive into or park such vehicle within the block where fire apparatus has stopped in answer to a fire alarm.

10.68.050. Crossing fire hose. [Ord. 84-247 § 19.5]

No vehicle shall be driven over any unprotected hose of the fire department when laid down on any street, private road or driveway to be used at any fire or alarm of fire, without the consent of the fire department official in command.

10.68.060. Driving past barricades. [Ord. 96-154 § 1; Ord. 84-247 § 19.6]

- A. No person shall drive any vehicle past barricades placed upon public streets by authority of the City with the intention of closing such streets to traffic except where specifically authorized by an appropriate sign.
- B. No person shall move or remove such barricades without proper authority from the City.
- C. A person who violates any of the provisions of this subsection shall be deemed guilty of a simple misdemeanor and, upon conviction, shall be subject to a fine of \$20.

10.68.070. Driving on private property. [Ord. 84-247 § 19.7]

No person shall drive a vehicle across or upon the lawn or private property of any person except in an emergency situation when a vehicle is disabled and the driver is attempting to move same from the traveled portion of a public street.

10.68.080. Use of driveways and parking lots. [Ord. 96-154 § 2; Ord. 84-247 § 19.8]

No person shall drive a vehicle across or upon a driveway, parking lot or similar type area whether such be public or private, in an attempt to use the same as a thoroughfare. Any person who violates the provisions of this section shall be deemed guilty of a simple misdemeanor and, upon conviction, shall be subject to a fine of \$20.

10.68.090. Putting debris on street. [Ord. 84-247 § 19.9]

No person shall throw or deposit upon any street any glass bottle, glass, nails, tacks, wire, cans, trash, garbage, rubbish, litter, offal, or any other debris. No substance likely to injure any person, animal or vehicle upon such street shall be thrown or deposited by any person upon any street.

10.68.100. Removing injurious material. [Ord. 84-247 § 19.10]

Any person who drops or permits to be dropped or thrown, upon any street any destructive or injurious material and other material as defined in Section 10.68.090 shall immediately remove the same or cause it to be removed.

10.68.110. Clearing up wrecks. [Ord. 84-247 § 19.11]

Any person removing a wrecked or damaged vehicle from a street shall remove any glass or other injurious substance dropped upon the street from such vehicle.

10.68.120. Clinging to vehicles. [Ord. 90-212 § 7; Ord. 84-247 § 19.12]

No person riding upon any bicycle, motorcycle, moped, sled or any other device shall be attached to any moving vehicle upon a roadway.

10.68.130. Spilling loads on street. [New; Ord. 84-247 § 19.13]

A vehicle shall not be driven or moved on any highway by any person unless such vehicle is so constructed or loaded or the load securely covered as to prevent any of its load from dropping, sifting, leaking, or otherwise escaping or its load covering from dropping from the vehicle, except that sand may be dropped for the purpose of securing traction, or water or other substance may be sprinkled on a roadway in cleaning or maintaining such roadway. The provisions of this section shall not apply to vehicles loaded with hay or stover or the products listed in Section 321.466, unnumbered paragraphs 5 and 6, of the Code of Iowa.

10.68.140. Funerals. [Ord. 97-513 § 1; Ord. 84-247 § 19.14]

A. For the purposes of this section, "funeral procession" means a procession of motor vehicles accompanying the body of a deceased person during daylight hours which is being escorted

by a vehicle continually displaying its emergency signal lamps flashing simultaneously and using lighted head lamps and identifying flags, and keeping all other motor vehicles with lighted head lamps in close formation.

- B. Upon the immediate approach of a funeral procession, the driver of every other vehicle, except an authorized emergency vehicle, shall yield the right-of-way. An operator of a motor vehicle which is part of a funeral procession shall not be charged with violating traffic rules and regulations relating to traffic signals and devices while participating in the procession unless the operation is reckless.
- C. No driver of a motor vehicle shall drive between the vehicles comprising a funeral procession.
- D. Each driver in a funeral procession shall drive as near to the right-hand edge of the roadway as practicable and shall follow the vehicle ahead as close as is safe.

10.68.150. Boarding or alighting from vehicles. [Ord. 84-247 § 19.15]

No person shall board or alight from any vehicles while such vehicle is in motion.

10.68.160. Unlawful riding. [Ord. 2000-444 § 1; Ord. 84-247 § 19.6]

No person shall ride in or on any portion of a vehicle that was not primarily designed, manufactured and intended for use by motor vehicle passengers. This section shall preclude persons from riding within truck bodies in space designed, manufactured or intended for hauling goods or merchandise, enclosed or unenclosed pick up truck beds, luggage racks and similar devices or areas. This section shall not apply to employees, 18 years of age or older, actively engaged in the necessary discharge of a duty that requires the employee to ride within the enclosed body of a truck or an enclosed or unenclosed bed of a pick up truck; or upon private property within the City; or while such vehicle is participating in an organized and permitted parade or special event within the City.

10.68.170. Reckless driving. [Ord. 2000-444 § 2; Ord. 84-247 § 19.17]

No person shall drive any vehicle in such manner as to indicate either a willful or a wanton disregard for the safety of persons or property. This prohibition shall apply to private property except for those proscriptions concerning unlawful riding.

A driver who operates a motor vehicle while any passenger of said vehicle is riding the vehicle in violation of Section 10.68.160 is guilty of reckless driving.

10.68.175. Careless driving. [Ord. 97-513 § 3]

A person commits careless driving if the person intentionally operates a motor vehicle on a street or highway in this City in any of the following ways:

- A. Creates or causes unnecessary tire squealing, skidding, or sliding upon acceleration or stopping.
- B. Simulates a temporary race.

- C. Causes any wheel or wheels to unnecessarily lose contact with the ground.
- D. Causes the vehicle to unnecessarily turn abruptly or sway.

10.68.180. Drag racing prohibited. [Ord. 84-247 § 19.18]

No person shall engage in any motor vehicle speed contest or exhibition of speed on any street and no person shall aid or abet any motor vehicle speed contest or speed exhibition on any street, except that a passenger shall not be considered as aiding and abetting. Motor vehicle speed contest or exhibition of speed are defined as one or more persons competing in speed in excess of the applicable speed limit in vehicles on the public streets.

10.68.190. Eluding law enforcement vehicle. [Ord. 2006-93; Ord. 84-247 § 19.19]

- A. It shall be unlawful for any driver of a motor vehicle to willfully fail to bring the motor vehicle to a stop or otherwise elude or attempt to elude a marked official law enforcement vehicle driven by a uniformed police officer after being given a visual or audible signal to stop. The signal given by the police officer shall be by flashing red light and/or siren. The penalty for such offense shall be that as set by the state for simple misdemeanors.
- B. If a police officer cannot apprehend or identify the driver of a vehicle that has eluded or otherwise attempted to elude a marked law enforcement vehicle giving a visual or audible signal to stop, but can identify the license plate number and provide a brief description of the vehicle, then the registered owner of said vehicle shall be guilty of a municipal infraction. The penalty shall be civil in nature, and as such, will not be reported to the State Department of Transportation. The fine to be assessed shall be \$250 for a first offense, \$500 for a second offense, and \$700 for third and subsequent offenses.

10.68.200. Seven ton weight limit. [Ord. 84-247 § 19.20]

No vehicle with a licensed weight in excess of seven tons shall be operated on any of the streets designated by the City Council by ordinance. However, commercial vehicles engaged in the making of deliveries or the furnishing of services at premises fronting on the prescribed streets, or portions of streets, or at premises reasonably contiguous to said streets may be operated on said streets for such limited purposes only where it is necessary to travel over all or portions of said streets to make deliveries or furnish services to said contiguous premises.

10.68.210. Vehicles prohibited on certain bridges. [Ord. 84-247 § 19.21]

When signs are erected giving notice that a bridge has a specific weight limit, no person shall operate a vehicle with a gross weight in excess of that posted for the bridge.

10.68.220. Roller skates, skateboards, coasters, etc., restricted. [Ord. 98-242; Ord. 84-247 § 19.22]

- A. "Non-motorized device" means roller skates, in-line skates, skateboards, coasters, and other similar devices, including unicycles, but excluding bicycles, wheelchairs, baby strollers, baby carriages, and small wagons.

- B. No person upon a non-motorized vehicle shall go upon any street except while crossing a street within a crosswalk and when so crossing such person shall be granted all the rights and be subject to all of the duties applicable to pedestrians.
- C. No person shall travel upon or operate a non-motorized vehicle on any City-owned facilities and grounds, including but not limited to parks, parking lots and parking ramps. However, the use of a non-motorized vehicle is permitted on recreational pathways and in other areas within City parks which have been designated for such use by the director of leisure facilities and services or his designee.
- D. No person shall travel upon or operate a non-motorized device anywhere within the following areas which include the referenced streets:
 - 1. Downtown Davenport: Beginning where Marquette Street would intersect the Mississippi River, thence north along Marquette Street to River Drive, thence easterly along River Drive to Brown Street, thence north along Brown Street to 5th Street, thence east along 5th Street to Iowa Street, thence north along Iowa Street to Federal Street, thence easterly along Federal Street to River Drive; thence directly south from the intersection of Federal Street and River Drive to the Mississippi River; thence westerly along the banks of the Mississippi River to the point of beginning.
- E. Subsection D notwithstanding, a private property owner within an area set forth in subsection D may allow the use of a non-motorized device upon his property by registering the property with the deputy City Clerk.

10.68.230. All-terrain vehicles. [Ord. 88-273 § 1]

- A. An all-terrain vehicle means a motor vehicle designed to travel on three or more wheels and designed primarily for off-road use but not including farm tractors, construction equipment, forestry vehicles or lawn and grounds maintenance vehicles.
- B. No person shall operate an all-terrain vehicle in any of the following places:
 - 1. On a street, highway or alley, except when permitted by state law and only under those specified conditions;
 - 2. On a sidewalk, bike path or lane;
 - 3. On any public property or park;
 - 4. On any parking lot or area;
 - 5. Across or upon the lawn or private property of any other person;
 - 6. At any other location within the City between the period from 10:00 p.m. until 7:00 a.m.
- C. The provisions of this section do not apply to all-terrain vehicles used in a properly-authorized parade.

10.68.240. Motorcycles and motorized bicycles. [Ord. 91-374 § 1; Ord. 90-212 § 8]

- A. General. The motor vehicle laws apply to the operators of motorcycles and motorized bicycles to the extent practically applicable.
- B. Riders.
 - 1. Motorized Bicycles. A person operating a motorized bicycle on the highways shall not carry any other person on the vehicle.
 - 2. Motorcycles. A person shall not operate or ride on a motorcycle on the highways with another person on the motorcycle unless the motorcycle is designed to carry more than one person. The additional passenger may ride upon the permanent and regular seat if designed for two persons, or upon another seat firmly attached to the motorcycle at the rear of the operator. The motorcycle shall be equipped with footrests for the passenger unless the passenger is riding in a sidecar or enclosed cab. The motorcycle operator shall not carry any person nor shall any other person ride in a position that will interfere with the operation or control of the motorcycle or the view of the operator.
- C. Sitting Position. A person operating a motorcycle or motorized bicycle shall ride only upon the vehicle's permanent and regular attached seat. Every person riding upon the vehicle shall be sitting astride the seat, facing forward with one leg on either side of the vehicle.
- D. Use of Traffic Lanes. Persons shall not operate motorcycles or motorized bicycles more than two abreast in a single lane. Except for persons operating such vehicles two abreast, a motor vehicle shall not be operated in a manner depriving a motorcycle or motorized bicycle operator of the full use of a lane. A motorcycle or motorized bicycle shall not be operated between lanes of traffic or between adjacent lines or rows of vehicles. The operator of a motorcycle or motorized bicycle shall not overtake and pass in the same lane occupied by the vehicle being overtaken unless the vehicle being overtaken is a motorcycle or motorized bicycle.
- E. Headlights On. A person shall not operate a 1977 or later model year motorcycle or any model year motorized bicycle upon the highways without displaying at least one lighted head lamp of the type required by state law. However, this subsection is subject to the exceptions with respect to parked vehicles as provided in this chapter.
- F. Packages. The operator of a motorcycle or motorized bicycle shall not carry any package, bundle, or other article which prevents the operator from keeping both hands on the handlebars.
- G. Handlebars. A person shall not operate a motorcycle or motorized bicycle with handlebars more than 15 inches in height above that portion of the seat occupied by the operator.
- H. Parades. The provisions of this section do not apply to motorcycles or motorized bicycles when used in a parade authorized by proper permit from the City.
- I. Bicycle Safety Flags Required on Motorized Bicycles. When operated on a highway, a motorized bicycle shall have a bicycle safety flag which extends not less than five feet above the ground attached to the rear of the motorized bicycle. The bicycle safety flag shall be triangular in shape with an area of not less than 30 square inches, and be Day-Glo in color.

10.68.250. Acts prohibited on fully controlled-access facilities. [Ord. 90-212 § 9]

It is unlawful for a person, except a person operating highway maintenance equipment or an authorized emergency vehicle, to do any of the following on a fully controlled-access facility:

- A. Drive a vehicle over, upon, or across a curb, central dividing section, or other separation of dividing line.
- B. Make a left turn or a semicircular or U-turn at a maintenance cross-over where an official sign prohibits the turn.
- C. Drive a vehicle except in the proper lane provided for that purpose and in the proper direction and to the right of the central dividing curb, separation, section, or line.
- D. Drive a vehicle into the facility from a local service road.
- E. Stop, park, or leave standing a vehicle, whether attended or unattended, upon the paved portion.
- F. Stop, park, or leave standing a vehicle, whether attended or unattended, upon the shoulders, or the right of way except at designated rest areas or in case of an emergency or other dire necessity.

For the purpose of this section, fully controlled-access facility is a highway which gives preference to through traffic by providing access connections at interchanges with selected public roads only and by prohibiting crossings at grade or direct access at driveway connections.

10.68.260. Offenses by owners. [Ord. 94-334 § 1]

It is unlawful for the owner, or any other person, employing or otherwise directing the driver of any vehicle to require or knowingly permit the operation of such vehicle upon a public street or highway in any manner contrary to law.

The owner of a vehicle shall not be held responsible for a violation of a provision regulating the stopping, standing, or parking of a vehicle, whether the provision is contained in this chapter, or any other chapter within Title X, if the owner establishes that at the time of the violation the vehicle was in custody of an identified person other than the owner pursuant to a lease as defined in Chapter 321F of the Iowa Code.

If a peace officer as defined in Section 10.04.110 has reasonable cause to believe the driver of a motor vehicle has violated Sections 10.36.010, 10.36.040, 10.36.060, 10.60.010, 10.60.020, and 10.60.040, the officer may request any owner of the motor vehicle to supply information identifying the driver. When requested, the owner of the vehicle shall identify the driver to the best of the owner's ability. However, the owner of the vehicle is not required to supply identification information to the officer if the owner believes the information is self-incriminating.

10.68.270. Loud radios prohibited. [Ord. 2003-436 § 2; Ord. 2002-533 § 1; Ord. 97-382; Ord. 94-631 § 1]

This section is declared necessary for the preservation of the public peace, health, safety and

welfare of the people of the City, and is intended to address a public nuisance created by individuals operating motor vehicles upon the streets and highways of the City.

It is unlawful for any person owning or operating a motor vehicle to create, cause, permit, produce, or play a radio, stereo, or similar device which produces or amplifies sound in such a manner as to create or cause a noise disturbance outside the vehicle, which shall be defined as any sound which annoys or disturbs a reasonable person of normal sensitivities or which can be heard at a distance of 50 feet or more from the source, when such motor vehicle is operated or parked on a public right-of-way or public property.

Any person in violation of this section commits a simple misdemeanor and upon conviction shall be assessed a fine in the sum of \$75.

This section shall not apply to loudspeakers/public address systems and emergency signaling services, including car alarms.

10.68.280. Motor vehicle radio — Offense by owner. [Ord. 2003-436 § 1]

The registered owner of any motor vehicle that creates, causes, or produces sound in such a manner as to create or cause a noise disturbance, by means of a radio, stereo, or similar device which produces or amplifies sound is subject to civil sanction as owner regardless of absence or presence at the time of infraction. "Noise disturbance" means any sound which annoys or disturbs a reasonable person of normal sensitivities or which can be heard at a distance of 50 feet or more from the source.

This section shall not apply to loudspeakers/public address systems and emergency signaling devices, including car alarms.

The owner is subjected to civil sanction as follows:

- A. First reported complaint within a twelve-month period. The registered owner shall receive a notification of the time, date, and location stated in the complaint.
- B. Second or subsequent violation reported by a peace officer within a twelve-month period. The registered owner shall be subject to a civil fine of up to \$500, and the prosecuting attorney shall ask the court to order the removal of the radio, stereo, amplifier, or other similar device for the period of one year.

The enforcement procedures provided for herein are in addition to, and not in lieu of, other sanctions provided elsewhere within the City code. Further, any convictions under Section 10.68.270 may be counted and recorded as violations for the purposes of this section.

10.68.290. Use of electronic communication device for texting while driving prohibited. [Ord. 2017-333 § 3]

No person shall use a hand-held electronic communication device to write, send or view an electronic message while driving a motor vehicle unless the motor vehicle is at a complete stop off the traveled portion of the roadway. This prohibition does not apply to a member of a public safety agency as defined in Iowa Code section 34.1 while performing official duties, a health

care professional in the course of an emergency situation or a person receiving safety-related information including emergency traffic or weather alerts. A person violating this section shall be guilty of committing a simple misdemeanor offense subject to a scheduled fine as set by Iowa law.

For purposes of this section a "hand-held electronic communication device" means a mobile telephone or other portable electronic communication device capable of being used to write, send or view an electronic message; but does not include a voice-operated or hands-free device which allows the user to write, send or listen to an electronic message without the use of either hand except to activate or deactivate a feature or function. Hand-held electronic communication device does not include a wireless communication device used to transmit or receive data as part of a digital dispatch system. Hand-held electronic communication device includes a device that is temporarily mounted inside a motor vehicle unless the device is a voice-operated or hands-free device.

For purposes of this section an "electronic message" means images visible on the screen of a hand-held electronic communication device including, but not limited to, a text-based message, an instant message, a portion of electronic mail, an internet site, a social media application, a game or similar content viewable on a hand-held electronic communication device.

For purpose of this section the terms "write", "send", or "view" with respect to an electronic message means the manual entry, transmission or retrieval of an electronic message including the playing, browsing or accessing of an electronic message.

Nothing in this section shall be construed to authorize a peace officer to confiscate a hand-held electronic communication device from the driver or occupant of a motor vehicle as evidence.

City of Davenport

Department: Legal
Contact Info: Sam Huff |

Action / Date
3/19/2025

Subject:

Second Consideration: Ordinance amending Chapter 10.84 entitled "Bicycles" of the Municipal Code of Davenport, Iowa by changing the title to "Bicycles and Motorized Micromobility Devices", adding thereto a new section with definitions and a new section regarding riding on multi-use paths/trails, and including regulations and restrictions for electric bikes (e-bikes) on public sidewalks. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

In response to the increasing prevalence of electric bicycles (E-Bikes) within the City, the Legal Department, in collaboration with the Police Department, proposes to amend the existing bicycle ordinance to include clear definitions and regulations for E-Bikes. This amendment aims to address safety concerns, particularly regarding the use of E-Bikes on public sidewalks.

A similar agenda item originally appeared on the February 12, 2025 Council agenda. Council voted to table the item while City staff worked to update the ordinance and address citizen and council concerns regarding restrictions of motorized devices on public sidewalks.

Currently, the City of Davenport prohibits riding bicycles on sidewalks in commercial districts. The proposed amendment seeks to mirror this restriction for those riding E-bikes. This ordinance defines the three (3) classes of e-bikes and outlines the regulations associated with each class. This measure is intended to enhance pedestrian safety and clarify regulations for both traditional bicycles and E-Bikes.

Attachments:

1. Ordinance
2. Ordinance | Redline
3. Current Chapter 10.84

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 10.84 ENTITLED "BICYCLES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY CHANGING THE TITLE TO "BICYCLES AND MOTORIZED MICROMOBILITY DEVICES", ADDING THERETO A NEW SECTION WITH DEFINITIONS AND A NEW SECTION REGARDING RIDING ON MULTI-USE PATHS/TRAILS, AND INCLUDING REGULATIONS AND RESTRICTIONS FOR ELECTRIC BIKES (E-BIKES) ON PUBLIC SIDEWALKS.

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

Section 1. That Chapter 10.84 entitled "Bicycles" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to be retitled "Bicycles and Motorized Micromobility Devices".

Section 2. That Chapter 10.84 entitled "Bicycles and Motorized Micromobility Devices" of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding thereto a new Section 10.84.010 to read as follows and renumbering all subsequent sections accordingly:

10.84.010 Definitions.

- A. "Bicycle" is defined as either of the following:
 - a. A device having two wheels and having at least one saddle or seat for the use of a rider which is propelled by human power.
 - b. A device having two or three wheels with fully operable pedals and an electric motor of less than seven hundred fifty watts (one horsepower), whose maximum speed on a paved level surface, when powered solely by such a motor while ridden, is less than twenty miles per hour (i.e. electric bike, or e-bike).
- B. "Motorized Micromobility Device" means any device meant to carry one rider or operator and that is not required to be licensed or registered by the State of Iowa. Motorized micromobility devices are propelled by an electric motor of less than seven hundred and fifty watts (one horsepower), whose maximum speed on a paved level surface, when powered solely by such a motor while ridden, is less than twenty miles per hour. Motorized micromobility devices include, but are not limited to, electric unicycles, electric stand-up scooters, Segways, or motorized skateboards. This definition does not include the use of ADA compliant power assisted devices intended for personal transport.
- C. "Sidewalk" under this Chapter is defined any paved or unpaved path designated for pedestrian use that runs parallel to a roadway or through a public space and is less than 8ft. in width.
- D. "Multi-use Path" also known as a "Trail" under this Chapter is defined as a path designed for shared use by pedestrians, cyclists, and other non-motorized users, which includes e-bikes and motorized micromobility devices.

Section 3. That Chapter 10.84 entitled "Bicycles and Motorized Micromobility Devices" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

10.84.060 Riding on sidewalks.

- A. No person shall ride a bicycle or motorized micro mobility device upon the sidewalk in the commercial district within the City, unless signs authorized by the traffic engineer specifically designate a sidewalk for bicycle use.
- B. Outside of the Commercial District, Pedestrians upon sidewalks shall have the right-of-way at all times over persons using or operating bicycles or motorized micromobility device upon any sidewalk. Any person using or operating bicycles or motorized micromobility device upon any sidewalk shall turn off the sidewalk at all times when meeting or passing pedestrians and shall give an appropriate warning of their approach, either by bell, horn, or oral warning.
- C. All bicycles or micromobility devices allowed on sidewalks outside of the commercial district shall not exceed 10 mph and Class 1, 2, and 3 E-bikes must be ridden in pedal assist mode when upon a sidewalk.
- D. Class 4 E-bikes, as defined in Section 10.68.240, are not permitted on any City sidewalk.

Section 4. That Chapter 10.84 entitled "Bicycles and Motorized Micromobility Devices" of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding thereto a new Section 10.84.065 to read as follows:

10.84.065. Riding on Multi-Use Paths/Trails

- A. Yielding to Pedestrians:
 - a. All bicycles and motorized micromobility device operators must yield the right-of-way to pedestrians on multi-use paths.
 - b. When approaching a pedestrian from behind, the operator must slow to a reasonable and safe speed to prevent startling or endangering the pedestrian.
- B. Audible Warning Requirement:
 - a. Bicycle and motorized micromobility device operators must provide an audible signal, such as a bell or verbal warning (e.g., "On your left"), when overtaking and passing a pedestrian.
 - b. The warning must be given at a sufficient distance to allow the pedestrian time to react.
- C. Safe Passing Distance:
 - a. Bicycle and motorized micromobility device operators must maintain a minimum safe distance of **three feet** when passing a pedestrian or come to a near stop if such a distance is not feasible.
- D. Speed Limit When Near Pedestrians:
 - a. Bicycle and motorized micromobility device must reduce their speed to **no more than 10 mph** when within **30 feet** of a pedestrian.
 - b. If the multi-use path is congested or visibility is limited, operators must travel at walking speed until it is safe to pass.
- E. Prohibited Behavior:
 - a. Bicycle and motorized micromobility device operators may not weave between pedestrians in a reckless manner.

- b. Sudden braking or acceleration near pedestrians that could cause alarm or a hazardous situation is prohibited.

F. Lights and Visibility:

- a. During low-light conditions or nighttime, bicycle and motorized micromobility device operators must use front and rear lights or reflectors to ensure visibility to pedestrians.

Section 5. That Chapter 10.84 entitled "Bicycles and Motorized Micromobility Devices" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

10.84.070 Clinging to moving vehicles prohibited.

No person traveling upon any bicycle, motorcycle, coaster, sled, roller skates, motorized micromobility device, or any toy vehicle shall cling to or attach their vehicle to any other moving vehicle upon any roadway or bikeway.

Section 6. That Chapter 10.84 entitled "Bicycles and Motorized Micromobility Devices" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

10.84.080 Carrying excessive number of passengers unlawful.

It is unlawful for passengers in excess of that number for which the bicycle or motorized micromobility device was patently designed to ride a bicycle; except, that infants may be carried in a suitable and proper seat if such seat allows the operator to have both hands free to operate the bicycle or motorized micromobility device.

Section 7. That Chapter 10.84 entitled "Bicycles and Motorized Micromobility Devices" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

10.84.090 Careless riding prohibited.

No person shall, within the City, ride a bicycle or motorized micromobility device, in a zigzagging manner or by weaving in and out through traffic or by stunting, or at such speed that he shall not be able to bring the same to a stop within the assured clear distance ahead, or otherwise with disregard of his safety or the safety of others.

Section 8. That Chapter 10.84 entitled "Bicycles and Motorized Micromobility Devices" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

10.84.100 Single-file riding.

Bicycles and motorized micromobility devices, shall be ridden single file in business districts and upon sidewalks where permitted, but may be ridden not over two abreast elsewhere. Bicycles and motorized micromobility devices shall be operated as near the right curb as is safely practicable, except for turning movements or where bike lanes designate otherwise.

Section 9. That Chapter 10.84 entitled "Bicycles and Motorized Micromobility Devices" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

10.84.110 Observance of traffic rules required.

- A. All persons riding bicycles or motorized micromobility device, upon any street or sidewalk within the City shall observe all traffic ordinances and rules as to traffic lights and highway stop signs and shall signal any change of direction or course of travel in the same manner as such signals are required under the law governing the use by motor vehicles, and shall not turn to the right or left in traffic except at regular intersections of streets, alleys, or driveways.

- B. All persons riding a bicycle or motorized micromobility device upon any street, sidewalk, or bike lane within the City shall observe all ordinances and rules as to traffic limits and shall make full and complete stops at official stop signs.
- C. In addition, said bicycles and motorized micromobility devices shall be subject to the provisions of ordinances applicable to the driver of a motor vehicle except as to those provisions which by their very nature can have no application.

Section 10. That Chapter 10.84 entitled "Bicycles and Motorized Micromobility Devices" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

10.84.120 Motor vehicles in bicycle lanes, paths, and parking areas unlawful.

It is unlawful for any person to drive any type of motorized bicycle or motor vehicle in a designated bicycle path, lane, or parking area or park any motorized bicycle or motor vehicle in such a path, lane, or parking area. No person shall cross a bicycle lane except after giving the right-of-way to all bicycles and motorized micromobility devices within the lane.

Section 11. That Chapter 10.84 entitled "Bicycles and Motorized Micromobility Devices" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

10.84.130 Manner of parking restricted.

It is unlawful for any person to park a bicycle or motorized micromobility device in such a manner as to unreasonably obstruct pedestrian or motor vehicle traffic.

Section 12. That Chapter 10.84 entitled "Bicycles and Motorized Micromobility Devices" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

10.84.140 Violation — Penalty.

If any person operates a bicycle or motorized micromobility device in violation of any of the provisions of this chapter or in violation of any of the provisions of the traffic laws of the state applicable to the operation of bicycles or motorized micromobility devices, then the license for the bicycle so operated shall be suspended, without regard to ownership of such bicycle, and such bicycle or motorized micromobility device shall be impounded by the police department of the City, both such suspension and impounding to be for any period of days not to exceed 30 under orders of the chief of police. If any person violates any of the provisions of this chapter or of the traffic laws of the state applicable to the operation of bicycles or motorized micromobility devices he shall, upon conviction thereof, be punished by imprisonment not to exceed 30 days or by a fine not to exceed \$100.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Chapter 10.84
BICYCLES AND
MOTORIZED
MICROMOBILITY
DEVICES

10.84.010. Definitions.

A. "Bicycle" is defined as either of the following:

A.

a.—

b.—A device having two or three wheels which may have a saddle or seat or multiple saddles or seats for the use of a rider or riders which is propelled by human power.

a.—

c.—

b. A device having two or three wheels with an integrated electric motor used to assist propulsion, this includes Class 1 e-bikes (a pedal assist bike equipped with a motor which provides assistance only when the rider is pedaling and ceases to provide assistance when the bicycle reaches 20 mph), Class 2 e bikes (a bicycle equipped with a motor that can be used exclusively to propel the bicycle with the use of a throttle, and has a top assist speed of 20 mph), and Class 3 e-bikes (A pedal assist bicycle equipped with a motor that provides assistance only when the rider is pedaling and ceases to provide assistance when the bicycle reaches 28 mph).

B. "Motorized Micromobility Device" means any device meant to carry one rider or operator and that is not required to be licensed or registered by the State of Iowa. Motorized micromobility devices are propelled by an electric motor of less than seven hundred and fifty watts (one horsepower), whose maximum speed on a paved level surface, when powered solely by such a motor while ridden, is less than twenty miles per hour. Motorized micromobility devices include, but are not limited to, electric unicycles, electric stand-up scooters, Segways, or motorized skateboards. This definition does not include the use of ADA compliant power assisted devices intended for personal transport.

C. "Sidewalk" under this Chapter is defined any paved or unpaved path designated for pedestrian use that runs parallel to a roadway or through a public space and is less than 8ft. in width.

D. "Multi-use Path" also known as a "Trail" under this Chapter is defined as a path designed for shared use by pedestrians, cyclists, and other non-motorized users, which includes e-bikes and motorized micromobility devices.

10.84.02010. Registration and license — Required. [Ord. 2016-543 (part); Ord. 77-986 (part); prior code § 8-1]

No person, being a resident of the City, shall operate any bicycle upon any street, sidewalk or other public place within the City and no person shall, within the City, let out bicycles for hire, unless the ownership of each bicycle so operated or let out for hire is registered and has a license sticker placed thereon as provided in this chapter; provided, that nothing in this section shall apply to a bicycle licensed pursuant to state law as a motor vehicle.

10.84.03020. Registration and licensing — Procedure. [Ord. 2016-543 (part); Ord. 88-69 §§ 2-4; Ord. 82-52 § 1; Ord. 77-986 (part); prior code § 8-2]

The registration and licensing of bicycles shall be accomplished as follows:

- A. Application for Registration; Fee. The owner of each bicycle to be licensed shall file in the office of the City Clerk an application for registration on forms provided by the City Clerk, which application shall as a minimum state the applicant's name, address and telephone number and the bicycle's make, model, serial number, frame size, number of speeds and type of brakes. A registration fee set by resolution establishing licensing fees shall be paid at time of application. If the manufacturer's serial number of any bicycle is effaced or illegible, the police department shall, on request of the owner, stamp the bicycle with a permanent distinctive number, which number shall be stated on application in lieu of the manufacturer's serial number. The Clerk may furnish application forms and license stickers to any person willing to assist in the distribution thereof, in order that applicants for license may more conveniently secure such forms.
- B. Application for Registration; Retailers to Furnish. Any person, firm, association, corporation, or other entity engaged in the business of retailing bicycles to residents of the City shall, prior to the removal of the bicycles from the retail premises, require the prospective owner of the bicycle to fill out an application for registration on forms provided by the City Clerk. The retailer shall issue the appropriate license sticker, as provided by the City Clerk, and collect the registration fee set by resolution establishing licensing fees. All such completed forms shall be delivered by the retailer to the City Clerk within 14 days of their completion, along with the registration fees collected.
- C. Issuance of License. Upon the filing of application and the payment of fees, the Clerk shall issue a license sticker bearing a distinctive serial number, which number shall be recorded on the application. The Clerk shall keep a record of the licenses issued conveniently cross-indexed for the purpose of aiding in the recovery of bicycles lost or stolen.
- D. Attachment of License Sticker. The license sticker shall be attached to the tubular frame below the seat of each registered bicycle and shall remain attached thereto until ownership of the bicycle shall change.
- E. Duplicate License Stickers. In the event that any license sticker shall be lost, stolen, destroyed or mutilated, a duplicate or substitute sticker shall be applied for and be issued by the Clerk upon the submission of a written statement of such loss, theft, destruction or mutilation and payment of a fee set by resolution establishing licensing fees. Such statement may be in such form and such reasonable proof of loss, destruction or mutilation shall be made as the Clerk may require. The Clerk shall make entries on the index kept by the Clerk of any change in license number so effected.
- F. Nontransferability of License. Whenever ownership of a bicycle is transferred, the license therefor shall become invalid in 15 days. It shall be the duty of the purchaser or transferee of a bicycle to apply for a new license within 15 days of the transfer. No license or registration shall be transferred from one bicycle to another.
- G. Term of License. All licenses issued prior to March 31, 1988 shall expire as of that date. Owners of bicycles on April 1, 1988 shall obtain a valid license sticker.

10.84.04030. Alteration of stickers or numbers. [Ord. 77-986 (part); prior code § 8-3]

- A. It is unlawful for any person to remove, counterfeit, alter, destroy, mutilate, or tamper with any license sticker during the time in which such license sticker is valid, or to attach any license sticker to any bicycle other than the bicycle for which it is issued.
- B. It is unlawful to alter, mutilate, or destroy the serial number on the frame or other parts of a bicycle.

10.84.05040. Lamps required. [Ord. 79-1202 § 1; prior code § 8-4]

Every bicycle shall be equipped with a lamp on the front exhibiting a white light, at the times specified for lighting motor vehicles visible from a distance of at least 300 feet to the front and with a lamp on the rear exhibiting a red light visible from a distance of 300 feet to the rear; except, that a red reflector meeting the requirements of this section may be used in lieu of a rear light.

10.84.06050. Riding on sidewalks. [Ord. 77-986 (part); prior code § 8-5]

- ~~A.—No person shall ride a bicycle or motorized micro mobility device upon the sidewalk ~~or walkway~~ in the commercial district within the City, unless signs authorized by the traffic engineer specifically designate a sidewalk ~~or walkway~~ for bicycle use.~~

~~A. Pedestrians upon sidewalks shall have the right of way at all times over persons using or operating bicycles upon any sidewalk and any person using or operating bicycles upon any sidewalk shall turn off the sidewalk at all times when meeting or passing pedestrians and shall give an appropriate warning of their approach, either by bell, horn, or oral warning.~~

- ~~B. Outside of the Commercial District, Pedestrians upon sidewalks shall have the right-of-way at all times over persons using or operating bicycles or motorized micromobility device upon any sidewalk. Any person using or operating bicycles or motorized micromobility device upon any sidewalk shall turn off the sidewalk at all times when meeting or passing pedestrians and shall give an appropriate warning of their approach, either by bell, horn, or oral warning.~~

- ~~C. All bicycles or micromobility devices allowed on sidewalks outside of the commercial district shall not exceed 10 mph and Class 1, 2, and 3 E-bikes must be ridden in pedal assist mode when upon a sidewalk.~~

- ~~D. Class 4 E-bikes, as defined in Section 10.68.240, are not permitted on any City sidewalk.~~

10.84.065. Riding on Multi-Use Paths/Trails

A. Yielding to Pedestrians:

1. All bicycles and motorized micromobility device operators must yield the right-of-way to pedestrians on multi-use paths.
2. When approaching a pedestrian from behind, the operator must slow to a reasonable and safe speed to prevent startling or endangering the pedestrian.

B. Audible Warning Requirement:

1. Bicycle and motorized micromobility device operators must provide an audible signal, such as a bell or verbal warning (e.g., "On your left"), when overtaking and passing a pedestrian.
2. The warning must be given at a sufficient distance to allow the pedestrian time to

react.

C. Safe Passing Distance:

1. Bicycle and motorized micromobility device operators must maintain a minimum safe distance of **three feet** when passing a pedestrian or come to a near stop if such a distance is not feasible.

D. Speed Limit When Near Pedestrians:

1. Bicycle and motorized micromobility device must reduce their speed to **no more than 10 mph** when within **30 feet** of a pedestrian.
2. If the multi-use path is congested or visibility is limited, operators must travel at walking speed until it is safe to pass.

E. Prohibited Behavior:

1. Bicycle and motorized micromobility device operators may not weave between pedestrians in a reckless manner.
2. Sudden braking or acceleration near pedestrians that could cause alarm or a hazardous situation is prohibited.

F. Lights and Visibility:

1. During low-light conditions or nighttime, bicycle and motorized micromobility device operators must use front and rear lights or reflectors to ensure visibility to pedestrians.

10.84.07060. Clinging to moving vehicles prohibited. [Ord. 77-986 (part); prior code § 8-6]

No person traveling upon any bicycle, motorcycle, coaster, sled, roller skates, motorized micromobility device, or any toy vehicle shall cling to or attach their vehicle to any other moving vehicle upon any roadway or bikeway.

10.84.08070. Carrying excessive number of passengers unlawful. [Ord. 77-986 (part); prior code § 8-7]

It is unlawful for passengers in excess of that number for which the bicycle or motorized micromobility device was patently designed to ride a bicycle; except, that infants may be carried in a suitable and proper seat if such seat allows the operator to have both hands free to operate the bicycle or motorized micromobility device.

10.84.09080. Careless riding prohibited. [Ord. 77-986 (part); prior code § 8-8]

No person shall, within the City, ride a bicycle or motorized micromobility device, in a zigzagging manner or by weaving in and out through traffic or by stunting, or at such speed that he shall not be able to bring the same to a stop within the assured clear distance ahead, or otherwise with disregard of his safety or the safety of others.

10.84.10090. Single-file riding. [Ord. 77-986 (part); prior code § 8-9]

Bicycles and motorized micromobility devices, shall be ridden single file in business districts and upon sidewalks where permitted, but may be ridden not over two abreast elsewhere. ~~Said bicycles~~ Bicycles and motorized micromobility devices shall be operated as near the right curb as is safely practicable, except for turning movements or where bike lanes designate otherwise.

10.84.110100. Observance of traffic rules required. [Ord. 77-986 (part); prior code § 8-10]

- A. All persons riding bicycles or motorized micromobility device, upon any street or sidewalk within the City shall observe all traffic ordinances and rules as to traffic lights and highway stop signs and shall signal any change of direction or course of travel in the same manner as such signals are required under the law governing the use by motor vehicles, and shall not turn to the right or left in traffic except at regular intersections of streets, alleys, or driveways.
- B. All persons riding ~~bicycles~~ a bicycle or motorized micromobility device upon any street, sidewalk, or bike lane within the City shall observe all ordinances and rules as to traffic limits and shall make full and complete stops at official stop signs.
- C. In addition said bicycles and motorized micromobility devices shall be subject to the provisions of ordinances applicable to the driver of a motor vehicle except as to those provisions which by their very nature can have no application.

10.84.~~120110~~. Motor vehicles in bicycle lanes, paths, and parking areas unlawful. [Ord. 77-986 (part); prior code § 8-11]

It is unlawful for any person to drive any type of motorized bicycle or motor vehicle in a designated bicycle path, lane, or parking area or park any motorized bicycle or motor vehicle in such a path, lane, or parking area. No person shall cross a bicycle lane except after giving the right-of-way to all bicycles and motorized micromobility devices within the lane.

10.84.~~130120~~. Manner of parking restricted. [Ord. 77-986 (part); prior code § 8-12]

It is unlawful for any person to park a bicycle or motorized micromobility device in such a manner as to unreasonably obstruct pedestrian or motor vehicle traffic.

10.84.~~140130~~. Violation — Penalty. [Ord. 77-986 (part); prior code § 8-13]

If any person operates a bicycle or motorized micromobility device in violation of any of the provisions of this chapter or in violation of any of the provisions of the traffic laws of the state applicable to the operation of bicycles or motorized micromobility devices, then the license for the bicycle so operated shall be suspended, without regard to ownership of such bicycle, and such bicycle or motorized micromobility device shall be impounded by the police department of the City, both such suspension and impounding to be for any period of days not to exceed 30 under orders of the chief of police. If any person violates any of the provisions of this chapter or of the traffic laws of the state applicable to the operation of bicycles or motorized micromobility devices, he shall, upon conviction thereof, be punished by imprisonment not to exceed 30 days or by a fine not to exceed \$100.

Chapter 10.84 BICYCLES

10.84.010. Registration and license — Required. [Ord. 2016-543 (part); Ord. 77-986 (part); prior code § 8-1]

No person, being a resident of the City, shall operate any bicycle upon any street, sidewalk or other public place within the City and no person shall, within the City, let out bicycles for hire, unless the ownership of each bicycle so operated or let out for hire is registered and has a license sticker placed thereon as provided in this chapter; provided, that nothing in this section shall apply to a bicycle licensed pursuant to state law as a motor vehicle.

10.84.020. Registration and licensing — Procedure. [Ord. 2016-543 (part); Ord. 88-69 §§ 2-4; Ord. 82-52 § 1; Ord. 77-986 (part); prior code § 8-2]

The registration and licensing of bicycles shall be accomplished as follows:

- A. **Application for Registration; Fee.** The owner of each bicycle to be licensed shall file in the office of the City Clerk an application for registration on forms provided by the City Clerk, which application shall as a minimum state the applicant's name, address and telephone number and the bicycle's make, model, serial number, frame size, number of speeds and type of brakes. A registration fee set by resolution establishing licensing fees shall be paid at time of application. If the manufacturer's serial number of any bicycle is effaced or illegible, the police department shall, on request of the owner, stamp the bicycle with a permanent distinctive number, which number shall be stated on application in lieu of the manufacturer's serial number. The Clerk may furnish application forms and license stickers to any person willing to assist in the distribution thereof, in order that applicants for license may more conveniently secure such forms.
- B. **Application for Registration; Retailers to Furnish.** Any person, firm, association, corporation, or other entity engaged in the business of retailing bicycles to residents of the City shall, prior to the removal of the bicycles from the retail premises, require the prospective owner of the bicycle to fill out an application for registration on forms provided by the City Clerk. The retailer shall issue the appropriate license sticker, as provided by the City Clerk, and collect the registration fee set by resolution establishing licensing fees. All such completed forms shall be delivered by the retailer to the City Clerk within 14 days of their completion, along with the registration fees collected.
- C. **Issuance of License.** Upon the filing of application and the payment of fees, the Clerk shall issue a license sticker bearing a distinctive serial number, which number shall be recorded on the application. The Clerk shall keep a record of the licenses issued conveniently cross-indexed for the purpose of aiding in the recovery of bicycles lost or stolen.
- D. **Attachment of License Sticker.** The license sticker shall be attached to the tubular frame below the seat of each registered bicycle and shall remain attached thereto until ownership of the bicycle shall change.
- E. **Duplicate License Stickers.** In the event that any license sticker shall be lost, stolen, destroyed or mutilated, a duplicate or substitute sticker shall be applied for and be issued by

the Clerk upon the submission of a written statement of such loss, theft, destruction or mutilation and payment of a fee set by resolution establishing licensing fees. Such statement may be in such form and such reasonable proof of loss, destruction or mutilation shall be made as the Clerk may require. The Clerk shall make entries on the index kept by the Clerk of any change in license number so effected.

- F. Nontransferability of License. Whenever ownership of a bicycle is transferred, the license therefor shall become invalid in 15 days. It shall be the duty of the purchaser or transferee of a bicycle to apply for a new license within 15 days of the transfer. No license or registration shall be transferred from one bicycle to another.
- G. Term of License. All licenses issued prior to March 31, 1988 shall expire as of that date. Owners of bicycles on April 1, 1988 shall obtain a valid license sticker.

10.84.030. Alteration of stickers or numbers. [Ord. 77-986 (part); prior code § 8-3]

- A. It is unlawful for any person to remove, counterfeit, alter, destroy, mutilate, or tamper with any license sticker during the time in which such license sticker is valid, or to attach any license sticker to any bicycle other than the bicycle for which it is issued.
- B. It is unlawful to alter, mutilate, or destroy the serial number on the frame or other parts of a bicycle.

10.84.040. Lamps required. [Ord. 79-1202 § 1; prior code § 8-4]

Every bicycle shall be equipped with a lamp on the front exhibiting a white light, at the times specified for lighting motor vehicles visible from a distance of at least 300 feet to the front and with a lamp on the rear exhibiting a red light visible from a distance of 300 feet to the rear; except, that a red reflector meeting the requirements of this section may be used in lieu of a rear light.

10.84.050. Riding on sidewalks. [Ord. 77-986 (part); prior code § 8-5]

- A. No person shall ride a bicycle upon the sidewalk or walkway in the commercial district within the City, unless signs authorized by the traffic engineer specifically designate a sidewalk or walkway for bicycle use.
- B. Pedestrians upon sidewalks shall have the right-of-way at all times over persons using or operating bicycles upon any sidewalk and any person using or operating bicycles upon any sidewalk shall turn off the sidewalk at all times when meeting or passing pedestrians and shall give an appropriate warning of their approach, either by bell, horn, or oral warning.

10.84.060. Clinging to moving vehicles prohibited. [Ord. 77-986 (part); prior code § 8-6]

No person traveling upon any bicycle, motorcycle, coaster, sled, roller skates, or any toy vehicle shall cling to or attach their vehicle to any other moving vehicle upon any roadway or bikeway.

10.84.070. Carrying excessive number of passengers unlawful. [Ord. 77-986 (part); prior code § 8-7]

It is unlawful for passengers in excess of that number for which the bicycle was patently designed

to ride a bicycle; except, that infants may be carried in a suitable and proper seat if such seat allows the operator to have both hands free to operate the bicycle.

10.84.080. Careless riding prohibited. [Ord. 77-986 (part); prior code § 8-8]

No person shall, within the City, ride a bicycle in a zigzagging manner or by weaving in and out through traffic or by stunting, or at such speed that he shall not be able to bring the same to a stop within the assured clear distance ahead, or otherwise with disregard of his safety or the safety of others.

10.84.090. Single-file riding. [Ord. 77-986 (part); prior code § 8-9]

Bicycles shall be ridden single file in business districts and upon sidewalks where permitted, but may be ridden not over two abreast elsewhere. Said bicycles shall be operated as near the right curb as is safely practicable, except for turning movements or where bike lanes designate otherwise.

10.84.100. Observance of traffic rules required. [Ord. 77-986 (part); prior code § 8-10]

- A. All persons riding bicycles upon any street or sidewalk within the City shall observe all traffic ordinances and rules as to traffic lights and highway stop signs and shall signal any change of direction or course of travel in the same manner as such signals are required under the law governing the use by motor vehicles, and shall not turn to the right or left in traffic except at regular intersections of streets, alleys, or driveways.
- B. All persons riding bicycles upon any street, sidewalk, or bike lane within the City shall observe all ordinances and rules as to traffic limits and shall make full and complete stops at official stop signs.
- C. In addition said bicycles shall be subject to the provisions of ordinances applicable to the driver of a motor vehicle except as to those provisions which by their very nature can have no application.

10.84.110. Vehicles in bicycle lanes, paths, and parking areas unlawful. [Ord. 77-986 (part); prior code § 8-11]

It is unlawful for any person to drive any type of motorized bicycle or vehicle in a designated bicycle path, lane, or parking area or park any motorized bicycle or vehicle in such a path, lane, or parking area. No person shall cross a bicycle lane except after giving the right-of-way to all bicycles within the lane.

10.84.120. Manner of parking restricted. [Ord. 77-986 (part); prior code § 8-12]

It is unlawful for any person to park a bicycle in such a manner as to unreasonably obstruct pedestrian or motor vehicle traffic.

10.84.130. Violation — Penalty. [Ord. 77-986 (part); prior code § 8-13]

If any person operates a bicycle in violation of any of the provisions of this chapter or in violation

of any of the provisions of the traffic laws of the state applicable to the operation of bicycles, then the license for the bicycle so operated shall be suspended, without regard to ownership of such bicycle, and such bicycle shall be impounded by the police department of the City, both such suspension and impounding to be for any period of days not to exceed 30 under orders of the chief of police. If any person violates any of the provisions of this chapter or of the traffic laws of the state applicable to the operation of bicycles, he shall, upon conviction thereof, be punished by imprisonment not to exceed 30 days or by a fine not to exceed \$100.

City of Davenport

Department: Administration
Contact Info: Brian Krup | 563-326-6163

Action / Date
3/19/2025

Subject:

Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

Project Renewal; Fit-Fest; 906 West 5th Street; 7:00 a.m. - 12:00 p.m. Saturday, April 26, 2025; **Closure:** West 6th Street from Marquette Street to Gaines Street; Warren Street from West 5th Street to West 6th Street. [Ward 3]

Davenport Parks and Recreation; Doggie Egg Hunt; Centennial Dog Park | 315 South Marquette Street; 10:00 a.m. - 3:00 p.m. Saturday, April 26, 2025; **Closure:** South Marquette Street south of the City maintenance facility to north of Beiderbecke Drive. [Ward 3]

St. Anthony Catholic Church; Bilingual Parish Mass; 417 North Main Street; 7:00 a.m. - 3:00 p.m. Sunday, May 4, 2025; **Closure:** Main Street from West 4th Street to West 5th Street. [Ward 3]

Mississippi River Distilling Company Downtown Lounge; Garage Band Live Music and Alternating Currents; 318 East 2nd Street; various dates and times (see attached schedule); **Closure:** east-west alley between East 2nd Street and East 3rd Street from Iowa Street to the MidAmerican parking lot. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

Per the City's Special Events Policy, City Council will approve street, lane, and public ground closure requests based on the recommendation of the Special Events Committee.

Attachments:

1. Resolution
2. Fit-Fest Closure Map
3. Fit-Fest Letter to Neighbors
4. Doggie Egg Hunt Map
5. St. Anthony Bilingual Parish Mass Closure Map
6. Mississippi River Distilling Closure Map
7. Mississippi River Distilling 2025 Schedule
8. Mississippi River Distilling Neighbor Petition

Resolution No. _____

Resolution offered by Alderman Jobgen.

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

RESOLUTION approving street, lane, or public ground closure requests on the listed dates and times for outdoor events.

*Project Renewal; Fit-Fest; 906 West 5th Street; 7:00 a.m. - 12:00 p.m. Saturday, April 26, 2025; **Closure:** West 6th Street from Marquette Street to Gaines Street; Warren Street from West 5th Street to West 6th Street. [Ward 3]*

*Davenport Parks and Recreation; Doggie Egg Hunt; Centennial Dog Park | 315 South Marquette Street; 10:00 a.m. - 3:00 p.m. Saturday, April 26, 2025; **Closure:** South Marquette Street south of the City maintenance facility to north of Beiderbecke Drive. [Ward 3]*

*St. Anthony Catholic Church; Bilingual Parish Mass; 417 North Main Street; 7:00 a.m. - 3:00 p.m. Sunday, May 4, 2025; **Closure:** Main Street from West 4th Street to West 5th Street. [Ward 3]*

*Mississippi River Distilling Company Downtown Lounge; Garage Band Live Music and Alternating Currents; 318 East 2nd Street; various dates and times (see attached schedule); **Closure:** east-west alley between East 2nd Street and East 3rd Street from Iowa Street to the MidAmerican parking lot. [Ward 3]*

WHEREAS, the City, through its Special Events Policy, has accepted the above applications for events on the listed date and time that are requesting street, lane, or public ground closures; and

WHEREAS, upon review of the applications, it has been determined that streets, lanes, or public grounds will need to be closed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the above street, lane, or public ground closure requests are hereby approved, and staff is directed to proceed with the closures.

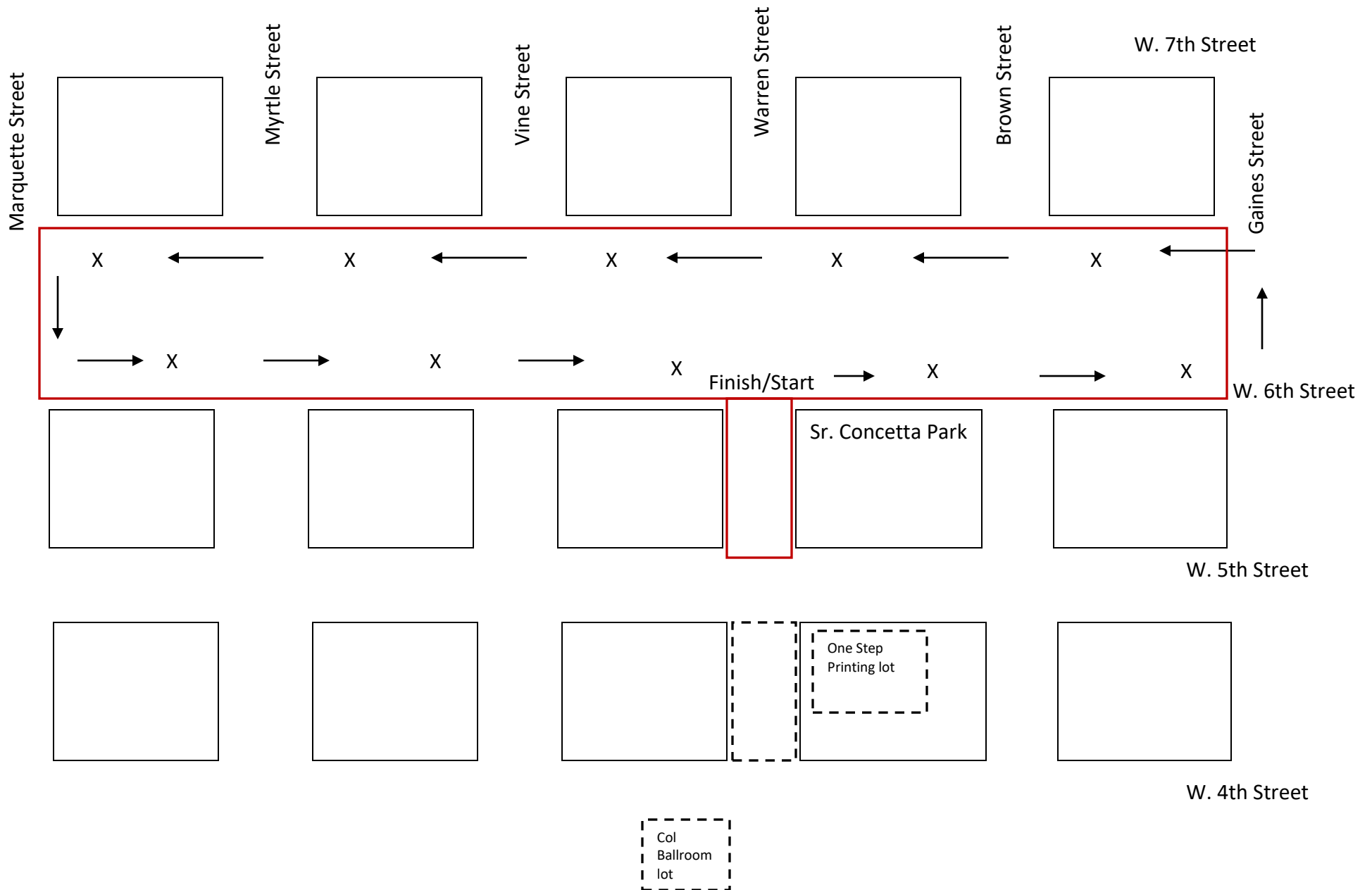
Passed and approved this 26th day of March, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



- = Road area requested to block off.
- = Parking.

**PROJECT RENEWAL
FIT-FEST
April 26, 2025**

Greetings Neighbors:

Thanks to all who participated last year in Project Renewal's FIT-FEST!

Project Renewal is announcing our annual FIT-FEST on **Saturday, April 26, 2025** - and you are invited!

We are notifying all residents along this event route so you may contact us with any questions, concerns and/or would like to participate. ***The route will be blocked off the morning of the event 7:00 a.m. – Noon, Saturday, April 26, 2025 for the safety and well-being of participants and residents. If you must use your vehicle during this time please park off the route THE NIGHT BEFORE. This will help with the safety for all and respect for your property. The approximate time to expect the streets to be clear is after Noon. As soon as the route is clear of pedestrians and obstacles traffic will resume. We ask for your patience and consideration at this time.***

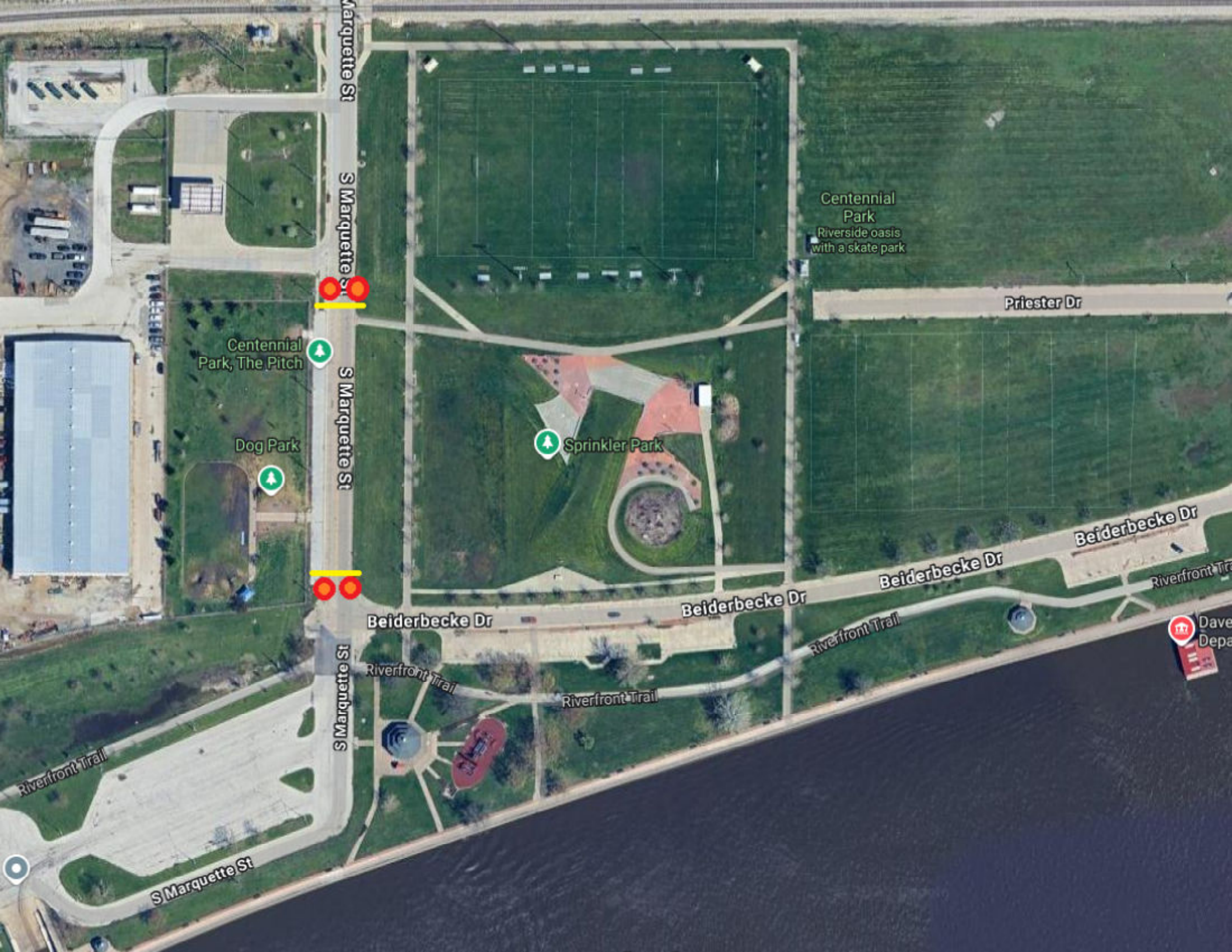
This event promotes physical well being and healthy lifestyle choices among area youth and adults. It also brings awareness of positive developments in the surrounding neighborhood. In addition, this fundraising opportunity is a chance for people to learn more about the service Project Renewal provides area children and the community. This is a good time for us to tidy up our yards and streets to share with visitors the beauty of our neighborhood!

Project Renewal provides educational and recreational activities for children during the school year and summer in a safe, loving environment. Staff and volunteers are positive role models for the children, reinforcing values needed in order to live healthy and productive lives. Project Renewal is an important organization in our community which can deeply impact the life of a child and is very rewarding personally for those who volunteer or provide financial support.

Many opportunities, if interested, are available to you for this event; you can run, walk, volunteer, cheer - cheer from your own yard and/or join the festivities at Sr. Concetta Park. The route will start and finish at 6th and Warren Streets where the park is located, refreshments will be available, awards and prizes for registered participants. For any questions or more information on Project Renewal, to volunteer, or receive a registration form you may call 563-324-0800 or go to our website: www.projectrenewal.net. Come and support our neighborhood!

Thank you for your support!

Ann & Carl
Project Renewal
563-324-0800



S Marquette St

S Marquette St

S Marquette St

S Marquette St

S Marquette St

Priester Dr

Beiderbecke Dr

Beiderbecke Dr

Beiderbecke Dr

Riverfront Trail

Riverfront Trail

Riverfront Trail

Riverfront Trail

Riverfront Trail

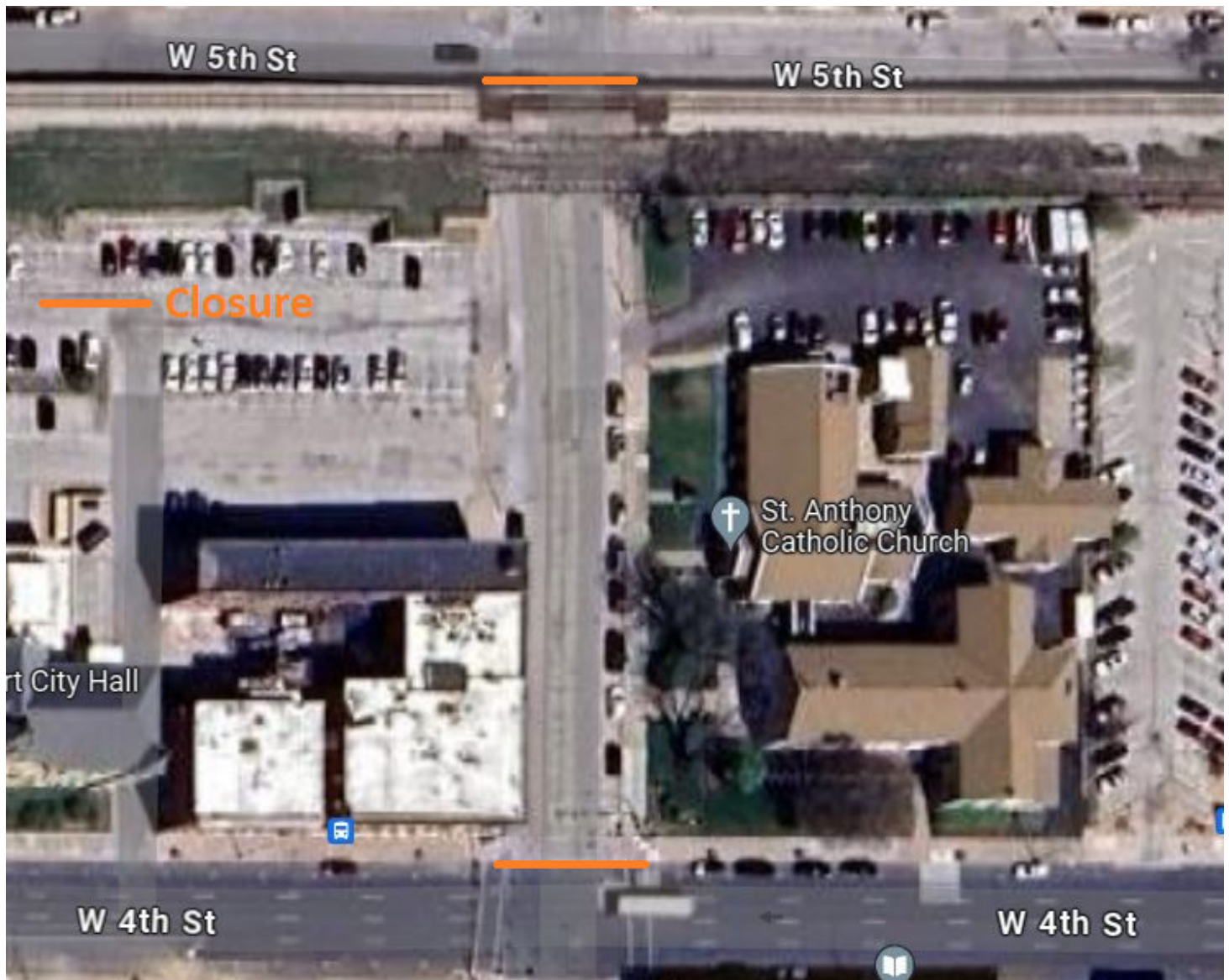
Centennial Park
Riverside oasis
with a skate park

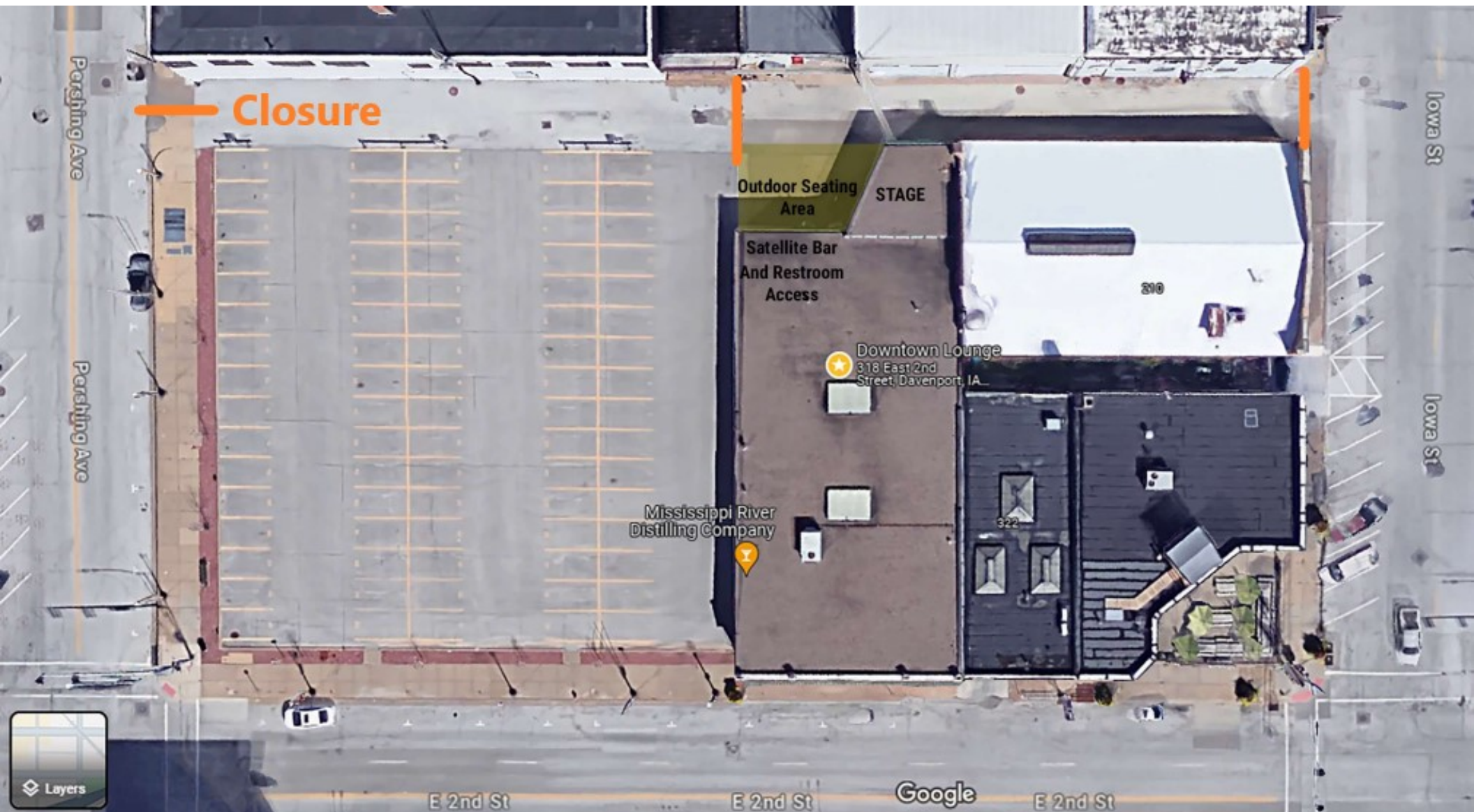
Centennial Park, The Pitch

Dog Park

Sprinkler Park

Dave
Depa





Mississippi River Distilling Company Downtown Lounge

Garage Band Live Music and Alternating Currents Schedule

Friday, May 30, 2025

.....
Setup Time: 5:00 PM - 7:00 PM

Event Time: 7:00 PM - 10:00 PM

Cleanup Time: 10:00 PM - 11:00 PM

Friday, June 27, 2025

.....
Setup Time: 5:00 PM - 7:00 PM

Event Time: 7:00 PM - 10:00 PM

Cleanup Time: 10:00 PM - 11:00 PM

Friday, July 25, 2025

.....
Setup Time: 5:00 PM - 7:00 PM

Event Time: 7:00 AM - 10:00 PM

Cleanup Time: 10:00 PM - 11:00 PM

Thursday, August 14, 2025

.....
* This evening is TBD based on entertainment assigned by Alternating Currents committee.

Setup Time: 5:00 PM - 7:00 PM

Event Time: 7:00 PM - 10:00 PM

Cleanup Time: 10:00 PM - 11:00 PM

Friday, August 15, 2025

.....
* This evening is TBD based on entertainment assigned by Alternating Currents committee.

Setup Time: 5:00 PM - 7:00 PM

Event Time: 7:00 PM - 11:00 PM

Cleanup Time: 11:00 PM - 12:00 AM

Saturday, August 16, 2025

.....
* This evening is TBD based on entertainment assigned by Alternating Currents committee.

Setup Time: 10:00 AM - 12:00 PM

Event Time: 12:00 PM - 11:00 PM

Cleanup Time: 11:00 PM - 12:00 AM

Friday, August 29, 2025

.....
Setup Time: 5:00 PM - 7:00 PM

Event Time: 7:00 PM - 10:00 PM

Cleanup Time: 10:00 PM - 11:00 PM



CITY OF DAVENPORT

STREET CLOSURE PETITION FOR SPECIAL EVENTS

On the dates and times listed below, there is proposed a street closure with outdoor music/band/performance requested by Mississippi River Distilling Company, which will require the closing of the Alley between 100 feet west of Iowa Street and 250 feet east of Pershing Street. An obstruction will be placed in the alley to restrict passage of vehicles, but pedestrian access will be maintained.

Proposed event dates/times:

Friday, May 30, 2025 6P-10P
Friday, June 27, 2025 6P-10P
Friday, July 25, 2025 6P-10P
Thursday, Aug 14, 2025 5P-10P
Friday, Aug 15, 2025 5P-12A
Saturday, Aug 16, 2025 10A-12A
Friday, Aug 29, 2025 6P-10P

*Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT
			CONCERNED
Kraig Klamme - 301 E. 3rd	X	___	___
RAT Hatch 313 E 3rd	X	___	___
Chandra Park 218 Iowa St.	X	___	___
DOUG ANDERSON 323 G 3rd	X	___	___
___	___	___	___
___	___	___	___

* If more space is needed, please use additional sheets.

* If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.


Signature of Applicant

2/17/25
Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

City of Davenport

Department: Administration
Contact Info: Brian Krup | 563-326-6163

Action / Date
3/19/2025

Subject:

Motion approving noise variance requests on the listed dates and times for outdoor events.

Mississippi River Distilling Company Downtown Lounge; Garage Band Live Music and Alternating Currents; 318 East 2nd Street; various dates and times (see attached schedule); Outdoor music/band, over 50 dBA. [Ward 3]

Recommendation:

Pass the Motion.

Background:

These requests for noise variances have been received pursuant to the Municipal Code of Davenport, Iowa, Chapter 8.19 Noise Abatement, Section 8.19.090 Special Variances.

Attachments:

1. Mississippi River Distilling Neighbor Petition



CITY OF DAVENPORT

STREET CLOSURE PETITION FOR SPECIAL EVENTS

On the dates and times listed below, there is proposed a street closure with outdoor music/band/performance requested by Mississippi River Distilling Company, which will require the closing of the Alley between 100 feet west of Iowa Street and 250 feet east of Pershing Street. An obstruction will be placed in the alley to restrict passage of vehicles, but pedestrian access will be maintained.

Proposed event dates/times:

Friday, May 30, 2025 6P-10P
Friday, June 27, 2025 6P-10P
Friday, July 25, 2025 6P-10P
Thursday, Aug 14, 2025 5P-10P
Friday, Aug 15, 2025 5P-12A
Saturday, Aug 16, 2025 10A-12A
Friday, Aug 29, 2025 6P-10P

***Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT
			CONCERNED
Kraig Klamme - 301 E. 3rd	X	___	___
RAT Hatch 313 E 3rd	X	___	___
Chandra Park 218 Iowa St.	X	___	___
DOUG ANDERSON 323 G 3rd	X	___	___
___	___	___	___
___	___	___	___

* If more space is needed, please use additional sheets.

* If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.


Signature of Applicant

2/17/25
Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

City of Davenport

Department: Finance
Contact Info: Jamie Swanson | 563-326-7795

Action / Date
3/19/2025

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

Mississippi River Distilling Company (Mississippi River Distilling Company, LLC) - 318 East 2nd Street - Temporary Outdoor Area May 30-31, June 27-28, July 25-26, August 14-17, August 29-30 - License Type: Class C Liquor (On-Premises)

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

Ward 2

Applebee's Neighborhood Grill & Bar (Apple Corps, LP) - 3005 West Kimberly Road - License Type: Class C Liquor (On-Premises)

Ward 3

At the Stardust (At the Stardust, LLC) - 218 Iowa Street - License Type: Class C Liquor (On-Premises)

Boozies Bar and Grill (BZE Holdings, Inc) - 114 1/2 West 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Daiquiri Factory (Daq Fac, LLC) - 303 West 3rd Street - License Type: Class C Liquor (On-Premises)

La Finca (La Finca, LLC) - 916 West 2nd Street - License Type: Class C Liquor (On-Premises)

Scotts Shovelhead Shed (SSS, Inc) - 220 North Pine Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 4

Meat Market (Market Holdings, LLC) - 1629 Washington Street - License Type: Class C Liquor (On-Premises)

Ward 5

Los Primos Mexican Grill (Los Primos Mexican Grill, LLC) - 1143 East Locust Street - License

Type: Class C Liquor (On-Premises)

Ward 6

Big River Bowling (Kimberly Entertainment, LLC) - 2902 East Kimberly Road - License Type: Class C Liquor (On-Premises)

Pints (Pub @ Utica, LLC) - 5268 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Qc Mart (Bethany Enterprises, Inc) - 2415 East 53rd Street - License Type: Class B Beer/Wine (Carry-Out)

R Bar-QCA, LLC (R Bar-QCA, LLC) - 4907 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

C. Request for 19/20-year-old exemption:

Ward 3

At the Stardust (At the Stardust, LLC) - 218 Iowa Street - License Type: Class C Liquor (On-Premises)

Recommendation:
Pass the Motion.

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

Attachments:
None

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/19/2025

Subject:

Resolution awarding a contract for the West Loop Trail Phase I project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$841,489.01, subject to Iowa Department of Transportation concurrence, CIP #28029. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

Eight (8) bids were received by the Iowa Department of Transportation on February 18, 2025. Langman Construction, Inc was the lowest responsive and responsible bid at \$841,489.01. The Surface Transportation Block Grant Program will reimburse the City for up to 80% of the eligible project costs up to a maximum amount of \$522,770.

Work is expected to begin this spring with completion by the end of 2025. The award is subject to Iowa Department of Transportation and Federal Highway Administration concurrence.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding a contract for the West Loop Trail Phase I project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$841,489.01, subject to Iowa Department of Transportation concurrence, CIP #28029.

WHEREAS, the West Loop Trail Phase I project was duly advertised and published in accordance with state law; and

WHEREAS, eight (8) bids were received by the Iowa Department of Transportation at the appointed time and place for the bid opening; and

WHEREAS, Langman Construction, Inc of Rock Island, Illinois was the lowest responsive and responsible bidder and is recommended for award subject to Iowa Department of Transportation concurrence.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the West Loop Trail Phase I project is hereby awarded to Langman Construction, Inc of Rock Island, Illinois in the amount of \$841,489.01, subject to Iowa Department of Transportation concurrence.

Passed and approved this 26th day of March, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/19/2025

Subject:

Resolution awarding a contract for the Main Street (Palmer Drive to Locust Street) Resurfacing project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$761,148, CIP #35061. [Wards 3 & 5]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on February 19, 2025, and sent to contractors. On March 11, 2025, the Purchasing Division opened and read nine (9) responsive and responsible bids. Hawkeye Paving Corporation of Davenport, Iowa was the lowest responsive and responsive bidder and is recommended for award.

This project will resurface Main Street from Palmer Drive north to Locust Street. Proposed improvements include, but are not limited to, the furnishing of all labor, materials, and equipment for the resurfacing of the existing asphalt and concrete roadway; installation of ADA ramps and sidewalk; limited curb and gutter replacements; resetting all existing sewer manhole to finish grade; replacing impacted driveway approaches; topsoil; sodding; and erosion control.

This project is funded through CIP #35061 | High Volume Street Repair Program.

Attachments:

1. Resolution
2. Bid Tab

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding a contract for the Main Street (Palmer Drive to Locust Street) Resurfacing project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$761,148, CIP #35061.

WHEREAS, the City needs to contract for the Main Street (Palmer Drive to Locust Street) Resurfacing project; and

WHEREAS, Hawkeye Paving Corporation of Davenport, Iowa was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the Main Street (Palmer Drive to Locust Street) Resurfacing project is hereby awarded to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$761,148.

Passed and approved this 26th day of March, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Main Street Resurfacing Project – Palmer Drive to Locust Street

BID NUMBER: 25-64

OPENING DATE: March 11, 2025

FUNDING: CIP 35061 | High Volume Street Repair Program

RECOMMENDATION: Award the contract to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$761,480.

<u>VENDOR NAME</u>	<u>Bid Total</u>
Hawkeye Paving Corporation of Davenport, IA	\$761,148
Phoenix Corporation of the Quad Cities of Port Byron, IL	\$774,083.25
Porter Brothers Construction of Rock Falls, IL	\$779,896.10
Manatts, Inc. – Eastern Iowa Division of Camanche, IA	\$828,803.55
CDMI Concrete Contractors Inc. of Port Byron, IL	\$852,504.75
Langman Construction, Inc. of Rock Island, IL	\$868,825.48
Emery Construction Group Inc. of Moline, IL	\$849,290.05
Brandt Construction Co of Milan, IL	\$948,050.52
Valley Construction Company of Rock Island, IL	\$1,032,085.25

Approved By

Purchasing

Date

Approved By

Dept. Director

Date

Approved By

Budget/CIP

Date

Approved By

Chief Financial Officer

Date

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/19/2025

Subject:

Resolution awarding a contract for the West Lombard Court Reconstruction project to Ihrig Works LLC of Long Grove, Iowa in the amount of \$208,557, CIP #35062. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on February 24, 2025, and sent to contractors. On March 12, 2025, the Purchasing Division opened and read ten (10) responsive and responsible bids. See attached bid tab. Ihrig Works LLC, of Long Grove, Iowa was the lowest responsive and responsible bidder.

This project is located on West Lombard Court from the end of cul-de-sac to North Blanchard Street. The proposed improvements include, but are not limited to, the furnishing of all labor, materials and equipment for the reconstruction of the existing concrete roadway; installation of subdrains; resetting all existing utility surface features to finish grade; replacing adjacent driveway approaches; topsoil; sodding; and erosion control.

Funding for this project is from CIP #35062 | Neighborhood Street Repair Program.

Attachments:

1. Resolution
2. Bid Tab

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding a contract for the West Lombard Court Reconstruction project to Ihrig Works LLC of Long Grove, Iowa in the amount of \$208,557, CIP #35062.

WHEREAS, the City needs to contract for the West Lombard Court Reconstruction project; and

WHEREAS, Ihrig Works LLC of Long Grove, Iowa was the lowest responsive, responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the West Lombard Court Reconstruction project is hereby awarded to Ihrig Works LLC of Long Grove, Iowa in the amount of \$208,557.

Passed and approved this 26th day of March, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: West Lombard Court Reconstruction Project

BID NUMBER: 25-67

OPENING DATE: March 12, 2025

FUNDING: CIP 35062 | Neighborhood Street Repair Program

RECOMMENDATION: Award the contract to Ihrig Works LLC of Long Grove, Iowa in the amount of \$208,557.00.

<u>VENDOR NAME</u>	<u>PRICE</u>
Ihrig Works LLC of Long Grove, IA	\$208,557.00
Eastern Iowa Excavating & Concrete, LLC of Cascade, IA	\$214,087.30
Americore LLC of Muscatine, IA	\$228,538.00
Midwest Concrete, Inc. of Peosta, IA	\$229,831.50
Centennial Contractors of the Quad Cities of Moline, IL	\$230,032.50
Emery Construction Group Inc. of Moline, IL	\$231,292.00
All American Concrete, Inc. of West Liberty, IA	\$235,180.00
N.J. Miller, Inc of Bettendorf, IA	\$250,868.00
Langman Construction, Inc. of Rock Island, IL	\$264,957.05
Apollo Excavating of Milan, IL	\$302,785.00

Approved By

P

Approved By

Approved B

Approved B

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/19/2025

Subject:

Resolution awarding a contract for the FY 2026 Iowa DOT Full Depth Patch Program to Americore LLC of Muscatine, Iowa in the amount of \$133,004.60, CIP #35045. [Wards 1, 2, 3, 6, & 7]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on February 20, 2025 and sent to contractors. On March 10, 2025, the Purchasing Division opened and read five (5) responsive and responsible bids. See attached bid tab. Americore LLC of Muscatine, Iowa was the lowest responsive and responsible bidder.

This contract is for full-depth PPC patching on State routes within the City limits. Up to \$150,000 worth of work will be completed. (Iowa DOT specifications apply.)

Funding for this project is from CIP #35045 | State DOT Full Patching Program.

Attachments:

1. Resolution
2. Bid Tab

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding a contract for the FY 2026 Iowa DOT Full Depth Patch Program to Americore LLC of Muscatine, Iowa in the amount of \$133,004.60, CIP #35045.

WHEREAS, the City needs to contract for the FY 2026 Iowa DOT Full Depth Patch Program; and

WHEREAS, Americore LLC of Muscatine, Iowa was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the FY 2026 Iowa DOT Full Depth Patch Program project is hereby awarded to Americore LLC of Muscatine, Iowa in the amount of \$133,004.60.

Passed and approved this 26th day of March, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: FY 2026 Iowa DOT Full Depth Patch Program

BID NUMBER: 25-65

OPENING DATE: March 10, 2025

FUNDING: CIP 35045 | State DOT Patching Program

RECOMMENDATION: Award the contract to Americore LLC of Muscatine Iowa in the amount of \$133,004.60.

<u>VENDOR NAME</u>	<u>PRICE</u>
Americore LLC of Muscatine, IA	\$133,004.60
Hawkeye Paving Corporation of Davenport, IA	\$136,377.00
Langman Construction, Inc. of Rock Island, IL	\$137,963.00
Centennial Contractors of the Quad Cities of Moline, IL	\$139,124.20
N.J. Miller, Inc of Bettendorf, IA	\$180,173.00

Approved By

[Redacted Signature]

Purchasing Officer

Date

Approved By

[Redacted Signature]

Dept. Director

Date

Approved By

[Redacted Signature]

Approved By

[Redacted Signature]

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/19/2025

Subject:

Resolution awarding one-year contracts, with the option of a one-year extension, for the 2025 Sidewalk and ADA Ramp Program to Leveraged Services LLC of Bettendorf, Iowa in the initial amount of \$200,000; Feldman Concrete of Dyersville, Iowa in the initial amount of \$200,000; and Kelly Construction of Davenport, Iowa in the initial amount of \$300,000, and authorizing the Director of Engineering and Capital Projects to increase contract funding allocation, based on performance and need, not to exceed a cumulative total of \$965,000, CIP #28028. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on February 11, 2025, and sent to contractors. On March 4, 2025, the Purchasing Division opened and read five (5) responsive and responsible bids. Leveraged Services LLC of Bettendorf, Iowa; Feldman Concrete of Dyersville, Iowa; and Kelly Construction of Davenport, Iowa were the three lowest responsive and responsible bidders and are recommended for contract award.

This program administers a combination of sidewalk repairs and ADA pedestrian ramp upgrades throughout the city. This is an indefinite quantity, indefinite delivery task order contract. Following the completion of work under the initial contract amount, contract funding allocation may be increased, dependent on contractor performance and available budget.

This project is funded through CIP #28028 | Creating Connections Program.

Attachments:

1. Resolution
2. Bid Tab

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding one-year contracts, with the option of a one-year extension, for the 2025 Sidewalk and ADA Ramp Program to Leveraged Services LLC of Bettendorf, Iowa in the initial amount of \$200,000; Feldman Concrete of Dyersville, Iowa in the initial amount of \$200,000; and Kelly Construction of Davenport, Iowa in the initial amount of \$300,000, and authorizing the Engineering and Capital Projects Director to increase contract funding allocation, based on performance and need, not to exceed a cumulative total of \$965,000, CIP #28028.

WHEREAS, the City needs to contract for the 2025 Sidewalk and ADA Ramp Program; and

WHEREAS, Leveraged Services LLC of Bettendorf, Iowa; Feldman Concrete of Dyersville, Iowa; and Kelly Construction of Davenport, Iowa were the three lowest responsive and responsible bidders.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that one-year contracts, with the option of a one-year extension, for the 2025 Sidewalk and ADA Ramp Program are hereby awarded to Leveraged Services LLC of Bettendorf, Iowa in the initial amount of \$200,000; Feldman Concrete of Dyersville, Iowa in the initial amount of \$200,000; and Kelly Construction of Davenport, Iowa in the initial amount of \$300,000; and

BE IT FURTHER RESOLVED that the Engineering and Capital Projects Director is hereby authorized to increase contract funding allocation, based on performance and need, not to exceed a cumulative total of \$965,000.

Passed and approved this 26th day of March, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: CY 2025 Sidewalk & ADA Ramp Program

BID NUMBER: 25-61

OPENING DATE: March 4, 2025

FUNDING: CIP 28028 | Creating Connections Program

RECOMMENDATION: Award contracts to: Leverage Services LLC in the initial amount of \$200,000; Feldman Concrete in the initial contract amount of \$200,000; and Kelly Construction in the initial contract amount of \$300,000.

<u>VENDOR NAME</u>	<u>Location</u>
Leveraged Services LLC	Bettendorf, IA
Feldman Concrete	Dyersville, IA
Kelly Construction	Davenport, Iowa
 Centennial Contractors of the Quad Cities	 Moline, Illinois
Americore LLC	Muscatine, Iowa

Approved By

Purchasing

Date

Approved By

Dept. Director

Date

Approved By

Budget/CIP

Date

Approved By

Chief Financial Officer

Date

City of Davenport

Department: Public Works
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
3/19/2025

Subject:

Resolution awarding blanket agreements for the purchase of materials for the 2025 construction season to the lowest responsive and responsible bidders. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on December 20, 2024, and sent to vendors. On January 14, 2025, the Purchasing Division opened and read bids from six (6) responsive and responsible vendors. It is recommended to award each line item to the lowest bidder as primary supplier and award subsequent bidder(s) as secondary suppliers, if applicable, as outlined in the attached bid tab.

Materials are required by various Public Works Divisions, such as Street, Sewer, and Natural Resources, for construction, repairs, and general maintenance. Materials are ordered on an as-needed basis. Bid prices are to remain in effect until the 2026 materials contract award or April 1, 2026, whichever occurs first.

Material purchases are funded through various departmental budgets.

Attachments:

1. Resolution
2. Bid Tab
3. Bid Tab - Pricing and Primary-Secondary Designations

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding blanket agreements for the purchase of materials for the 2025 construction season to the lowest responsive and responsible bidders.

WHEREAS, the City needs to contract for the purchase of materials for the 2025 construction season; and

WHEREAS, the vendors that submitted bids have been determined to be responsive and responsible; and

WHEREAS, award shall be made to the lowest bidder as primary supplier and subsequent bidder(s) as secondary suppliers, if applicable, per line item.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that blanket agreements for the purchase of materials for the 2025 construction season are hereby awarded to the lowest responsive and responsible bidders.

Passed and approved this 26th day of March, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Public Works Materials Bid – 2025 Construction Season

BID NUMBER: 25-50

OPENING DATE: January 14, 2025

FUNDING: 54702031 520201
51102060 520201
51252065 520201

RECOMMENDATION: Award each line item to the lowest bidder as primary supplier and award subsequent bidder(s) as secondary suppliers, if applicable.

<u>VENDOR NAME</u>	<u>Location</u>
Hahn Ready Mix Company	Davenport, Iowa
Tickle Asphalt Co. Ltd.	Milan, Illinois
Manatt's, Inc.	Davenport, Iowa
RiverStone Group, Inc.	Davenport, Iowa
Linwood Mining & Minerals	Davenport, Iowa
Manatts, Inc. – Eastern Iowa Division	Camanche, Iowa

Approved By

Purchasing

Date

Approved By

Dept. Director

Date

Approved By

Budget/CIP

Date

Approved By

Chief Financial Officer

Date

1	72 HR MIX DELIVERED	Streets 01	
	Supplier	UOM	Unit Price
	Manatt's, Inc.	CY	\$166.47
	Hahn Ready Mix Company	CY	\$168.00
2	72 HR MIX CITY TRUCK	Streets 02	
	Supplier	UOM	Unit Price
	Manatt's, Inc.	CY	\$139.47
	Hahn Ready Mix Company	CY	\$142.00
3	24 HR MIX DELIVERED	Streets 03	
	Supplier	UOM	Unit Price
	Manatt's, Inc.	CY	\$176.47
	Hahn Ready Mix Company	CY	\$180.00
4	24 HR MIX CITY TRUCK	Streets 04	
	Supplier	UOM	Unit Price
	Manatt's, Inc.	CY	\$149.47
	Hahn Ready Mix Company	CY	\$152.00
5	FLOWABLE B DELIVERED	Streets 07	
	Supplier	UOM	Unit Price
	Manatt's, Inc.	CY	\$126.47
	Hahn Ready Mix Company	CY	\$128.00
6	FLOWABLE B CITY	Streets 08	
	Supplier	UOM	Unit Price
	Manatt's, Inc.	CY	\$110.47
	Hahn Ready Mix Company	CY	\$115.00
7	FLOWABLE D DELIVERED	Streets 09	
	Supplier	UOM	Unit Price
	Manatt's, Inc.	CY	\$133.75
	Hahn Ready Mix Company	CY	\$135.00
8	FLOWABLE D CITY	Streets 10	
	Supplier	UOM	Unit Price
	Manatt's, Inc.	CY	\$116.75
	Hahn Ready Mix Company	CY	\$121.00
9	WINTER SERVICE	Streets 11	
	Supplier	UOM	Unit Price
	Manatt's, Inc.	PERCY	\$7.00
	Hahn Ready Mix Company	PERCY	\$10.00
10	1/2% CALCIUM CHLORIDE	Streets 12	

Primary Vendor
Secondary Vendor

Supplier	UOM	Unit Price
Manatt's, Inc.	PERCY	\$2.50
Hahn Ready Mix Company	PERCY	\$2.50

11	1% CALCIUM CHLORIDE	Streets 13
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Supplier	UOM	Unit Price
Manatt's, Inc.	PERCY	\$5.00
Hahn Ready Mix Company	PERCY	\$5.00

12	2% CALCIUM CHLORIDE	Streets 14
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Supplier	UOM	Unit Price
Manatt's, Inc.	PERCY	\$10.00
Hahn Ready Mix Company	PERCY	\$10.00

13	SAND FOR ASPHALT PLANT	Streets 15
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Supplier	UOM	Unit Price
RiverStone Group, Inc.	TON	\$14.50

14	FILL SAND FOR SAND BAGGING	Streets 16
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Supplier	UOM	Unit Price
RiverStone Group, Inc.	TON	\$10.50
Hahn Ready Mix Company	TON	\$21.00

15	3/8 INCH CHIPS FOR ASPHALT PLANT IA DOT GR29	Streets 18
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Supplier	UOM	Unit Price
Linwood Mining & Minerals	TON	\$17.50
RiverStone Group, Inc.	TON	\$18.75

16	3/4 INCH DOWN IA DOT GR11	Streets 21
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Supplier	UOM	Unit Price
Linwood Mining & Minerals	TON	\$12.50
RiverStone Group, Inc.	TON	\$13.40

17	MODIFIED SUBBASE IA GR14	Streets 91
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Supplier	UOM	Unit Price
Linwood Mining & Minerals	TON	\$12.50
RiverStone Group, Inc.	TON	\$12.85

18	1 INCH WASHED IA DOT GR3	Streets 20
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Supplier	UOM	Unit Price
Linwood Mining & Minerals	TON	\$17.00
RiverStone Group, Inc.	TON	\$17.90

19	1 1/2 INCH DOWN IA GR30	Streets 22
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Supplier	UOM	Unit Price
RiverStone Group, Inc.	TON	\$11.40
Linwood Mining & Minerals	TON	\$12.00

20	3 INCH MACADAM IA DOT GR13	Streets 24	
	Supplier	UOM	Unit Price
	Linwood Mining & Minerals	TON	\$16.75
	RiverStone Group, Inc.	TON	\$17.20
21	4 INCH DOWN COUNTY MACADAM	Streets 25	
	Supplier	UOM	Unit Price
	RiverStone Group, Inc.	TON	\$11.75
	Linwood Mining & Minerals	TON	\$13.00
22	EROSION STONE	Streets 67	
	Supplier	UOM	Unit Price
	RiverStone Group, Inc.	TON	\$19.65
	Linwood Mining & Minerals	TON	\$21.50
24	LIME SCREENINGS	Streets 59	
	Supplier	UOM	Unit Price
	RiverStone Group, Inc.	TON	\$2.25
	Linwood Mining & Minerals	TON	\$12.50
24	CLASS C REVETMENT STONE	Streets 28	
	Supplier	UOM	Unit Price
	RiverStone Group, Inc.	TON	\$27.75
25	CLASS E REVETMENT STONE	Streets 88	
	Supplier	UOM	Unit Price
	RiverStone Group, Inc.	TON	\$27.75
26	36" X 36" LEGO BLOCKS	Streets 41	
	Supplier	UOM	Unit Price
27	60" X 30" X 30" LEGO BLOCKS	Streets 42	
	Supplier	UOM	Unit Price
	Hahn Ready Mix Company	EA	\$145.00
28	30" X 30" X 30" LEGO BLOCKS	Streets 43	
	Supplier	UOM	Unit Price
	Hahn Ready Mix Company	EA	\$115.00
29	55 GALLON DRUM LIQUID MEMBRANE CURING	Streets 31	
	Supplier	UOM	Unit Price
30	#4 X 30 INCH DOUBLE BEND L BARS, EPOXY COATED	Streets 37	
	Supplier	UOM	Unit Price
31	#6 X 24 INCH DEFORMED BARS, EPOXY COATED	Streets 38	

	Supplier	UOM	Unit Price	
32	#6 X 18 INCH DOWEL BARS, SMOOTH, SOLID, EPOXY			Streets 39
	Supplier	UOM	Unit Price	
33	#10 X 18 INCH DOWEL BARS, SMOOTH, SOLID, EPOXY			Streets 40
	Supplier	UOM	Unit Price	
34	#4 REBAR NOT TO EXCEED 20 FOOT LENGTH			
	Supplier	UOM	Unit Price	
35	DETECTABLE WARNING SURFACE PANEL			Streets 33
	Supplier	UOM	Unit Price	
36	CRAFCO CRACK SEALANT 34221			Streets 32
	Supplier	UOM	Unit Price	
37	BITUMINOUS PREMIX, HIGH PERFORMANCE			Streets 63
	Supplier	UOM	Unit Price	
	RiverStone Group, Inc.	TON	\$134.00	
	Tickle Asphalt Co. Ltd.	TON	\$140.00	
	Manatts, Inc. - Eastern Iowa Divi	TON	\$150.00	
38	92-94 POUND BAGS OF PORTLAND CEMENT			Streets 52
39	50 POUND BAGS OF BARA-KADE 30 BENTONITE			Streets 53
	Supplier	UOM	Unit Price	
40	50 POUND CONTAINER OF NON-SHRINK HYDRAULIC			
	Supplier	UOM	Unit Price	
41	27" ID 40" OD EPP GRADE RING, 2" THICKNESS			
	Supplier	UOM	Unit Price	
42	27" ID 40" OD EPP GRADE RING, 4" THICKNESS			
	Supplier	UOM	Unit Price	
43	27" ID 40" OD EPP GRADE RING, 6" THICKNESS			
	Supplier	UOM	Unit Price	
44	27" ID 40" OD EPP FINISH RING, 1.5" THICKNESS			
	Supplier	UOM	Unit Price	
45	27" ID 40" OD EPP FINISH RING, 2" THICKNESS			
	Supplier	UOM	Unit Price	
46	27" ID 40" OD EPP FINISH RING, 4" THICKNESS			

Supplier	UOM	Unit Price
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47	27" ID 40" OD EPP FINISH RING, 6" THICKNESS
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Supplier	UOM	Unit Price
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48	CASE OF 28 OZ. CARTRIDGES CONSTRUCTION ADHESIVE
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Supplier	UOM	Unit Price
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City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/19/2025

Subject:

Resolution approving the Funding Agreement with the Iowa Department of Transportation (IDOT) in the amount of \$3,694,670 for the 4th Street Rehabilitation project, CIP #35055. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

The City of Davenport was awarded a grant through the Surface Transportation Block Grant Program (STBG) funded through the Federal Highway Administration (FHWA). This grant is for the rehabilitation of both 3rd and 4th Streets. For design and construction purposes, the original project has been split up into two phases, with each phase having its own funding agreement. The 3rd Street Rehabilitation project began construction in fall 2024 and is scheduled for work to continue in the spring with completion occurring at the end of calendar year 2025.

The 4th Street Rehabilitation project is currently advancing through the Iowa Department of Transportation's review process. The project is on schedule to be bid this summer, with a bid letting of mid-July 2025. The funding agreement provides federal reimbursement of eligible project costs up to \$3,694,670.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION approving the Funding Agreement with the Iowa Department of Transportation (IDOT) in the amount of \$3,694,670 for the 4th Street Rehabilitation project, CIP #35055.

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 Iowa Department of Transportation (IDOT) is offering a funding agreement to the City which will cover eligible costs related to the rehabilitation of 4th Street up to \$3,694,670.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Funding Agreement with the Iowa Department of Transportation (IDOT) in the amount of \$3,694,670 for the 4th Street Rehabilitation project is hereby approved.

Passed and approved this 26th day of March, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/19/2025

Subject:

Resolution approving the Funding Agreement with the Iowa Department of Transportation (IDOT) in the amount of \$143,220 for the Brady Street and 12th Street Traffic Signal Installation project, CIP #38022. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

The Iowa Department of Transportation (IDOT) provides funds through the Urban-State Traffic Engineering Program (U-STEP) for safety or operational improvements on primary roadways. The purpose of the proposed project is to install traffic signals at the intersection of Brady Street and 12th Street for pedestrian crossings. The project is currently estimated to cost \$217,000. The Funding Agreement states that IDOT will pay 55% of the construction costs, up to \$143,220. The City is obligated to pay the remaining 45% of the estimated project cost along with any expenses exceeding the overall \$217,000 total.

Attachments:

1. Resolution
2. Agreement

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION approving the Funding Agreement with the Iowa Department of Transportation (IDOT) in the amount of \$143,220 for the Brady Street and 12th Street Traffic Signal Installation project, CIP #38022.

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 of Davenport believes it is necessary to improve safety at the intersection of Brady Street and 12th Street by installing a traffic signal; and

WHEREAS, the State of Iowa, through its Urban-State Traffic Engineering Program (U-STEP), has agreed to provide funding of 55% of the construction costs up to \$143,220 for the project with the City share of the remaining cost.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Funding Agreement with the Iowa Department of Transportation (Iowa DOT) in the amount of \$143,220 for the Brady Street and 12th Street Traffic Signal Installation project is hereby approved.

Passed and approved this 26th day of March, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**IOWA DEPARTMENT OF TRANSPORTATION
AGREEMENT FOR
URBAN-STATE TRAFFIC ENGINEERING PROGRAM
(U-STEP) PROJECT**

City: City of Davenport

Project No.: UST-461-1(712)--4A-82

Agreement No.: 6-25-USTEP-011

Staff Action No.: 68 2025 02 12

This is an agreement between the city of Davenport (hereinafter called Recipient), and the Iowa Department of Transportation (hereinafter called Department), to enter into an agreement for joint or cooperative action after appropriate action by ordinance, resolution, or otherwise pursuant to the laws of the governing bodies involved.

The Department provides funds through the Urban-State Traffic Engineering Program (U-STEP), a cooperative program for safety or operational improvements on primary road extensions. The Department has made these funds available for reimbursement and will share eligible construction and right-of-way costs in the ratio of 55% Department funds to 45% local funds, up to a maximum amount in Department funds of \$200,000 for a "spot improvement" or \$400,000 for a "linear improvement". The maximum funds available for this project are as noted below.

A "spot improvement" shall mean a limited improvement project such as intersection reconstruction or signalization; and a "linear improvement" shall mean an improvement project such as street or highway widening or reconstruction which spans two or more intersections.

The Recipient proposes to develop and complete the following described spot improvement project:

Traffic Signal - New; In the City of Davenport at the intersection of IA 461 (Brady Street) and E 12th Street

Pursuant to the terms of this agreement, applicable statutes, and Administrative Rules, the Department agrees to provide U-STEP funding to the Recipient for the authorized and approved costs for eligible items associated with project improvements as described above.

In consideration of the foregoing and the mutual promises contained in this agreement, the parties agree as follows:

1. The Recipient shall be the lead local governmental agency for carrying out the provisions of this agreement and shall be responsible for the development and completion of the U-STEP project.
2. All notices required under this agreement shall be made in writing to the Department and the Recipient's contact person. The Department's contact persons shall be the Local Systems Project Development Engineer, Jenifer Bates, and the Local Systems Eastern Region Field Engineer, Dillon Feldmann. The Recipient's contact person shall be the Clay Merritt, Director of Engineering and Capital Projects.
3. The Department will share eligible construction and right-of-way costs as indicated below:

☒ SPOT IMPROVEMENT

Department Share	Recipient Share	Department Program Maximum	Estimated Project Cost	Department Project Maximum
55%	45%	\$200,000	\$ 217,000	\$ 143,220

4. The maximum Department project funding shall be as noted above in Paragraph 3.
 - a. If, upon completion of final plans, the Recipient's cost estimate exceeds the preliminary total estimate contained herein by 20% or more, the increased cost must be approved by the Department prior to advertisement for bids.
 - b. Extra work, requested subsequent to the contract letting, must also be approved by the Department prior to commencement of the extra work.
 - c. Any amount exceeding the Department project maximum shall be requested in writing by the Recipient and approved through a Staff Action process at the discretion of the Department. The amount requested and approved shall not exceed the Department program maximum.
5. If any part of this agreement is found to be void and unenforceable, then the remaining provisions of this agreement shall remain in effect.
6. This agreement is not assignable without the prior written consent of the Department.
7. This agreement, and the attached Exhibit A and Exhibit B, constitutes the entire agreement between the Department and the Recipient. No representations, promises, or warranties have been made by either party that is not fully expressed in this agreement. Any change or alteration to the terms of this agreement must be made in the form of an addendum to this agreement which shall be effective only upon written approval of the Department and the Recipient.

IN WITNESS WHEREOF, each of the parties hereto has executed this Agreement as of the date shown opposite its signature below:

City: Davenport

By: _____ Date _____, _____

Title _____

I, _____, certify that I am the Clerk of the city of
Davenport, and that _____, who signed said
Agreement for and on behalf of the Recipient was duly authorized to execute the same by
virtue of a formal resolution duly passed and adopted by the Recipient, on the _____ day
of _____, _____.

Signed: _____ Date _____, _____
City Clerk of Davenport, Iowa

IOWA DEPARTMENT OF TRANSPORTATION
Transportation Development Division

By: Dillon Feldmann, P.E. Date _____, _____
Local Systems Eastern Region Field Engineer

EXHIBIT A

Standard Provisions for U-STEP or C-STEP Project Agreements

1. The Recipient shall take the necessary actions to comply with applicable State and Federal laws and regulations. To assist the Recipient, the Department has provided guidance in the Instructional Memorandums to Local Public Agencies (I.M.s), available on-line at: https://www.iowadot.gov/local_systems/publications/im/lpa_ims.htm. The Recipient shall follow the applicable procedures and guidelines contained in the I.M.s in effect at the time project activities are conducted.
2. In accordance with Iowa Code Chapter 216, the Recipient shall not discriminate against any person on the basis of race, color, creed, age, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability.
3. The Recipient shall obtain agreements, as needed, from railroad and utility companies and shall obtain project permits and approvals, when necessary, from the Iowa Department of Cultural Affairs (State Historical Society of Iowa; State Historic Preservation Officer), Iowa Department of Natural Resources, U.S. Coast Guard, U.S. Army Corps of Engineers, etc.
4. If right-of-way must be acquired for the project, the Recipient shall negotiate and secure the necessary right-of-way using the most appropriate of the following methods:
 - A. When right-of-way is to be acquired, before acquisition procedures are begun, the Recipient shall meet staff from the Department's Right of Way Bureau to assure compliance with the U.S. Code, the Iowa Code, and 761 Iowa Administrative Code (IAC) Chapter 111; and determine what parcels, if any, are to be acquired in the name of the Department and what parcels, if any, in the name of the Recipient.
 - B. Should eminent domain proceedings be required, the Recipient will condemn or appeal in the name of the Recipient or the Department, whichever applies. The project letting may not be held until the Recipient has certified that the right-of-way has been acquired. Upon completion of the acquisition for each parcel, all original documents for the acquisition shall be delivered to and become the property of the Department.
 - C. The Recipient will meet with the Department's Right of Way Bureau staff to determine who shall be responsible for demolition and/or property management functions.
 - D. In accordance with 761 IAC Section 150.3(1)(b), the Recipient will be responsible for providing, without cost to the Department or the project, all right-of-way which involves dedicated streets or alleys, and other Recipient-owned lands, easements, and rights in land except park lands, subject to the condition that the Department will reimburse the Recipient for the value of improvements situated on said Recipient-owned lands, if any. The Recipient has apprised itself of the value of these lands and, as a portion of its participation in the project, voluntarily agrees to make such lands available without further compensation.
5. The Recipient shall be responsible for obtaining all applicable permits from the Department, such as the Right to Occupy and/or Perform Work Within the Department's Right-of-Way, Permit of Access, Utility Accommodation, Right to Install and Maintain Traffic Control Devices, and/or other construction permits required for the project prior to advertisement for bids.
6. The project plans, specifications, and engineer's cost estimate for the project shall be prepared and certified by a registered Professional Engineer licensed in the State of Iowa. The Recipient shall submit the plans, specifications, and other contract documents to the Department for review and approval. If the project will be let by the Department, the most recent edition of the Iowa DOT Standard Specifications for Highway and Bridge Construction shall be used. The Recipient shall also follow the Department's letting procedures. If the project will be let by the Recipient, the project may utilize the Iowa DOT Standard Specifications for Highway and Bridge Construction, the Statewide Urban Design and Specifications, or specifications developed by the Recipient.

7. For projects let by the Department, the Recipient shall submit to the Department an acceptable Project Development Certificate ([Form 730002](#)), plans, specifications, and cost estimate by the dates specified in the most current edition of Instructional Memorandum (I.M.) [3.010](#), Project Development Submittal Dates and Information. The Recipient shall also follow the Department's letting procedures. For projects let by the Recipient, the Project Development Certificate, plans, specifications, and cost estimate shall be submitted to the Department at least fourteen weeks prior to advertisement for bids.
8. Upon Department acceptance of the Project Development Certificate, final plans, proposal forms, specifications, and cost estimate, the Department will give the Recipient a written notice to proceed with the project. If the project will be let by the Recipient, advertisement for bids shall not be made until a written notice to proceed is received from the Department. After receiving the Department's approval, the Recipient shall advertise for bidders, hold a public letting, and provide adequate supervision for the construction work performed under the contract. The Recipient shall submit a copy of the bid tabulations and the letting documents to the Department for concurrence prior to formal action in the award of the contract.
9. If the Recipient lets the project, then the Recipient shall use positive efforts to solicit bids from and to utilize Targeted Small Business (TSB) enterprises as contractors and ensure that the contractors make positive efforts to utilize these enterprises as subcontractors, suppliers or participants in the work covered by this agreement. Efforts shall be made and documented in accordance with Exhibit B.
10. If the Recipient lets the project, as described herein, the Recipient shall include in their Notice to Bidders that Sales Tax Exemption Certificates will be issued, as provided for by Iowa Code section 423.3, subsection 80. The Recipient shall be responsible for obtaining the Sales Tax Exemption Certificates through the Iowa Department of Revenue and Finance. The Recipient shall issue these certificates to the successful bidder and any subcontractors to enable them to purchase qualifying materials for the project free of sales tax.
11. The project must be let to contract within two years of the date this agreement is approved by the Department. If not, the Recipient may be in default, for which the Department may revoke funding commitments. This agreement may be extended for a period of six months upon receipt of a written request from the Recipient at least 30 days prior to the two-year deadline.
12. The Recipient as well as its contractors, if any, agree to maintain all books, documents, papers, accounting records, and other evidence pertaining to all costs incurred under this agreement and to make such materials available at their respective offices at reasonable times during the agreement period and for three years from the date of the final payment under the agreement, for inspection by the Department.
13. The Recipient will be responsible for the initial costs of right of way and construction. The Recipient shall follow [I.M. 6.020](#) Payment and Reimbursement Processes for requesting reimbursement. The Recipient shall prepare and submit to the Department a detailed billing statement of right of way and construction costs incurred by the Recipient. Billing statements may be submitted periodically during progress of the work. Design, inspection, and administration costs will be the responsibility of the Recipient. If said statement and documentation are in proper form, the Department will reimburse the Recipient for properly documented and certified claims for eligible project costs. The Department may withhold up to 5% of the State share of construction costs or 5% of the total State funds available for the project, whichever is less. Reimbursement will be made either by State warrant or by crediting other accounts from which payment was initially made. If, upon final audit or review, the Department determines the Recipient has been overpaid, the Recipient shall reimburse the overpaid amount to the Department. After the final audit or review is complete and after the Recipient has provided all required paperwork, the Department will release the State funds withheld.
14. Signs and other traffic control devices necessary for construction of the project shall be in accordance with the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) per 761 IAC Chapter 130. The safety of the general public shall be assured through the

- use of proper protective measures and devices such as fences, barricades, signs, flood lighting, and warning lights as necessary.
15. If a detour is necessary, the Recipient will designate and sign the route at no cost to the project. The Department will cooperate if primary highways are involved.
 16. Parking shall be prohibited on the minor street approaches for a distance of 35 feet in advance of the stop signs and/or crosswalks and on the exit sides of the minor streets for a distance of 35 feet beyond the stop signs and/or crosswalks. These parking restrictions shall go into effect at such time as the project is completed and opened to through traffic.
 17. Within 30 days of completion of construction, the Recipient shall provide written notification to the Department. Acceptance of the completed construction shall be with the concurrence of the Department. The Recipient's engineer will certify that the project was completed in substantial compliance with the plans and specifications set out in this agreement before receiving final reimbursement of Department funds.
 18. The Recipient shall provide to the Department a copy of "as-built" project plans, within six months after the project is built.
 19. The Recipient shall have ownership of traffic signals constructed with this project and shall operate them at its expense so long as signal protection is considered by either party as necessary at said location. If considered by both parties as no longer necessary at said location, the signals are to be removed by the Recipient at the Recipient's expense, and may be installed at another location acceptable to both parties and shall be owned and operated at the expense of the Recipient.
 20. The Recipient shall submit a final detailed billing statement to the Department no later than one year after the date the Department concurs in the acceptance of the completed construction. If a final detailed billing statement is not submitted to the Department by the Recipient in the one year period, the Department will close the project's financial records without making additional reimbursement to the Recipient unless a time extension is requested. The time extension should be requested in writing by the Recipient and approved by the Department, at least 30 days prior to the one-year deadline.
 21. The Recipient agrees to indemnify, defend, and to hold the Department harmless from any action or liability arising out of the design, construction, maintenance, placement of traffic control devices, inspection, or use of this project. This agreement to indemnify, defend, and hold harmless applies to all aspects of the Department's application review and approval process, plan and construction reviews, and funding participation.
 22. In case of dispute concerning the terms of this agreement, the parties shall submit the matter to arbitration pursuant to Iowa Code Chapter 679A. Either party has the right to submit the matter to arbitration after 10 days' notice to the other party of their intent to seek arbitration. The written notice must include a precise statement of the dispute. The Department and the Recipient agree to be bound by the decision of the appointed arbitrator. Neither party may seek any remedy with the State or Federal courts absent exhaustion of the provisions of this paragraph for arbitration.

EXHIBIT B

UTILIZATION OF TARGETED SMALL BUSINESS (TSB) ENTERPRISES ON NON-FEDERAL AID PROJECTS (THIRD-PARTY STATE-ASSISTED PROJECTS)

In accordance with Iowa Code Section 19B.7, it is the policy of the Iowa Department of Transportation (Iowa DOT) that Targeted Small Business (TSB) enterprises shall have the maximum practicable opportunity to participate in the performance of contracts financed in whole or part with State funds. Refer to Local Systems [I.M. 5.020](#) for additional information.

Under this policy the Recipient shall be responsible to make a positive effort to solicit bids or proposals from TSB firms and to utilize TSB firms as contractors or consultants. The Recipient shall also ensure that the contractors or consultants make positive efforts to utilize TSB firms as subcontractors, subconsultants, suppliers, or participants in the work covered by this agreement.

The Recipient's "positive efforts" shall include, but not be limited to:

1. Obtaining the names of qualified TSB firms from the Iowa Economic Development Authority (515-348-6200) or from its website at: <https://www.iowaeda.com/small-business/targeted-small-business/>
2. Notifying qualified TSB firms of proposed projects involving State funding. Notification should be made in sufficient time to allow the TSB firms to participate effectively in the bidding or request for proposal (RFP) process.
3. Soliciting bids or proposals from qualified TSB firms on each project, and identifying for TSB firms the availability of subcontract work.
4. Considering establishment of a percentage goal for TSB participation in each contract that is a part of this project and for which State funds will be used. Contract goals may vary depending on the type of project, the subcontracting opportunities available, the type of service or supplies needed for the project, and the availability of qualified TSB firms in the area.
5. For construction contracts:
 - a. Including in the bid proposals a contract provision titled "Targeted Small Business (TSB) Affirmative Action Responsibilities on Non-Federal Aid Projects (Third-Party State-Assisted Projects)" or a similar document developed by the Recipient. This contract provision is available in Local Systems [I.M. 5.020](#).
 - b. Ensuring that the awarded contractor has and shall follow the contract provisions.
6. For consultant contracts:
 - a. Identifying the TSB goal in the Request for Proposal (RFP), if one has been set.
 - b. Ensuring that the selected consultant made a positive effort to meet the established TSB goal, if any. This should include obtaining documentation from the consultant that includes a list of TSB firms contacted; a list of TSB firms that responded with a subcontract proposal; and, if the consultant does not propose to use a TSB firm that submitted a subcontract proposal, an explanation why such a TSB firm will not be used.

The Recipient shall provide the Iowa DOT Administering Bureau the following documentation:

1. Copies of correspondence and replies, and written notes of personal and/or telephone contacts with any TSB firms. Such documentation can be used to demonstrate the Recipient's positive efforts and it should be placed in the project file.
2. Bidding proposals or RFPs noting established TSB goals, if any.

Form 260017 "Checklist and Certification for the Utilization of Targeted Small Businesses (TSB)" shall be filled out upon completion of each project.

<https://iowadot.seamlessdocs.com/f/ChecklistandCertforUtilizationofTSBonNonFederalProjects>

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/19/2025

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Oak Street (2804 Oak Street to West 29th Street) Reconstruction project, CIP #35062. [Ward 2]

Recommendation:

Approve the Resolution.

Background:

This project will reconstruct Oak Street from 2804 Oak Street north to West 29th Street. The proposed improvements include, but are not limited to, pavement removal and replacement, driveway approach replacements, subdrain installation, ADA curb ramp construction, utility structure adjustments, and final stabilization.

This project will be funded in CIP #35062 for streets projects.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. 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 Oak Street (2804 Oak Street to West 29th Street) Reconstruction project, CIP #35062.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for Oak Street (2804 Oak Street to West 29th Street) Reconstruction project; and

WHEREAS, notice of Hearing on the 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 the Oak Street (2804 Oak Street to West 29th Street) Reconstruction project.

Passed and approved this 26th day of March, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/19/2025

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the 2025 High Volume Roadway Resurfacing Program, CIP #35061. [Wards 1, 2, 3, 5, & 8]

Recommendation:

Adopt the Resolution.

Background:

This proposed program seeks to resurface four roadways located throughout the city. The proposed improvements include, but are not limited to, asphalt mill and overlay of existing pavement section, full-depth asphalt pavement patching, PCC curb and gutter replacement, sidewalk replacement, ADA curb ramp construction, utility structure adjustments, miscellaneous manhole replacements, and final stabilization. The following locations have been identified for this program:

1. Indian Road from May Lane to South Concord Street.
2. North Lincoln Avenue from North Thornwood Avenue to 1038 North Lincoln Avenue.
3. Bridge Avenue from East High Street to East Rusholme Street.
4. North Pine Street from 6254 North Pine Street to 6377 North Pine Street.

This project will be funded in CIP #35061 for streets projects.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. 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 2025 High Volume Roadway Resurfacing Program, CIP #35061.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the 2025 High Volume Roadway Resurfacing Program; and

WHEREAS, notice of Hearing on the 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 the 2025 High Volume Roadway Resurfacing Program.

Passed and approved this 26th day of March, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
3/19/2025

Subject:

Motion awarding a one-year contract, with two optional one-year renewals, for Mowing Services – City-Owned Parcels to A Cut Above Lawn and Landscape LLC of Davenport, Iowa. [All Wards]

Recommendation:

Pass the Motion.

Background:

An Invitation to Bid was issued on March 3, 2025, and sent to vendors. On March 17, 2025, the Purchasing Division opened and read four (4) responsive and responsible bids. A Cut Above Lawn and Landscape LLC of Davenport, Iowa was the lowest responsive and responsible bidder and is recommended for award.

This contract provides mowing maintenance services for various City-owned parcels.

This contract is funded through 50101810-520217-MOW | Public Works Administration - Professional Services - Mow.

Attachments:

1. Bid Tab

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Mowing Services – City Owned Parcels

BID NUMBER: 25-69

OPENING DATE: March 17, 2025

FUNDING: 50101810-520217-MOW

RECOMMENDATION: Award the contract to A Cut Above Lawn and Landscape LLC of Davenport, IA.

<u>Vendor Name</u>	<u>Price Per Service (all locations)</u>
A Cut Above Lawn and Landscape LLC of Davenport, IA	\$2,646
Engelbrecht Brothers Lawn Care LLC of Eldrige, IA	\$2,818
Delfs Landscaping and Irrigation of Blue Grass, IA	\$3,095
3N Services of Bettendorf, IA	\$4,391

Approved By

Purchasing

Date

Approved By

Dept Director

Date

Approved By

Budget/CIP

Date

Approved By

Chief Financial Officer

Date

City of Davenport

Department: Public Works
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
3/19/2025

Subject:

Motion awarding a one-year contract, with two optional one-year renewals, for Mowing Services – Rights-of-Way and Medians to HighPointe Lawns LLC of Davenport, Iowa. [All Wards]

Recommendation:

Pass the Motion

Background:

An Invitation to Bid was issued on March 3, 2025, and sent to vendors. On March 17, 2025, the Purchasing Division opened and read four (4) responsive and responsible bids. HighPointe Lawns LLC of Davenport, Iowa was the lowest responsive and responsible bidder and is recommended for award.

This contract provides mowing maintenance services for rights-of-way and medians.

This contract is funded through 54701810-520217-MOW | Public Works Administration - Professional Services - Mow.

Attachments:

1. Bid Tab

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Mowing Services – Right of Ways and Medians

BID NUMBER: 25-70

OPENING DATE: March 17, 2025

FUNDING: 54701810-520217-MOW

RECOMMENDATION: Award the contract to HighPointe Lawns LLC of Davenport, IA.

Vendor Name	Price Per Service (all locations)
HighPointe Lawns LLC of Davenport, IA	\$5,419
Perkins Lawn and Snow LLC of Davenport, IA	\$5,890
Delfs Landscaping and Irrigation of Blue Grass, IA	\$7,154
3N Services of Bettendorf, IA	\$7,693

Approved By

Purchasing

Date

Approved By

Dept Director

Date

Approved By

Budget/CIP

Date

Approved By

Chief Financial Officer

Date

City of Davenport

Department: Public Works
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
3/19/2025

Subject:

Motion awarding a one-year contract, with two optional one-year renewals, for Mowing Services – City Facilities to HighPointe Lawns LLC of Davenport, Iowa. [All Wards]

Recommendation:

Pass the Motion.

Background:

An Invitation to Bid was issued on March 3, 2025, and sent to vendors. On March 17, 2025, the Purchasing Division opened and read four (4) responsive and responsible bids. HighPointe Lawns LLC of Davenport, Iowa was the lowest responsive and responsible bidder and is recommended for award.

This contract provides mowing maintenance services for various City-owned facilities.

This contract is funded through various departmental accounts.

Attachments:

1. Bid Tab

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Mowing Services – City Facilities

BID NUMBER: 25-71

OPENING DATE: March 17, 2025

FUNDING: Various Departmental Accounts

RECOMMENDATION: Award the contract to HighPointe Lawns LLC of Davenport, IA.

<u>Vendor Name</u>	<u>Price Per Service (all locations)</u>
HighPointe Lawns LLC of Davenport, IA	\$4,620
Delfs Landscaping and Irrigation of Blue Grass, IA	\$4,860
Creative Outdoors LLC of Bettendorf, IA	\$5,335
3N Services of Bettendorf, IA	\$5,515

Approved By

Purchasing

Date

Approved By

Dept Director

Date

Approved By

Budget/CIP

Date

Approved By

Chief Financial Officer

Date

City of Davenport

Department: Public Works
Contact Info: Clay Merritt | 563-326-7734

Action / Date
3/19/2025

Subject:

Motion approving a purchase agreement with Consolidated WF, LLC for the acquisition of land necessary for the East 53rd Street and Utica Ridge Road Intersection Improvement project in the amount of \$64,000, CIP #35065. [Ward 6]

Recommendation:

Pass the Motion.

Background:

This project intends to improve vehicular safety at the intersection of East 53rd Street and Utica Ridge Road, which includes the construction of additional turn lanes, upgrading existing traffic signals, and adding a new median on Utica Ridge Road. Work also includes, but is not limited to, survey, sidewalk, and ADA ramp improvements; driveway approaches; and sodding. To perform this work, right-of-way and temporary construction easements are necessary from this property owner.

Attachments:

1. Purchase Agreement
2. Acquisition Plat

PURCHASE AGREEMENT
For
Right-of-Way, Temporary Construction Easement and Acceptance

PARCEL NO: Y0917-14 **COUNTY:** Scott

PROJECT NAME: E 53rd & Utica Ridge Rd Intersection Improvements **CITY:** Davenport

GRANTORS: Consolidated WF LLC

THIS AGREEMENT made and entered into this _____ day of _____, 2025, by and between GRANTOR and the City of Davenport, Iowa, a Municipal Corporation, hereinafter, GRANTEE.

1a. GRANTOR AGREES to sell the below described property for right-of-way and furnish to GRANTEE conveyance documents, on form(s) furnished by GRANTEE described as:

THAT PART OF LOT 5 OF CROW VALLEY PLAZA 2ND ADDITION, DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 CROW VALLEY PLAZA 2ND ADDITION, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF UTICA RIDGE ROAD; THENCE SOUTH 08°08'21" WEST, 591.65 FEET (ASSUMED BEARING FOR THIS DESCRIPTION ONLY) ALONG THE WEST LINE OF SAID LOT 4 AND LOT 5 TO THE POINT OF BEGINNING; THENCE SOUTH 04°27'50" EAST, 10.28 FEET; THENCE SOUTH 08°06'37" WEST, 79.00 FEET; THENCE SOUTH 05°17'52" WEST, 78.00 FEET; THENCE SOUTH 42°17'10" EAST, 32.15 FEET; THENCE NORTH 87°34'12" EAST, 175.00 FEET; THENCE SOUTH 80°25'26" EAST, 17.80 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 5; THENCE SOUTH 86°01'10" WEST, 50.80 FEET ALONG THE SAID SOUTH LINE OF LOT 5; THENCE 61.44 FEET ALONG THE ARC OF A 35.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, (THE CHORD OF SAID CURVE BEARS NORTH 42°08'46" WEST, 53.85 FEET) ALONG THE SAID SOUTH LINE OF LOT 5 TO THE WEST LINE OF LOT 5; THENCE NORTH 08°08'21" EAST, 156.22 FEET ALONG THE SAID WEST LINE OF LOT 5 TO THE POINT OF BEGINNING.

SAID ACQUISITION PARCEL CONTAINING 1,660 SQUARE FEET MORE OR LESS.

1b. GRANTOR AGREES to grant temporary construction easement and GRANTEE agrees to pay \$15,000 for the temporary construction easements for 1 year, described as:

TEMPORARY CONSTRUCTION EASEMENT

THAT PART OF LOT 5 OF CROW VALLEY PLAZA 2ND ADDITION, DAVENPORT, SCOTT COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 CROW VALLEY PLAZA 2ND ADDITION, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF UTICA RIDGE ROAD; THENCE SOUTH 08° 08' 21" WEST, 591.65 FEET (ASSUMED BEARING FOR THIS

DESCRIPTION ONLY) ALONG THE SAID WEST LINE OF LOTS 4 AND 5 OF CROW VALLEY PLAZA 2ND ADDITION TO THE POINT OF BEGINNING; THENCE SOUTH 04° 27' 50" EAST, 10.28 FEET; THENCE SOUTH 08° 06' 37" WEST, 79.00 FEET; THENCE SOUTH 05° 17' 52" WEST, 78.00 FEET; THENCE SOUTH 42° 17' 10" EAST, 32.15 FEET; THENCE NORTH 87° 34' 12" EAST, 175.00 FEET; THENCE SOUTH 80° 25' 26" EAST, 17.80 FEET TO THE SOUTH LINE OF SAID LOT 5; THENCE NORTH 02° 25' 49" WEST, 19.70 FEET; THENCE SOUTH 87° 34' 12" WEST, 184.93 FEET; THENCE NORTH 42° 17' 10" WEST, 17.61 FEET; THENCE NORTH 05° 17' 52" EAST, 70.55 FEET; THENCE NORTH 08° 06' 37" EAST, 95.00 FEET; THENCE NORTH 81° 52' 24" WEST, 18.23 FEET TO THE WEST LINE OF SAID LOT 5; THENCE SOUTH 08° 08' 21" WEST 6.37 FEET ALONG THE SAID WEST LINE OF LOT 5 TO THE POINT OF BEGINNING.

SAID TEMPORARY CONSTRUCTION EASEMENT CONTAINING 6,186 SQUARE FEET MORE OR LESS.

As Shown on Attached Plat (pages 8 & 9)

- 1c. The temporary construction easement (TCE) is for the purpose of such encroaching as remove trees and bushes identified on the plans, grading, sloping, shaping, cutting, filling, and constructing as may be required for the proper construction of the "E 53rd & Utica Ridge Road Intersection Improvements over, across, through and under parcel No. Y0917-14, in Davenport, Iowa. Said temporary construction easement shall terminate when the City approves and accepts said project, December 1, 2025 or 1 year from the date construction (grading for the sidewalk) encroaches on the GRANTOR'S property whichever comes first.
- 1d. The grant of easement described above shall include before the construction encroachment take place, the right to survey the property, the right of ingress and egress as may be necessary for the purposes for which this easement is granted, in, over, across, and along the easement. This easement shall survive a transfer or grant of property rights affecting the previously described real estate upon execution.
2. The right of way (ROW) and temporary construction easement (TCE) are conveyed upon the following express understanding and conditions that the GRANTEE its employees and the contractor its employees and sub-contractors, will at all times indemnify, protect and hold the undersigned harmless from any and all costs, loss damage, liability, expense, penalty and fines whatsoever that may arise or be claimed against the undersigned by any person for injuries to person or property, or damage of whatever kind or character consequent upon or arising from the access being provided; that the affected real estate shall be restored to substantially the same condition it was prior to such work. All denuded areas will be seeded by the City's contractor.
3. The GRANTEE may include, mortgages, lien holders, encumbrances, and taxing authorities as payees on warrants issued in payment of this agreement.
4. GRANTOR shall have one year from the date city council approves and accepts said project, to renegotiate construction or maintenance damages, not apparent at the time this document is signed.
5. GRANTEE agrees to pay and GRANTOR AGREES to grant the right of possession to areas as previously described, on or before the **Date of Performance** listed below in the Itemization of Agreement.
6. Time for Acceptance: If this offer is not accepted by GRANTOR within 15 days from the date on the "Offer to Purchase", this offer may become void.

ITEMIZATION OF AGREEMENT

<u>PAYMENT AMOUNT</u>	<u>AGREED PERFORMANCE</u>	<u>DATE OF PERFORMANCE</u>
\$ <u>49,000.00</u>	on conveyance of ROW <u>Right-of-Way</u>	<u>Within 60-days from when</u> <u>GRANTEE receives this document</u>
\$ <u>15,000.00</u>	on conveyance of TCE	<u>Same as Above</u>
\$ <u>0.00</u>	payment for additional damages	<u>NA</u>
\$ <u>0.00</u>	on surrender of possession	<u>NA</u>
\$ <u>0.00</u>	on possession and conveyance	<u>NA</u>
\$ <u>64,000.00</u>	TOTAL LUMP SUM	

<u>Breakdown</u>	<u>Ac./Sq. Ft.</u>
Land by Fee Title <u>1,630</u>	Sq. Ft.
Underlying Fee Title <u>NONE</u>	Sq. Ft.
Temporary Construction Easements <u>6,191</u>	Sq. Ft.

GRANTOR 'S SIGNATURE AND CLAIMANT'S CERTIFICATION: Upon due approval and execution by the GRANTEE, we the undersigned claimants certify the Total Lump Sum payment shown herein is just and unpaid.

City of Davenport, GRANTEE

Mike Matson
Mayor

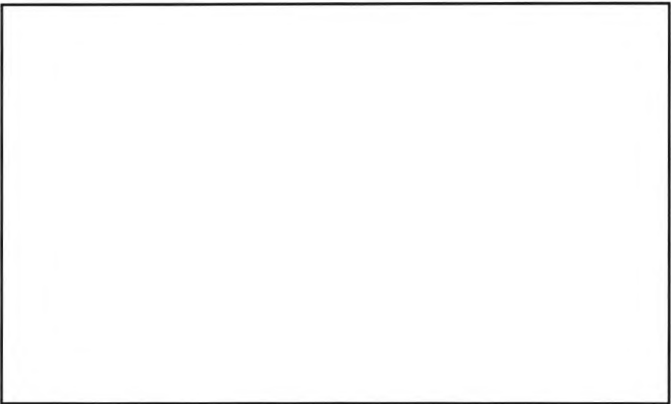
STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

Signed or attested before me on this _____ day of _____ 2025,
by _____ [Name(s) of individual(s)].

[Signature of notarial officer]

[Title of office]

My commission expires



This offer and conditions are accepted by the GRANTOR'S signature on the line below as of the date indicated on the line below.

A MEMBER OF THE SEWER IS A LICENSED REAL ESTATE BROKER IN THE STATES OF IOWA & ILLINOIS,
Consolidated WF LLC


Signature

THAD R. DENHARTOG
Print Name

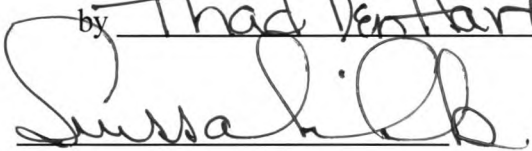
MANAGER
Title

Signature

Print Name

Title

STATE OF IOWA)
) ss:
COUNTY OF SCOTT)

Signed or attested before me on this 6th day of March 2025,
by Thad Denhartog [Name(s) of individual(s)].


[Signature of notarial officer]

[Title of office]

September 14' 2026
My commission expires



Index Legend	
City:	DAVENPORT
County:	SCOTT
Geoparcid ID:	Y0917-14
Description:	PART OF LOT 5 CROW VALLEY PLAZA 2ND ADDITION
Proprietor:	CONSOLIDATED WF LLC
Requested By:	CITY OF DAVENPORT ENGINEERING
Surveyor:	JOSHUA J. BLAINE, P.L.S.
Company:	SHIVE-HATTERY INC
Return To:	2144 56TH AVENUE WEST BETTENDORF, IOWA 52722, PH: 563.635.7300
THIS SPACE RESERVED FOR RECORDER'S USE	

RIGHT-OF-WAY ACQUISITION DESCRIPTION

That part of Lot 5 of Crow Valley Plaza 2nd Addition, Davenport, Scott County, Iowa, described as follows:

Commencing at the northwest corner of Lot 4 Crow Valley Plaza 2nd Addition, said point being on the easterly right-of-way line of Utica Ridge Road;

thence South 08° 08' 21" West, 591.65 feet (assumed bearing for this description only) along the west line of said Lot 4 and Lot 5 to the point of beginning;

thence South 04° 27' 50" East, 10.28 feet;

thence South 08° 06' 37" West, 79.00 feet;

thence South 05° 17' 52" West, 78.00 feet;

thence South 42° 17' 10" East, 32.15 feet;

thence North 87° 34' 12" East, 175.00 feet;

thence South 80° 25' 26" East, 17.80 feet to a point on the south line of said Lot 5;

thence South 86° 01' 10" West, 50.80 feet along the said south line of Lot 5;

thence South 87° 34' 06" West, 131.91 feet along the said south line of Lot 5;

thence 61.44 feet along the arc of a 35.00 foot radius curve concave northeasterly, (the chord of said curve bears North 42° 08' 46" West, 53.85 feet) along the said south line of Lot 5 to the west line of Lot 5;

thence North 08° 08' 21" East, 156.22 feet along the said west line of Lot 5 to the point of beginning.

Said Acquisition Parcel containing 1,660 square feet more or less.

BASIS OF BEARINGS:
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE (NAD83)

DATE OF SURVEY:
SEPTEMBER, 2024

OWNER/ADDRESS:
CONSOLIDATED WF LLC
5167 UTICA RIDGE ROAD
DAVENPORT, IA 52807

ACQUISITION AREA
1,660 SQ. FT.

SURVEY REQUESTED BY:
CITY OF DAVENPORT
ENGINEERING DEPARTMENT

SURVEYOR / CONTACT:
JOSHUA J. BLAINE, PLS
SHIVE-HATTERY
2144 56TH AVENUE WEST
BETTENDORF, IA 52722
563-635-7300
jblaine@shive-hattery.com



THE REBY CE RIFFY 11441 IRELAND SURVEYING DOCUMENT WAS
PREPARED AND THE RELEASED SURVEY WORK WAS PERFORMED
BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I
AM A QUALIFIED AND PROFESSIONAL LAND SURVEYOR UNDER
THE LAWS OF THE STATE OF IOWA.

Joshua J. Blaine 1/29/2025
SIGNATURE DATE
PRINTED OR TYPED NAME JOSHUA J. BLAINE
LICENSE NUMBER PL 28583
MY LICENSE RE NEWAL DATE 3 DECEMBER 31, 2025
PAGE 01 SHEET 15 COMPLETED BY 1463 35 AL
SHEETS 1 AND 2 OF 2

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

800.798.0313 | SHIVE-HATTERY.COM

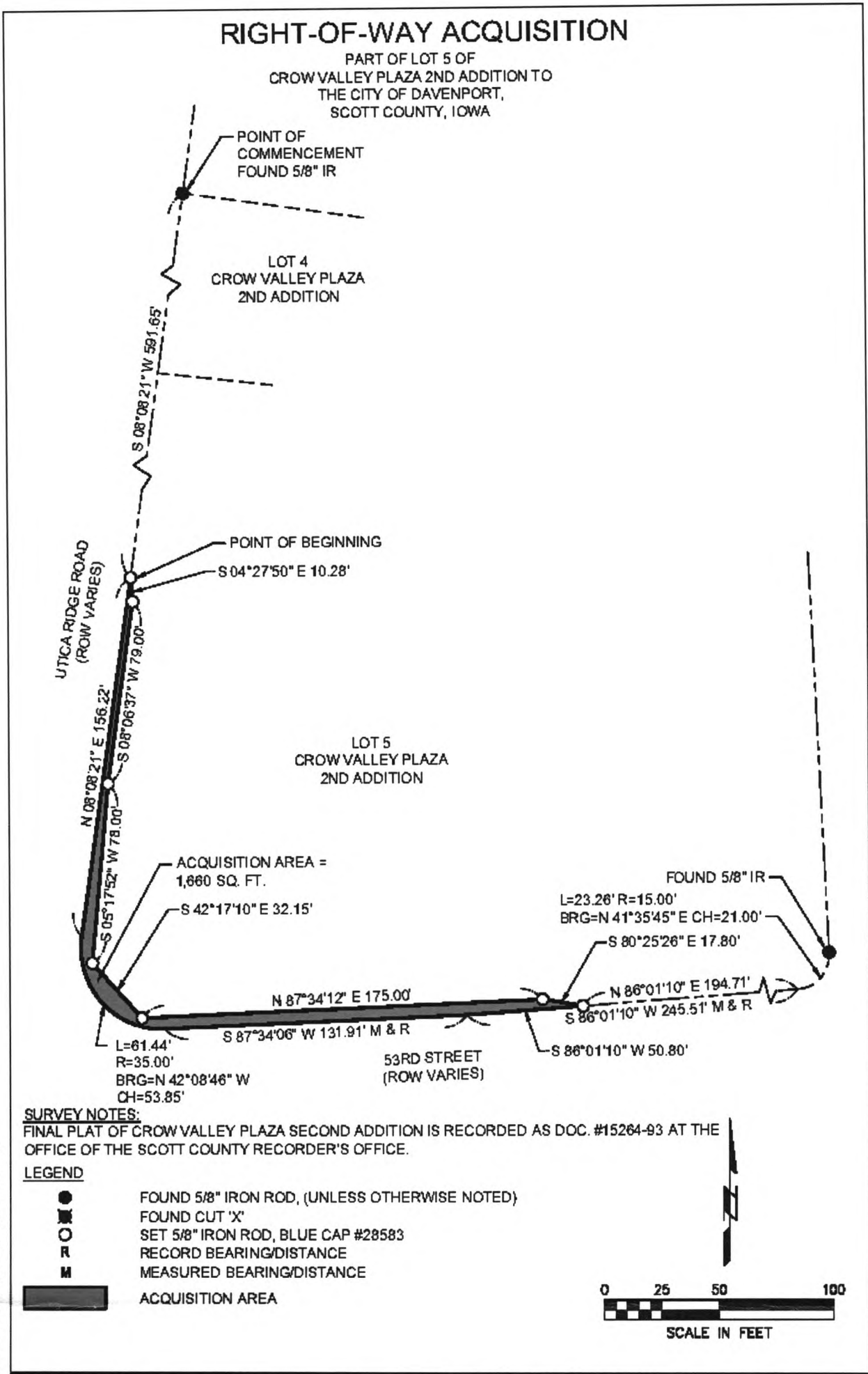
RIGHT-OF-WAY ACQUISITION PLAT
PART OF LOT 5
CROW VALLEY PLAZA 2ND ADDITION
CITY OF DAVENPORT ENGINEERING DEPARTMENT
DAVENPORT, SCOTT COUNTY, IOWA

DATE	1/24/2025	SCALE	—
DRAWN BY	JJB	FIELD BOOK	875
APPROVED BY	JJB	REVISION	

PROJECT NO.
2240012550

ACQUISITION
PLAT

1 OF 2



SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

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RIGHT-OF-WAY ACQUISITION PLAT
PART OF LOT 5
CROW VALLEY PLAZA 2ND ADDITION
CITY OF DAVENPORT ENGINEERING DEPARTMENT
DAVENPORT, SCOTT COUNTY, IOWA

DATE	1/24/2025	SCALE	AS SHOWN
DRAWN BY	JJB	FIELD BOOK	875
APPROVED BY	JJB	REVISION	

PROJECT NO.
2240012550

ACQUISITION
PLAT

2 OF 2

Index Legend	
City:	DAVENPORT
County:	SCOTT
Geoparcels ID:	Y0917-14
Description:	PART OF LOT 5 CROW VALLEY PLAZA 2ND ADDITION
Proprietor:	CONSOLIDATED WF LLC
Requested By:	CITY OF DAVENPORT ENGINEERING
Surveyor:	JOSHUA J. BLAINE, P.L.S.
Company:	SHIVE-HATTERY INC
Return To:	2144 56TH AVENUE WEST BETTENDORF, IOWA 52722, PH: 563.635.7300
THIS SPACE RESERVED FOR RECORDER'S USE	

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

That part of Lot 5 of Crow Valley Plaza 2nd Addition, Davenport, Scott County, Iowa, described as follows:

Commencing at the northwest corner of Lot 4 Crow Valley Plaza 2nd Addition, said point being on the easterly right-of-way line of Utica Ridge Road;

thence South 08° 08' 21" West, 591.65 feet (assumed bearing for this description only) along the said west line of Lots 4 and 5 of Crow Valley Plaza 2nd Addition to the point of beginning;

thence South 04° 27' 50" East, 10.28 feet;

thence South 08° 06' 37" West, 79.00 feet;

thence South 05° 17' 52" West, 78.00 feet;

thence South 42° 17' 10" East, 32.15 feet;

thence North 87° 34' 12" East, 175.00 feet;

thence South 80° 25' 26" East, 17.80 feet to the south line of said Lot 5;

thence North 02° 25' 49" West, 19.70 feet;

thence South 87° 34' 12" West, 184.93 feet;

thence North 42° 17' 10" West, 17.61 feet;

thence North 05° 17' 52" East, 70.55 feet;

thence North 08° 06' 37" East, 95.00 feet;

thence North 81° 52' 24" West, 18.23 feet to the west line of said Lot 5;

thence South 08° 08' 21" West 6.37 feet along the said west line of Lot 5 to the point of beginning.

Said Temporary Construction Easement containing 6,186 square feet more or less.

SURVEY NOTES:
FINAL PLAT OF CROW VALLEY PLAZA SECOND ADDITION IS RECORDED AS DOC. #15264-93 AT THE OFFICE OF THE SCOTT COUNTY RECORDER'S OFFICE.

BASIS OF BEARINGS:
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE (NAD83)

DATE OF SURVEY:
SEPTEMBER, 2024

OWNER/ADDRESS:
CONSOLIDATED WF LLC
5167 UTICA RIDGE ROAD
DAVENPORT, IA 52807

TEMPORARY CONSTRUCTION EASEMENT AREA
6,186 SQ. FT.

SURVEY REQUESTED BY:
CITY OF DAVENPORT
ENGINEERING DEPARTMENT

SURVEYOR / CONTACT:
JOSHUA J. BLAINE, PLS
SHIVE-HATTERY
2144 56TH AVENUE WEST
BETTENDORF, IA 52722
563-635-7300
jblaine@shive-hattery.com

SHIVE-HATTERY

ARCHITECTURE+ENGINEERING

800.798.0313 | SHIVE-HATTERY.COM

TEMP. CONSTRUCTION EASEMENT PLAT

PART OF LOTS

CROW VALLEY PLAZA 2ND ADDITION

CITY OF DAVENPORT ENGINEERING DEPARTMENT

DAVENPORT, SCOTT COUNTY, IOWA

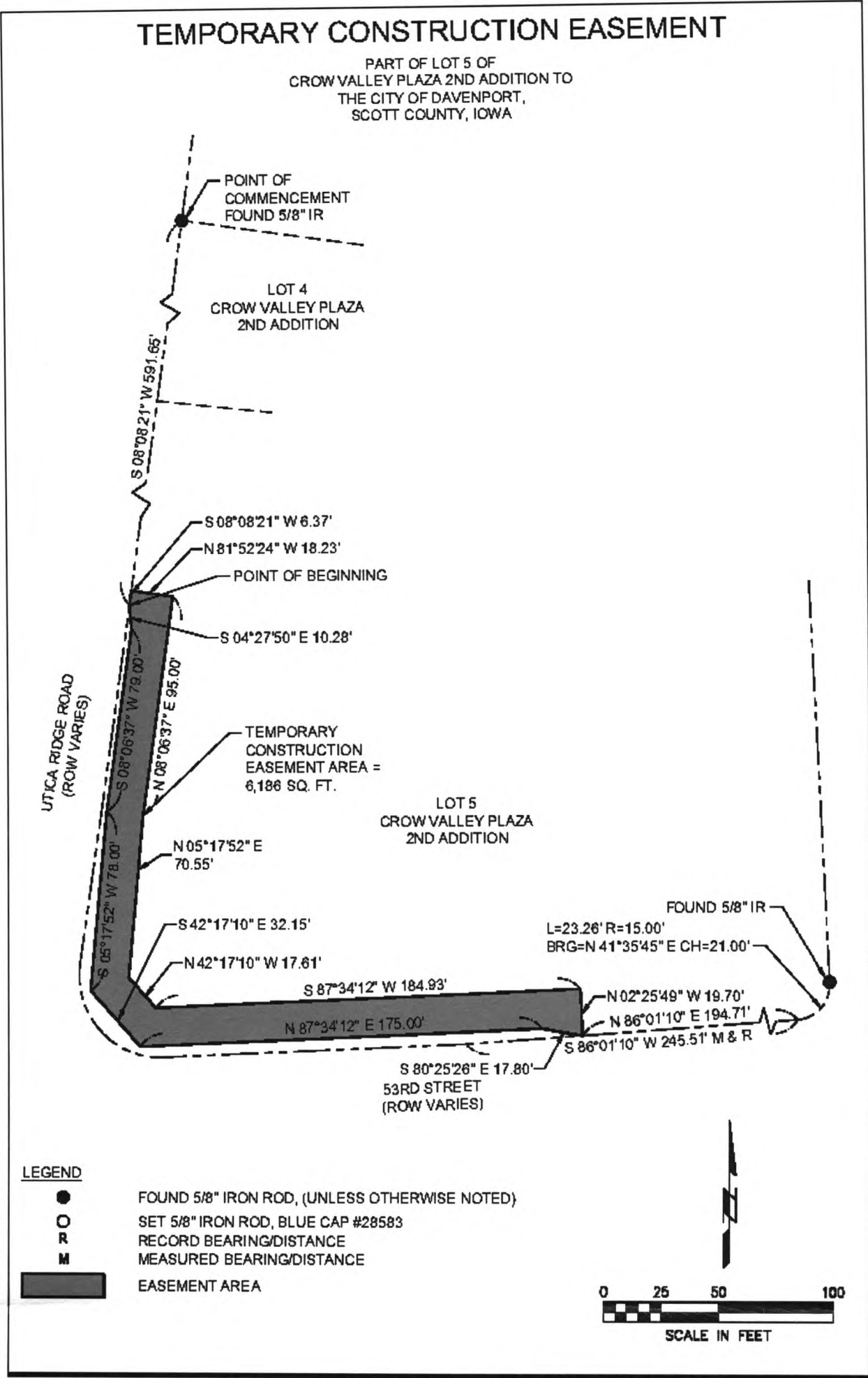
DATE	1/24/2025	SCALE	-
DRAWN BY	JJB	FIELD BOOK	675
APPROVED BY	JJB	REVISION	

PROJECT NO.

2240012530

TEMPORARY CONSTRUCTION EASEMENT

1 OF 2



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TEMP. CONSTRUCTION EASEMENT PLAT
PART OF LOT 5
CROW VALLEY PLAZA 2ND ADDITION
CITY OF DAVENPORT ENGINEERING DEPARTMENT
DAVENPORT, SCOTT COUNTY, IOWA

DATE	1/24/2025	SCALE	AS SHOWN
DRAWN BY	JJB	FIELD BOOK	873
APPROVED BY	JJB	REVISION	

PROJECT NO.
2240012330

TEMPORARY
CONSTRUCTION
EASEMENT

2 OF 2

File Path: P:\Projects\2024\2240012550\Deliverables\Drawings\1a_Survey\AP-Y0917-14.dwg

Index Legend	
City:	DAVENPORT
County:	SCOTT
Geoparcel ID:	Y0917-14
Description:	PART OF LOT 5 CROW VALLEY PLAZA 2ND ADDITION
Proprietor:	CONSOLIDATED WF LLC
Requested By:	CITY OF DAVENPORT ENGINEERING
Surveyor:	JOSHUA J. BLAINE, P.L.S.
Company:	SHIVE-HATTERY INC
Return To:	2144 56TH AVENUE WEST BETTENDORF, IOWA 52722, PH: 563.635.7300
THIS SPACE RESERVED FOR RECORDER'S USE	

RIGHT-OF-WAY ACQUISITION DESCRIPTION

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thence South 08° 08' 21" West, 591.65 feet (assumed bearing for this description only) along the west line of said Lot 4 and Lot 5 to the point of beginning;

thence South 04° 27' 50" East, 10.28 feet;

thence South 08° 06' 37" West, 79.00 feet;

thence South 05° 17' 52" West, 78.00 feet;

thence South 42° 17' 10" East, 32.15 feet;

thence North 87° 34' 12" East, 175.00 feet;

thence South 80° 25' 26" East, 17.80 feet to a point on the south line of said Lot 5;

thence South 86° 01' 10" West, 50.80 feet along the said south line of Lot 5;

thence South 87° 34' 06" West, 131.91 feet along the said south line of Lot 5;

thence 61.44 feet along the arc of a 35.00 foot radius curve concave northeasterly, (the chord of said curve bears North 42° 08' 46" West, 53.85 feet) along the said south line of Lot 5 to the west line of Lot 5;

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Said Acquisition Parcel containing 1,660 square feet more or less.

BASIS OF BEARINGS:
IOWA STATE PLANE COORDINATE SYSTEM
SOUTH ZONE (NAD83)

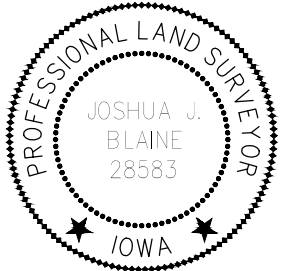
DATE OF SURVEY:
SEPTEMBER, 2024

OWNER/ADDRESS:
CONSOLIDATED WF LLC
5167 UTICA RIDGE ROAD
DAVENPORT, IA 52807

ACQUISITION AREA
1,660 SQ. FT.

SURVEY REQUESTED BY:
CITY OF DAVENPORT
ENGINEERING DEPARTMENT

SURVEYOR / CONTACT:
JOSHUA J. BLAINE, PLS
SHIVE-HATTERY
2144 56TH AVENUE WEST
BETTENDORF, IA 52722
563-635-7300
jblaine@shive-hattery.com

	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 <i>Joshua J. Blaine</i>	DATE 1/29/2025
	PRINTED OR TYPED NAME JOSHUA J. BLAINE	
	LICENSE NUMBER 28583	
	MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025	
PAGES OR SHEETS COVERED BY THIS SEAL SHEETS 1 AND 2 OF 2.		



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RIGHT-OF-WAY ACQUISITION PLAT
PART OF LOT 5
CROW VALLEY PLAZA 2ND ADDITION

CITY OF DAVENPORT ENGINEERING DEPARTMENT
DAVENPORT, SCOTT COUNTY, IOWA

DATE	1/24/2025	SCALE	--
DRAWN BY	JJB	FIELD BOOK	675
APPROVED BY	JJB	REVISION	

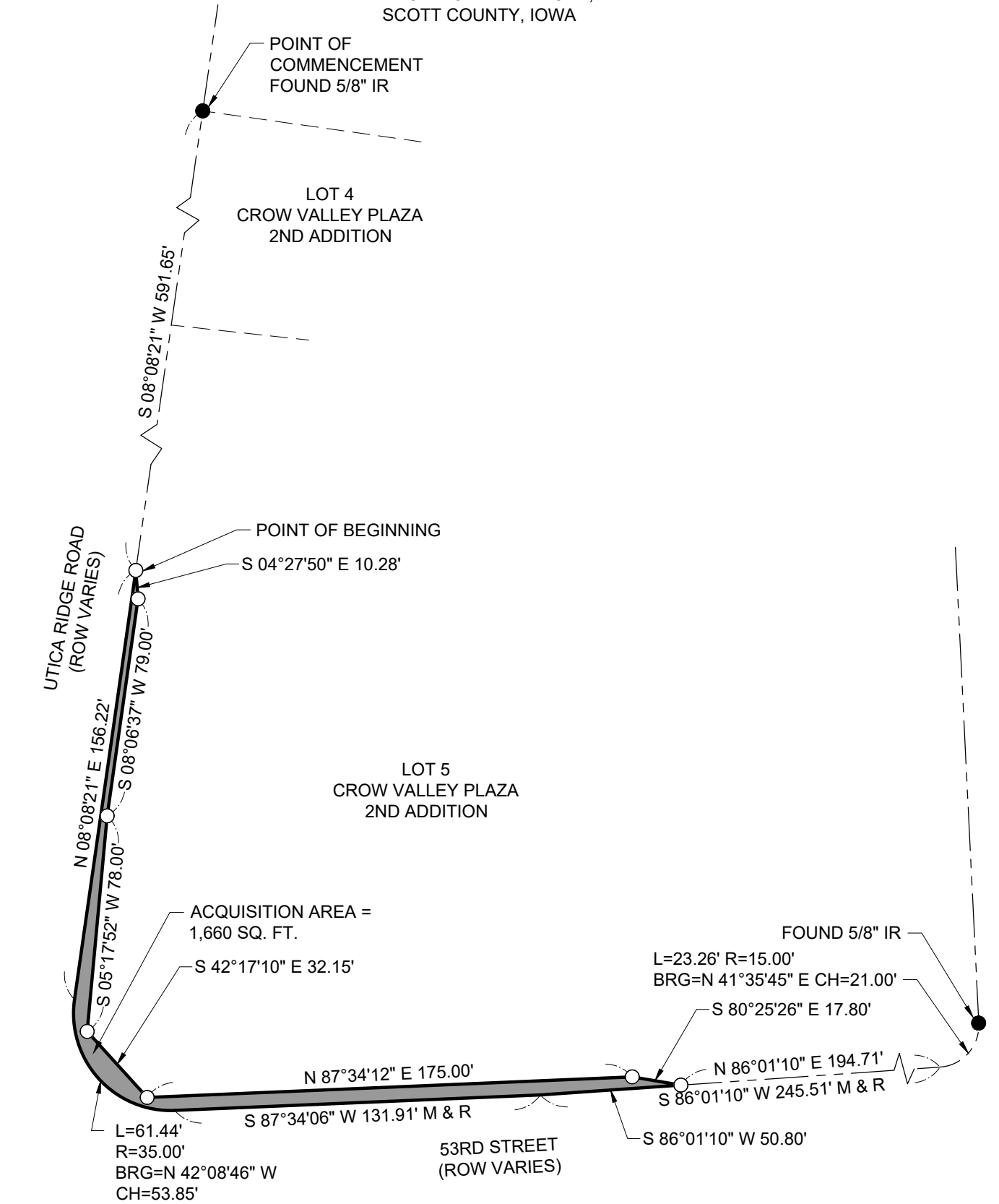
PROJECT NO.
2240012550

ACQUISITION
PLAT

1 OF 2

RIGHT-OF-WAY ACQUISITION

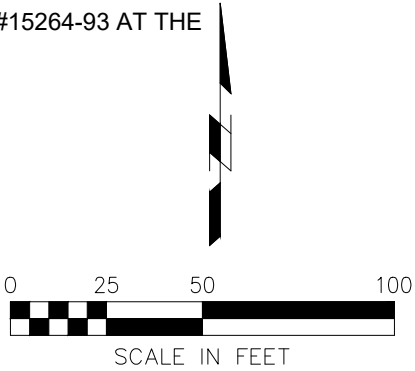
PART OF LOT 5 OF
CROW VALLEY PLAZA 2ND ADDITION TO
THE CITY OF DAVENPORT,
SCOTT COUNTY, IOWA



SURVEY NOTES:
FINAL PLAT OF CROW VALLEY PLAZA SECOND ADDITION IS RECORDED AS DOC. #15264-93 AT THE
OFFICE OF THE SCOTT COUNTY RECORDER'S OFFICE.

LEGEND

- FOUND 5/8" IRON ROD, (UNLESS OTHERWISE NOTED)
- ⊗ FOUND CUT 'X'
- SET 5/8" IRON ROD, BLUE CAP #28583
- R RECORD BEARING/DISTANCE
- M MEASURED BEARING/DISTANCE
- ACQUISITION AREA



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RIGHT-OF-WAY ACQUISITION PLAT
PART OF LOT 5
CROW VALLEY PLAZA 2ND ADDITION

CITY OF DAVENPORT ENGINEERING DEPARTMENT
DAVENPORT, SCOTT COUNTY, IOWA

DATE	1/24/2025	SCALE	AS SHOWN
DRAWN BY	JJB	FIELD BOOK	675
APPROVED BY	JJB	REVISION	

PROJECT NO.
2240012550

ACQUISITION
PLAT

2 OF 2

City of Davenport

Department: Finance
Contact Info: Basia Gerlach | 563-326-7792

Action / Date
3/19/2025

Subject:

Resolution setting April 9, 2025, as date for sale of General Obligation Corporate Bonds, Series 2025 and approving 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 April 9, 2025 as the date of sale for the General Obligation Bonds, Series 2025. On May 15, 2024, a Public Hearing was held on the issuance of not-to-exceed \$31,000,000 General Obligation Corporate 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 bonds for sale.

Attachments:

1. Resolution
2. Preliminary Official Statement

SET DATE FOR SALE OF GENERAL
OBLIGATION CORPORATE BONDS,
SERIES 2025

629872-95

Davenport, Iowa

March 26, 2025

The City Council of the City of Davenport, Iowa, met on March 26, 2025, 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 Bonds, Series 2025.

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 April 9, 2025, as date for sale of General Obligation Corporate Bonds, Series 2025 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, and pursuant to notice duly published and a hearing held thereon on May 15, 2024, has proposed that it is in the best interest of the City that not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2025 (the “Series 2025 Bonds”) be authorized by the City to provide funds to pay costs in connection with making improvements to sanitary sewers, storm water drainage systems, waterway and flood control assets, 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 department, solid waste collection, and the municipal library; repair and maintenance of bridges; information technology improvements; public transportation system improvements; and municipal economic development and housing projects; and

WHEREAS, it is deemed advisable and in the best interest of the City that the Series 2025 Bonds be offered for public sale at this time in order to fund the purposes set forth above, 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 2025 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 2025 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 2025 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 2025 Bonds shall be received until 10:00 a.m., Central Time, on April 9, 2025, at the office of the CFO, 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 April 9, 2025, 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 2025 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
\$28,385,000* General Obligation Corporate Bonds,
Series 2025

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 a.m., Central Time, on April 9, 2025, for the purchase of \$28,385,000* General Obligation Corporate Bonds, Series 2025 (the “Series 2025 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, 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 April 9, 2025, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2025 Bonds will be sold to the best bidder for cash.

The Series 2025 Bonds will be issued as fully registered bonds in denominations of \$5,000 or any integral multiple thereof, will be dated May 13, 2025, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2025, and will mature on June 1 in the following years and amounts:

<u>Year*</u>	<u>Principal Amount*</u>	<u>Year*</u>	<u>Principal Amount*</u>
2026	\$7,785,000	2034	\$1,425,000
2027	\$1,190,000	2035	\$1,495,000
2028	\$1,250,000	2036	\$1,570,000
2029	\$1,310,000	2037	\$1,650,000
2030	\$1,375,000	2038	\$1,730,000
2031	\$1,230,000	2039	\$1,820,000
2032	\$1,290,000	2040	\$1,910,000
2033	\$1,355,000		

The right is reserved to the City to call and redeem all of the Series 2025 Bonds maturing in the years 2034 to 2040, inclusive, in whole or from time to time in part, in one or more units of \$5,000, on June 1, 2033,* 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.

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2025 Bonds, to increase or reduce each scheduled maturity thereof, or change the optional redemption date after the determination of the successful bidder.

Bidders must specify a price of not less than \$28,101,150, plus accrued interest. The legal opinion of Dorsey & Whitney LLP, Attorneys, Des Moines, Iowa, will be furnished by the City.

A good faith deposit of \$283,850 is required from the successful bidder and may be forfeited to the City in the event the successful bidder fails or refuses to take and pay for the Series 2025 Bonds.

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

The Series 2025 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 2025 Bonds contain additional bidding terms and information relative to the Series 2025 Bonds, including, without limitation, requirements regarding the establishment of issue price for the Series 2025 Bonds. Bidders should prepare their bids on the assumption that the Series 2025 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 2025 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 2025 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 2025 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 2025 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 2025 Bonds and the ordinance that will be adopted to authorize the issuance of the Series 2025 Bonds, and the appropriate City officials are hereby authorized to execute the final Official Statement for the Series 2025 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 2025 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 March 19, 2025.

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 Bonds, Series 2025, and approving a preliminary official statement for the sale of the Series 2025 Bonds, as referred to herein.

WITNESS MY HAND this _____ day of _____, 2025.

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 Bonds, Series 2025, 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 _____, 2025.

Deputy City Clerk

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

This Preliminary Official Statement and the information contained herein are subject to completion, amendment or other change without notice. The Bonds may not be sold nor may offers to buy be accepted prior to the time the Preliminary Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the applicable securities laws of any such jurisdiction.

(Electronic and Sealed Bids accepted)

In the opinion of Dorsey & Whitney LLP, Bond Counsel, according to present laws, rulings and decisions and assuming the accuracy of certain representations and compliance with certain covenants, the interest on the Bonds (i) is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code") and (ii) is not an item of tax preference for purposes of the federal alternative minimum tax imposed on noncorporate taxpayers by Section 55 of the Code. Interest on the Bonds may, however, be taken into account in determining adjusted financial statement income for purposes of the federal alternative minimum tax imposed on applicable corporations (as defined in Section 59(k) of the Code). See "TAX EXEMPTION AND RELATED TAX MATTERS" herein.

CITY OF DAVENPORT, IOWA

\$ 28,385,000* General Obligation Corporate Bonds, Series 2025

Bonds Dated: Date of Delivery (May 13, 2025) Principal Due: June 1 as shown inside front cover

The \$28,385,000* General Obligation Corporate Bonds, Series 2025 (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 the costs in connection with making improvements to sanitary sewers, storm water drainage systems, waterway and flood control assets, 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 department, solid waste collection, and the municipal library; repair and maintenance of bridges; information technology improvements; public transportation system improvements; and municipal economic development and housing projects. The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.

The Bonds will be issued as fully registered bonds without coupons and, when issued will be registered in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC"). DTC will act as securities depository of the Bonds. Individual purchases may be made in book-entry form only, in the principal amount of \$ 5,000 and integral multiples thereof. Purchasers will not receive certificates representing their interest in the Bonds purchased. The City's Chief Financial Officer, as designated paying agent/registrar (the "Registrar"), will pay principal of the Bonds, payable annually on each June 1 beginning June 1, 2026. Interest on the Bonds, payable initially on December 1, 2025, 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: \$ 28,101,150
GOOD FAITH DEPOSIT: \$ 283,850 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: Chief Financial Officer
BIDS RECEIVED UNTIL: 10:00 A.M. Central Time on Wednesday, April 9, 2025
Office of the Chief Financial Officer, City Hall, Davenport, Iowa
BIDS CONSIDERED: 5:30 P.M. Central Time on Wednesday, April 9, 2025
City Council Chambers, City Hall, Davenport, Iowa
DELIVERY: Delivery is anticipated to occur on May 13, 2025

The date of this Preliminary Official Statement is March 26, 2025.

*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

\$ 28,385,000* General Obligation Corporate Bonds, Series 2025

MATURITY: June 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Interest Rate⁽¹⁾</u>	<u>Yield⁽¹⁾</u>	<u>CUSIP Base 238388⁽¹⁾</u>	<u>Year</u>	<u>Amount*</u>	<u>Interest Rate⁽¹⁾</u>	<u>Yield⁽¹⁾</u>	<u>CUSIP Base 238388⁽¹⁾</u>
2026	\$ 7,785,000	— %	— %	—	2034	\$ 1,425,000	— %	— %	—
2027	1,190,000	— %	— %	—	2035	1,495,000	— %	— %	—
2028	1,250,000	— %	— %	—	2036	1,570,000	— %	— %	—
2029	1,310,000	— %	— %	—	2037	1,650,000	— %	— %	—
2030	1,375,000	— %	— %	—	2038	1,730,000	— %	— %	—
2031	1,230,000	— %	— %	—	2039	1,820,000	— %	— %	—
2032	1,290,000	— %	— %	—	2040	1,910,000	— %	— %	—
2033	1,355,000	— %	— %	—					

*** 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 \$31,000,000. 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: Interest on the Bonds will be payable on December 1, 2025 and semiannually thereafter.

**OPTIONAL
REDEMPTION:**

Bonds due after June 1, 2033 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. 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.

⁽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 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. 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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INTRODUCTION TO THE OFFICIAL STATEMENT

The Bonds

The following information is furnished solely to provide limited introductory information regarding the issuance of \$28,385,000 General Obligation Corporate Bonds, Series 2025 (the “Bonds”) by the City of Davenport, Iowa (the “City”) and does not purport to be comprehensive. All such information is qualified in its entirety by reference to the more detailed descriptions appearing in this Preliminary Official Statement, including the appendices hereto.*

Issuer:	The City of Davenport, Iowa. The City is located on the Iowa bank of the Mississippi River approximately midway between the cities of Des Moines, Iowa and Chicago, Illinois.	
Purpose:	The Bonds are being issued to paying the costs in connection with making improvements to sanitary sewers, storm water drainage systems, waterway and flood control assets, 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 department, solid waste collection, and the municipal library; repair and maintenance of bridges; information technology improvements; public transportation system improvements; and municipal economic development and housing projects.	
Security:	The Bonds and the interest thereon are general obligations of the City, and all taxable property within the corporate boundaries of the City is subject to the levy of taxes to pay the principal of and interest on the Bonds without constitutional or statutory limitation as to rate or amount.	
Optional Redemption:	The Bonds, due after June 1, 2033, 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. 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.	
Principal Payments:	Principal is payable on June 1 in the years 2026 through 2040.	
Interest Payments:	Interest on the Bonds is payable on June 1 and December 1 of each year commencing December 1, 2025.	
Bank Qualification:	The Bonds will NOT be designated as “ <u>qualified tax-exempt obligations</u> ”.	
Tax Status:	See “ <i>TAX EXEMPTION AND RELATED TAX MATTERS</i> ” herein.	
Professional Consultants:	<i>Municipal Advisor:</i>	PFM Financial Advisors LLC Des Moines, Iowa
	<i>Bond Counsel:</i>	Dorsey & Whitney LLP Des Moines, Iowa
Book-Entry-Only:	The Bonds will be issued as book-entry-only securities through The Depository Trust Company.	
Authority for Issuance:	The Bonds are issued pursuant to the authority of the Davenport City Charter and Division III of Chapter 384 of the Code of Iowa.	
Denominations:	\$5,000 or multiples thereof.	
Registration & Exchange:	Upon presentation to the Registrar, the Bonds will be exchanged for one or more Bonds in multiples of \$5,000.	
Record Date:	The close of business on the 15 th day of the month next preceding the interest payment date.	

* 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 Mrs. Barbara Gerlach, Chief Financial Officer, City Hall, 226 West Fourth Street, Davenport, Iowa 52801 (phone: 563-326-7727).

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 April 9, 2025.

The Bonds are being issued to pay the costs in connection with making improvements to sanitary sewers, storm water drainage systems, waterway and flood control assets, 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 department, solid waste collection, and the municipal library; repair and maintenance of bridges; information technology improvements; public transportation system improvements; and municipal economic development and housing projects.

Sources and Uses of Funds

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

Table 1
Estimated Sources and Uses of Funds for the Bonds*

Sources:	
Par Amount of Bonds	\$ 28,385,000
Uses:	
Deposit to Project Fund	\$ 27,944,000
Underwriter's Discount	283,850
Estimated Cost of Issuance and Contingency	<u>157,150</u>
Total Uses of Funds	<u><u>\$ 28,385,000</u></u>

*Preliminary; subject to change.

Interest Computation

Interest on the Bonds will be payable semi-annually commencing December 1, 2025. 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, 2033, 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 ordinance 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 ordinance 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 ordinance 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 ordinance, 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 Chief Financial Officer. 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 Issuance

The information contained in the following paragraphs of this subsection "Book-Entry-Only Issuance" has been extracted from a schedule prepared by Depository Trust Company ("DTC") entitled "SAMPLE OFFERING DOCUMENT LANGUAGE DESCRIBING DTC AND BOOK-ENTRY-ONLY ISSUANCE." The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

The Depository Trust Company ("DTC"), New York, NY, will act as securities depository for the securities (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for 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 S&P Global Ratings: 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 2024-25 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 ordinance 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 53 passenger motor carriers.

In addition to its prominence as a commercial center, the City is home to MercyOne Genesis Health System, the largest employer in Davenport, Iowa and the fourth largest in the Quad Cities metropolitan area with 5,000 employees. MercyOne Genesis Health System serves a 17-county, bi-state region of the Quad Cities metropolitan area and the surrounding communities of Iowa and Illinois. MercyOne Genesis Health System has earned distinction as a two-time national Top 15 Health System, and recognition for being in the top 1 percent in the nation for patient safety.

Form of Government

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

Mayor and Council

	Initial Term <u>Commenced</u>	Current Term <u>Expires</u>
Mike Matson, Mayor	01/20	01/26
Kyle Gripp, Alderman-at-Large	01/16	01/26
Jazmin Newton, Alderman-at-Large	01/24	01/26
Rick Dunn, First Ward	01/14	01/26
Tim Dunn, Second Ward	01/24	01/26
Marion Meginnis, Third Ward	07/17	01/26
Jade Burkholder, Fourth Ward	01/24	01/26
Tim Kelly, Fifth Ward	01/22	01/26
Ben Jobgen, Sixth Ward	01/20	01/26
Mhisho Lynch, Seventh Ward	11/23	01/26
Paul Reinartz, Eighth Ward	01/24	01/26

The City has a full-time City Administrator appointed by the City Council for an indefinite term. In addition, there are 13 department directors, of which ten are appointed by the City Administrator or designee. 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

Doug Maxeiner, City Administrator
Latrice Lacey, Director of Civil Rights
Bruce E. Berger, Director of Community and Economic Development
Samuel Huff IV, Corporation Counsel
Barbara Gerlach, Chief Financial Officer
Denise Hnytka, Chief Communications Officer
Alison Fleming, Direct of Human Resources
Cory J. Smith, Director of Information Technology
Michael P. Carlsten, Fire Chief
Clay Merritt, Director of Engineering & Capital Projects
Jeffrey E. Bladel, Police Chief
Jeffrey Collins, Library Director
Nicole E. Gleason, Public Works Director/Assistant City Administrator
Chad B. Dyson, Director of Parks and Recreation
Richard E. Oswald, Development and Neighborhood Services Director

Municipal Services

The City provides a wide variety of public services through 13 professionally staffed departments and the office of the City Administrator. A summary of the operation of major City departments is provided below.

Administration Department

The Administration Department provides overall coordination of the daily operations of the City.

Finance Department

The Department of Finance is responsible for collecting, accounting for and disbursing all monies due to and collected by the City, budget preparation, purchasing management 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, cyber security, 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 conducts collective bargaining with certified employee representatives and is responsible for risk management.

Community and Economic Development Department

The Community & Economic Development is responsible for community development programs, economic development, housing choice voucher program, and business retention and attraction programs.

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 providing Fire, Hazmat, and Emergency Medical Services to the City. 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 3,647 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 192,881 volumes of adult and children’s books and 112 public use computers are available at three locations.

Public Works Department

The purpose of the Public Works Department is to provide: (a) public service such as infrastructure maintenance, snow removal, sewer maintenance, garbage and refuse collection, recycling, and operation of the municipal garage; (b) operation of and maintenance of the City's Water Pollution Control Plant, and Compost Facility; and (c) administration of mass transit and a municipal airport.

Civil Rights Department

The Civil Rights Department is responsible for receiving and causing the investigation of discrimination complaints, to study the existing character and cause of patterns and practices of discrimination.

Neighborhood Services Department

The Neighborhood Services Department includes the management of the rental inspection program, nuisance code enforcement, zoning code enforcement, parking enforcement, building code enforcement, plan review, parking services, and management of procedures to track and abate vacant/substandard homes.

Engineering and Capital Projects Department

The Engineering and Capital Projects Department provides professional civil engineering, design, infrastructure planning, and construction management services for publicly-owned vertical and horizontal infrastructure. The department also serves as the City's primary contact to outside regulatory agencies. In addition, it regulates and inspects private utility work that occurs within public-owned right-of-way to ensure compliance with city standards and specifications.

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 ("GTC"). Revenue is generated mainly from grants, charges for services and miscellaneous office rentals at the Transit Center.

Parking System Fund

Accounts for revenue and expenses associated with the City's parking system, which provides both on-street and off-street parking. This operation is administered by the Development and Neighborhood Services Department.

Sewer Operations Fund

Accounts for revenue and expenses of the system responsible for collecting and treating the wastewater of the Cities of Davenport, Bettendorf, Riverdale, and Panorama Park. The City accumulates the costs of operations, construction, and equipment replacement, and bills the other cities monthly for their portion of such costs based on an actual usage percentage calculated annually.

Public Housing Fund

Accounts for revenue and expenses associated with the Heritage High-Rise housing facility for the elderly, handicapped and disabled and for the Public Housing units for low-income families. A Federal Housing and Urban Development (HUD) subsidy provides support for the Heritage High-Rise housing facility. As of November 30, 2022, the City no longer owns the Heritage High-Rise facility or the Public Housing units.

Golf Courses Fund

Accounts for revenue and expenses associated with operation of the City's three golf courses (Duck Creek, Emeis, and Red Hawk). The fund also accounts for the revenue and expenses of the golf course capital improvement fee charged at the three courses.

Airport Fund

Accounts for revenue and expenses associated with operation of the City’s Municipal Airport, a reliever airport for the Quad-City Airport. Rental income is obtained for the leasing of surrounding farmland, as well as hangar spaces at the airport.

RiverCenter Fund

Accounts for rental income and expenses associated with the operation of a 130,000-square-foot RiverCenter conference, convention and trade show facility and a 2,347-seat Adler Theatre (the “Center”). The Center is the Quad-Cities’ conference, convention, trade show facility and theater and it is operated for the use and enjoyment of the City’s citizens and visitors.

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 the region’s only facility with two sheets of ice.

Transload Fund

Accounts for revenue and expenses associated with operating a transload facility that offers a way for users to realize the benefit of rail freight without onsite rail access.

Municipal Employees

As of December 31, 2024, the City had 1,005 employees, consisting of 746 full-time employees and 259 part-time and seasonal employees. Table 2 presents a history of total personnel over the last five years. Table 3, on the following page, presents employment by job category.

Table 2
Municipal Employees

<u>December 31</u>	<u>Full-Time</u>	<u>Part-Time</u>
2024	746	259
2023	749	295
2022	757	313
2021	759	376
2020	751	389

Source: City of Davenport Department of Human Resources.

Table 3
Employees by Department – December 31, 2024

	<u>Full-time</u>	<u>Part-time</u>
City Council	1	10
Mayor	2	0
Finance	18	2
Administration	7	0
Information Technology	8	1
Legal	3	0
Human Resources	10	2
Community & Economic Development	14	0
Civil Rights	5	0
Neighborhood Services	22	3
Engineering & Capital Projects	33	0
Public Works	244	27
Police	178	1
Fire	129	0
Leisure Facilities and Services	28	192
Library	44	21

Source: City of Davenport Department of Human Resources

Employee Retirement Systems and Other Post Employment Benefits (OPEB)

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, 2022, 2023, and 2024 as shown below equal the required contributions for each year:

	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>
IPERS City Contribution	\$ 3,244,415	\$ 3,376,145	\$ 3,371,634

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 50306-9117. 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 \$19,016,564 within its Annual Comprehensive Financial Report (the “ACFR”) as of June 30, 2024 for its proportionate share of the IPERS net pension liability. The net pension liability was measured as of June 30, 2023, 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, 2023, the City’s collective proportion was 0.421311% which was a decrease of 0.002645% from its proportion measured as of June 30, 2022.

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 actuarial liabilities (“UAL”) of IPERS. The UAL is the difference between total actuarially accrued liabilities and actuarially calculated assets available for the payment of such benefits. The UAL 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 UAL 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 IX Section A beginning on page 70 of the City’s June 30, 2024 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, 2022, 2023 and 2024 as shown below equal the required contributions for each year:

	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>
MFPRSI City Contribution	\$ 6,383,734	\$ 5,812,884	\$ 6,234,697

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. 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 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 \$43,639,559 within its ACFR as of June 30, 2024 for its proportionate share of the MFPRSI net pension liability. The net pension liability was measured as of June 30, 2023, 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, 2023, the City’s proportion was 6.968960% which was a decrease of 0.264439% from its proportion measured as of June 30, 2022.

For additional information on the City’s Employee Retirement Systems, refer to Note IX Section B beginning on page 73 of the City’s June 30, 2024 ACFR contained as APPENDIX A of this Official Statement.

Deferred Compensation: The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The Section 457 plan, available to all 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, 2022, 2023 and 2024 are shown below:

	<u>FY 2021-22</u>	<u>FY 2022-23</u>	<u>FY 2023-24</u>
457 Deferred Contribution	\$ 2,541,801	\$ 2,589,251	\$ 2,706,148

For additional information on the City’s Employee Retirement Systems, refer to Note IX Section C beginning on page 76 of the City’s June 30, 2024 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. As of June 30, 2024, there were 730 active and 48 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. From time to time, the City can choose to offer a Voluntary Separation Insurance Incentive Program (“VSIIP”), offering employees insurance coverage for a period of less than 12 months; otherwise, 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, 2024, retirees receiving benefits contributed \$828,960 through their required contribution of \$1,070 per month for single health coverage, \$1,709 per month for single plus one health coverage and \$2,388 per month for family coverage.

The source of payment is the fund that pays the benefits for the current employees; either the General Fund or a proprietary fund. Other postemployment liabilities attributed to governmental activities are generally liquidated by the Employee Health Insurance Internal Service Fund.

	<u>Total OPEB Liability</u>
Balance as of July 1, 2023	\$ 24,716,537
Changes for the year:	
Service cost	1,606,003
Interest	939,704
Differences between expected and Actual experience	(4,492,738)
Changes in assumptions or other inputs	(1,905,119)
Contributions and payments made	<u>(743,744)</u>
Net changes	<u>\$ (4,595,894)</u>
Balance as of June 30, 2024	<u><u>\$ 20,120,643</u></u>

For additional information on the City’s Other Post Employment Benefits (OPEB), refer to Note XII beginning on page 85 of the City’s June 30, 2024 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 – January 3, 2025

<u>Union</u>	<u>Employees Represented</u>	<u>Contract Expiration Date</u>
Davenport Association of Professional Firefighters, Local #17	116	June 30, 2027
Union of Professional Police Organization, Local #2	138	June 30, 2027
American Federation of State, County and Municipal Employees, General Local #887 ⁽¹⁾	98	June 30, 2025
American Federation of State, County and Municipal Employees, Library Local #887 ⁽¹⁾	44	June 30, 2025
Chauffeurs, Teamsters and Helpers Local Union #238 ⁽¹⁾	185	June 30, 2025
Division #312 of the Amalgamated Transit Union ⁽²⁾	36	June 30, 2028

(1) City is in the process of negotiating new contracts.

(2) Current contract negotiations with tentative contract extension through June 30, 2028.

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 six decennial censuses.

Table 5
Demographic Data

<u>Census Year</u>	<u>Quad- City Area</u>	<u>Percent Increase (Decrease)</u>	<u>Scott County</u>	<u>Percent Increase (Decrease)</u>	<u>City of Davenport</u>	<u>Percent Increase (Decrease)</u>	<u>City Density Per Sq. Mile</u>
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

<u>Employer Name</u>	<u>Product</u>	<u>Approximate Number of Employees ⁽¹⁾</u>
MercyOne Genesis ⁽²⁾	Health Care System	5,000
Arconic ⁽³⁾	Aluminum, Sheet, Plate & Foil	2,550
Davenport Community Schools	Education	2,200
Amazon	Distribution Center	1,400
Tri-City Electric Co.	Electrical Contractor	1,200
City of Davenport	Government	1,005
John Deere Davenport Works	Heavy Equipment Manufacturing	945
Scott County	Government	800
Kraft Heinz	Meat Packing	775
Eaton/Cobham Mission Systems	Defense and Aerospace Mfg.	750
United Parcel Service	Parcel Delivery Service	640
MidAmerican Energy Company	Utility Service	620
Wells Fargo-Davenport Region	Finance	610
Sears Manufacturing	Tractor Seats	580
Nestle Purina PetCare Company	Pet Food Manufacturing	520
St. Ambrose University	Education	500
Sterilite	Plastic Houseware Manufacturing	475
Rhythm City Casino	Casino, Hotel & Entertainment	466
Per Mar Security	Security Systems & Investigation	460
Eastern Iowa Community College	Education	430
Von Maur	Headquarters/Distribution for Retail Stores	430
Palmer College of Chiropractic	Education	275

⁽¹⁾ Includes full and part time employees.

⁽²⁾ Formerly Genesis Health System.

⁽³⁾ Headquarters in Riverdale, IA. Formerly known as Alcoa Davenport Works.

Source: The City. The list is updated frequently as changes are identified. Employment numbers are presented as estimates based on best available data.

Table 7
Major Employers, Quad-Cities Metropolitan Area ⁽¹⁾

<u>Employer Name</u>	<u>Product</u>	<u>Approximate Number of Employees ⁽²⁾</u>
Rock Island Arsenal	Defense Manufacturing	6,250 ⁽³⁾
MercyOne Genesis ⁽⁴⁾	Health Care	5,000
UnityPoint Health/Trinity	Health Care	4,000
John Deere QC	Heavy Equipment Manufacturing	3,529
HNI Corporation	Office Furniture Manufacturing	3,000
Tyson	Food Manufacturing	2,700
Arconic	Aerospace and Defense Aluminum Manufacturing	2,550
Hy-Vee	Retail Grocery	1,800
Amazon	Distribution	1,400
XPAC	Supply Chain Management & Logistics	1,300
Walmart	Warehouse Clubs and Supercenters	1,200
Tri-City Electric Co.	Electrical Contractor	1,200
Kraft/Heinz	Food Manufacturing	1,150
Nestle Purina PetCare Company	Pet Food Manufacturing	1,050
Kent Corporation	Animal Feed & Food Manufacturing	1,000
Eaton: Cobham Mission Systems	Defense and Aerospace Manufacturing	750

⁽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.

⁽⁴⁾ Formerly Genesis Health System.

Source: The City. The list is updated frequently as changes are identified. Employment numbers are presented as estimates based on best available data.

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 2020 through November 2024.

Table 8
Labor Force and Unemployment Statistics

	<u>Davenport-Moline-Rock Island CSA</u>			<u>Unemployment Rates</u>		
	<u>Labor Force</u>	<u>Employed</u>	<u>Unemployment Rate</u>	<u>City of Davenport</u>	<u>State of Iowa</u>	<u>United States</u>
2024	224,388	213,884	4.7%	3.8%	2.9%	4.0%
2023	228,519	219,051	4.1%	3.8%	3.0%	3.6%
2022	229,556	220,809	3.8%	3.7%	2.8%	3.6%
2021	228,858	217,174	5.1%	5.6%	3.8%	5.4%
2020	229,824	212,388	7.6%	7.8%	5.2%	8.1%

Source: U.S. Bureau of Labor Statistics 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 2020 through 2024.

Table 9
Buying Income/Per Capita Retail Sales

	<u>Effective Buying Income</u>			<u>Per Capita Retail Sales</u>		
	<u>City of Davenport</u>	<u>Quad-Cities Area</u>	<u>State of Iowa</u>	<u>City of Davenport</u>	<u>Quad-Cities Area</u>	<u>State of Iowa</u>
2024	\$ 55,439	\$ 61,197	\$ 65,411	\$ 31,585	\$ 22,656	\$ 21,450
2023	55,258	61,543	62,358	33,098	23,817	22,840
2022	52,764	59,658	60,401	27,676	19,500	19,748
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

Source: Claritas, Inc.

Construction

Construction activity in the City as shown by its building permit records is summarized in Table 10. Permits are calculated on a fiscal year basis.

Table 10
Building Permits

Fiscal Year	<u>New Commercial</u>		<u>New Industrial</u>		<u>Miscellaneous</u> ⁽¹⁾		<u>New Residential</u>		<u>Other</u> ⁽²⁾
	<u>No.</u>	<u>Value</u>	<u>No.</u>	<u>Value</u>	<u>No.</u>	<u>Value</u>	<u>No.</u>	<u>Value</u>	<u>Value</u>
2025 ⁽³⁾	5	\$ 10,907,127	0	0	235	\$ 9,893,752	54	\$ 40,375,078	\$ 90,755,563
2024	15	43,639,980	0	0	470	10,909,422	132	27,580,915	27,580,915
2023	26	123,511,727	0	0	510	12,384,839	111	20,861,895	100,566,421
2022	22	286,338,735	0	0	529	17,545,456	163	55,937,268	83,303,241
2021	19	67,464,384	2	4,234,032	436	12,874,210	1,173	25,955,773	137,381,454

⁽¹⁾ Includes schools, churches, and other institutions.

⁽²⁾ Remodeling and other miscellaneous permits.

⁽³⁾ As of December 31, 2024.

Source: City of Davenport Department of Development and Neighborhood Services.

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, three preschools, seventeen elementary schools, one joint elementary and junior high school and eight private schools providing K-12 education in the City. The Davenport Community School District public school enrollment over the last five years has been as follows:

Table 11
Public School Enrollment (October 1)

<u>Year</u>	<u>Fiscal Year</u>	<u>Certified Enrollment</u>
2024	2025-26	13,567
2023	2024-25	13,786
2022	2023-24	14,164
2021	2022-23	14,412
2020	2021-22	14,470

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, the University offers a variety of graduate-level degrees.

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.

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
(May 13, 2025)

Legal debt limit of 5% of 100% of actual value for Fiscal Year 2025 as of January 1, 2023 ⁽¹⁾	\$ 493,660,291
Debt chargeable against limit:	
Bonded debt (includes the Bonds)	228,925,000 *
TIF Rebate Agreements	<u>4,631,980</u>
Total debt subject to debt limit (47.31%)	<u>\$ 233,556,980 *</u>
Legal debt limit margin (52.69%)	<u>\$ 260,103,311 *</u>

⁽¹⁾ Calculated on Gross Actual Value (includes increment value and is less military exemption).

* Preliminary; subject to change.

Debt Administration

The City knows of no instance in which it has defaulted in the payment of principal or interest on its debt.

Overlapping Debt

There are five taxing jurisdictions which overlap the City. These are other governmental entities which exist within the City but which are not governed by the City Council, and are presented below:

Scott County

The City is located within Scott County. The county is a separate governmental agency which provides municipal services such as street maintenance, public safety in areas not governed by other municipalities and health and welfare services. The County Treasurer is responsible for tax collections throughout the county.

Community School Districts

Davenport, North Scott, and Bettendorf Community School Districts provide K-12 education for residents of the City. Each district is an autonomous governmental body which adopts its own budget and levy.

Eastern Iowa Community College District

The Eastern Iowa Community College (the “EICC”) operates three campuses including Scott Community College located in Bettendorf, Iowa; Clinton Community College located in Clinton, Iowa; and Muscatine Community College located in Muscatine, Iowa. EICC is an autonomous governmental body which adopts its own budget and levy.

Table 13 sets forth those overlapping jurisdictions with general obligation debt outstanding as of January 29, 2025.

Table 13
Overlapping Debt to the City

<u>Jurisdiction</u>	<u>General Obligation Debt</u>	<u>% of Debt Allocable to the City ⁽¹⁾</u>	<u>Portion Allocable to the City</u>
Scott County	\$ 11,465,000	48.94%	\$ 5,610,971
Davenport Community School District	0	87.11%	0
North Scott Community School District	25,000,000	25.48%	6,370,000
Bettendorf Community School District	0	24.02%	0
Eastern Iowa Community College (Area IX)	52,765,000	29.68%	<u>15,660,652</u>
Total Overlapping Debt			\$ 27,641,623

⁽¹⁾ Based on 1/1/2023 Taxable Valuations.

Source: Iowa Department of Management, 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 as of the date of this Preliminary Official Statement and the last four fiscal years.

Table 14
Ratio of Net General Obligation Bonded Debt as a Percent of
Debt Service Levy Valuation and Net Bonded Debt Per Capita

<u>Fiscal Year</u>	<u>Population</u>	<u>Debt Service Valuation</u> ⁽¹⁾	<u>Gross Bonded Debt</u>	<u>Debt Service Fund Balance</u> ⁽²⁾	<u>Debt Payable from Enterprise Revenues</u>	<u>Debt Payable from TIF Revenues</u> ⁽³⁾	<u>Debt Payable From Other Revenue</u> ⁽⁴⁾	<u>Net Bonded Debt</u>	<u>Net Bonded Debt to Debt Service Valuation</u>	<u>Net Bonded Debt per Capita</u>
2025	101,724 ⁽⁵⁾	\$ 5,464,903,091	\$ 228,925,000 ⁽⁷⁾	\$ 39,717,593	\$ 62,290,000	\$ 16,855,000	\$ 0	\$ 110,062,407	2.01%	\$ 1,082
2024	101,724 ⁽⁵⁾	5,192,311,115	200,540,000 ⁽⁸⁾	39,717,593	54,245,000	16,855,000	0	89,722,407	1.73%	882
2023	101,724 ⁽⁵⁾	5,192,622,415	208,650,000 ⁽⁸⁾	39,679,838	54,185,000	19,035,000	0	95,750,162	1.84%	941
2022	101,724 ⁽⁵⁾	5,047,979,344	202,220,000 ⁽⁸⁾	34,914,203	53,555,000	21,145,000	0	92,605,797	1.83%	910
2021	99,685 ⁽⁶⁾	4,952,300,751	203,845,000 ⁽⁸⁾	30,612,964	52,610,000	23,315,000	0	97,307,036	1.96%	976

⁽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 net of exemptions. Debt service is levied against taxable value including taxable incremental value.

⁽²⁾ Represents the Fund Balance of the Debt Service Fund as of June 30th of each fiscal year. See Table 23 for additional details.

⁽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 May 13, 2025 as debt per capita, percent of actual value, and percent of debt service valuation as of January 1, 2023 payable in Fiscal Year 2024-25 upon the issuance of the Bonds.

Table 15
Debt Ratios Upon the Issuance of the Bonds

<u>Debt Ratios</u>	<u>Gross Bonded Debt</u> ⁽¹⁾	<u>Debt Service Monies Available</u> ⁽²⁾	<u>Debt Payable from Enterprise Revenues</u>	<u>Debt Payable from TIF Revenues</u> ⁽³⁾	<u>Debt Payable from Other Revenues</u> ⁽⁴⁾	<u>Net Bonded Debt</u>	<u>Net Bonded Debt per Capita (101,724)</u>	<u>Net Bonded Debt to Actual Value (\$9,873,205,822)</u> ⁽⁵⁾	<u>Net Bonded Debt to Debt Service Valuation (\$5,464,903,091)</u> ⁽⁶⁾
G.O. Bonded Debt	\$ 228,925,000 *	\$ 39,717,593	\$ 62,290,000	\$ 16,855,000	\$ 0	\$ 110,062,407	\$ 1,082	1.11%	2.01%
Overlapping Debt	<u>27,641,623</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>27,641,623</u>	<u>272</u>	<u>0.28%</u>	<u>0.51%</u>
Total	<u>\$ 256,566,623</u>	<u>\$ 39,717,593</u>	<u>\$ 62,290,000</u>	<u>\$ 16,855,000</u>	<u>\$ 0</u>	<u>\$ 137,704,030</u>	<u>\$ 1,354</u>	<u>1.39%</u>	<u>2.52%</u>

⁽¹⁾ Includes the Bonds.

⁽²⁾ Represents the Fund Balance of the Debt Service Fund as of June 30, 2024. See Table 23 for additional details.

⁽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, 2023 Actual Valuation as provided by the Scott County Auditor. Includes TIF Increment, Agricultural Land, Agricultural Buildings and all Utilities.

⁽⁶⁾ Based on January 1, 2023 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, 2024 and upon the issuance of the Bonds.

Table 16
General Obligation Debt Outstanding by Issue

<u>Issue Date</u>	<u>Description</u>	<u>Original Amount</u>	<u>Interest Range</u>	<u>Final Maturity</u>	<u>Principal Outstanding</u>	
					<u>June 30, 2024</u>	<u>May 13, 2025</u>
03/10/15	Corporate Ser A	\$ 17,715,000	3.00% - 4.00%	06/01/30	\$ 7,065,000	\$ 7,065,000
03/23/16	Corporate Ser A	42,450,000	2.00% - 3.00%	06/01/31	22,400,000	22,400,000
03/23/16	Refunding Ser B	6,085,000	2.35% - 2.70%	06/01/28	1,565,000	1,565,000
03/21/17	Corporate Ser A	20,825,000	3.00% - 4.00%	06/01/32	11,815,000	11,815,000
03/21/17	Refunding Ser B	7,345,000	3.00%	06/01/29	3,525,000	3,525,000
03/21/17	Refunding Ser C	13,685,000	4.00%	06/01/25	2,175,000	2,175,000
04/03/18	Refunding Ser A	31,620,000	3.00% - 5.00%	06/01/33	14,470,000	14,470,000
04/03/18	Refunding Ser B	8,275,000	3.10% - 3.55%	06/01/33	4,625,000	4,625,000
03/19/19	Corporate Ser A	21,590,000	3.00% - 5.00%	06/01/34	14,765,000	14,765,000
05/01/20	Corp & Ref	40,290,000	2.04%	06/01/35	21,945,000	21,945,000
12/01/20	Corporate Ser B	21,675,000	2.00% - 5.00%	06/01/36	16,580,000	16,580,000
03/17/21	Refunding Ser A	8,175,000	1.00% - 5.00%	06/01/32	5,650,000	5,650,000
03/10/22	Corp & Ref	34,450,000	2.00% - 5.00%	06/01/37	26,840,000	26,840,000
05/10/23	Corporate Ser	31,880,000	4.00% - 5.00%	06/01/38	22,315,000	22,315,000
05/08/24	Corporate Ser	24,805,000	4.00% - 8.00%	06/01/39	24,805,000	24,805,000
05/13/25	Corporate Ser	28,385,000 *	TBD	06/01/40	<u>0</u>	<u>28,385,000 *</u>
Total General Obligation Bonds					\$200,540,000	\$ 228,925,000 *
Total Abatement Supported ⁽¹⁾					<u>(71,100,000)</u>	<u>(79,145,000) *</u>
Net General Obligation Bonded Debt					<u>\$ 129,440,000</u>	<u>\$ 149,780,000 *</u>

⁽¹⁾ The levy for abatement supported general obligation debt has been, and is expected to continue to be, abated with revenue of the sewer clean water, airport, and solid waste utilities; hotel/motel tax receipts; municipal improvement district levy; levee rents; tax increment revenues; and other revenues as designated by the Chief Financial Officer and/or City Council. See Table 18 for the principal and interest abated by the various revenue sources.

* Preliminary; subject to change.

Debt Service Payments

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

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

FYE June 30	<u>Current Outstanding</u>		<u>Bonds*</u>		<u>Total Outstanding*</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 24,345,000	\$ 3,715,248 ⁽¹⁾	\$ 0	\$ 0	\$ 24,345,000	\$ 3,715,248	\$ 28,060,248
2026	21,235,000	6,469,271	7,785,000	1,490,213	29,020,000	7,959,484	36,979,484
2027	19,735,000	5,568,875	1,190,000	1,030,000	20,925,000	6,598,875	27,523,875
2028	20,190,000	4,776,585	1,250,000	970,500	21,440,000	5,747,085	27,187,085
2029	19,585,000	4,033,944	1,310,000	908,000	20,895,000	4,941,944	25,836,944
2030	17,650,000	3,282,661	1,375,000	842,500	19,025,000	4,125,161	23,150,161
2031	16,960,000	2,651,247	1,230,000	773,750	18,190,000	3,424,997	21,614,997
2032	13,410,000	2,075,086	1,290,000	712,250	14,700,000	2,787,336	17,487,336
2033	11,620,000	1,626,722	1,355,000	647,750	12,975,000	2,274,472	15,249,472
2034	9,515,000	1,235,545	1,425,000	580,000	10,940,000	1,815,545	12,755,545
2035	8,005,000	945,151	1,495,000	508,750	9,500,000	1,453,901	10,953,901
2036	6,835,000	696,520	1,570,000	434,000	8,405,000	1,130,520	9,535,520
2037	5,440,000	467,438	1,650,000	355,500	7,090,000	822,938	7,912,938
2038	3,920,000	260,550	1,730,000	273,000	5,650,000	533,550	6,183,550
2039	<u>2,095,000</u>	<u>83,800</u>	<u>1,820,000</u>	<u>186,500</u>	<u>3,915,000</u>	<u>270,300</u>	<u>4,185,300</u>
2040			<u>1,910,000</u>	<u>95,500</u>	<u>1,910,000</u>	<u>95,500</u>	<u>2,005,500</u>
	\$ 200,540,000	\$ 37,888,643	\$28,385,000	\$ 9,808,213	\$ 228,925,000	\$ 47,696,856	\$ 276,621,856

⁽¹⁾ Excludes the December 1, 2024 interest payment in the amount of \$3,800,210.

* 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 May 13, 2025.

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	DDDSMID ⁽¹⁾	Airport	Solid Waste	River Center/ Adler	Total Principal & Interest & All Sources ⁽²⁾
2025 ⁽³⁾	\$ 17,198,297	\$ 7,227,688	\$ 2,516,110	\$ 168,346	<u>\$ 0</u>	<u>\$ 40,800</u>	\$ 814,982	\$ 94,025	\$ 28,060,248
2026	24,823,056	8,320,937	2,684,508	<u>117,346</u>			932,288	101,350	36,979,485
2027	17,005,262	6,997,436	2,676,628				745,750	98,800	27,523,876
2028	17,023,198	6,843,680	2,676,208				542,750	101,250	27,187,086
2029	16,720,572	6,374,434	2,255,138				388,250	98,550	25,836,944
2030	14,742,934	5,833,074	2,258,053				<u>215,250</u>	100,850	23,150,161
2031	13,759,647	5,493,812	2,258,539					<u>103,000</u>	21,614,998
2032	12,005,783	4,650,079	831,474						17,487,336
2033	10,399,960	4,114,682	<u>734,830</u>						15,249,472
2034	9,227,856	3,527,689							12,755,545
2035	8,004,832	2,949,069							10,953,901
2036	6,907,313	2,628,208							9,535,521
2037	5,527,900	2,385,038							7,912,938
2038	4,301,000	1,882,550							6,183,550
2039	2,887,900	1,297,400							4,185,300
2040	<u>1,317,750</u>	<u>687,750</u>							<u>2,005,500</u>
Total	\$ 181,853,260	\$ 71,213,526	\$ 18,891,488	\$ 285,692	\$ 0	\$ 40,800	\$ 3,639,270	\$ 697,825	\$ 276,621,861

⁽¹⁾ Downtown Davenport Development Self-Supported Municipal Improvement District.

⁽²⁾ Totals may vary due to rounding.

⁽³⁾ Excludes the December 1, 2024 interest payment.

TIF Rebate Agreements

Presented in Table 19 are the City's tax increment rebate agreements as of May 13, 2025.

Table 19
TIF Rebate Agreements

<u>TIF Agreement</u>	<u>Assessment</u>	<u>Remaining Term</u>	<u>Total Obligation Outstanding as of May 13, 2025</u>	<u>Total Obligation Subject to Debt Limit</u>	<u>Annual Payment as of May 13, 2025</u>
M.A. Ford (Miracle Tools)	\$ 2,041,200	6 years	\$ 60,000	\$ 10,000	\$ 10,000
Von Maur	9,027,610	2 years	220,000	102,885	51,443
Von Maur e-commerce	9,027,610	4 years	440,000	105,012	52,506
Von Maur HQ & Distribution	14,576,160	5 years	666,250	127,671	63,836
Fidlar	5,344,930	4 years	410,400	101,746	50,873
Heart of America	12,000,000	6 years	2,280,000	363,580	181,790
Putnam	23,166,662	13 years	10,157,498	754,164	377,082
Parker	16,452,733	13 years	7,753,049	865,049	865,049
Kraft Heinz	48,640,480	6 years	5,047,690	972,570	486,285
Sterilite	66,567,570	10 years	5,650,000	569,997	284,999
Eastern Iowa Comm. College	12,449,600	9 years	4,038,300	384,306	0
City owned Shortline Rail and Transload Facility	2,234,530	7 years	450,000	0	0
Internal Debt ⁽¹⁾		1 year	<u>275,000</u>	<u>275,000</u>	<u>275,000</u>
Total			\$ 37,448,187	\$ 4,631,980	\$ 2,698,863

⁽¹⁾ This amount is advanced yearly from the City's general fund to cover personnel costs and is repaid annually from the increase in the base assessed valuation urban renewal areas.

Source: City of Davenport Finance Department.

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Other Debt

As presented in Table 20, the City has other revenue debt outstanding.

Table 20
Other Debt

<u>Date of Issue</u>	<u>Original Amount</u>	<u>Purpose</u>	<u>Security</u>	<u>Final Maturity</u>	<u>Principal Outstanding as of May 13, 2025</u>
6/10	\$ 10,000,000	Improvements	Sewer Net Revenues	6/41	\$ 6,800,000
12/15	5,781,107 ⁽¹⁾	Improvements	Sewer Net Revenues	6/34	3,015,000
4/16	6,989,833 ⁽²⁾	Improvements	Sewer Net Revenues	6/36	4,359,000
12/11	310,791	Rail Extension	Land	1/26	31,079 ⁽³⁾
8/16	1,953,840	Recycling Carts	Solid Waste Net Revenues	9/26	259,509 ⁽⁴⁾
12/19	10,470,376	Improvements	Sewer Net Revenues	6/40	8,648,000 ⁽⁵⁾
8/20	8,249,000	Improvements	Sewer Net Revenues	6/41	6,427,621 ⁽⁶⁾
5/23	31,812	UMAXI Pickers	Golf Course Net Revenues	10/27	23,559
3/23	18,906	Utility Vehicles	Golf Course Net Revenues	2/28	14,111
		Police Enterprise			
8/23	2,051,001	Software & Equipment	General Fund Revenues	8/27	1,864,533

⁽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⁾ Original amount was \$7,538,000; the City drew only \$6,989,833.

⁽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 City has drawn \$10,348,623 of the \$10,470,376 as of January 2025. Principal outstanding assumes the City will draw the full amount.

⁽⁶⁾ The City has drawn \$7,046,886 of the \$8,249,000 as of January 2025. 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 Chief Financial Officer. The Chief Financial Officer 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 and purchasing.

The City's records have been maintained consistent with generally accepted accounting principles.

Prior to April 30, 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 Annual Comprehensive Financial Report for the Fiscal Year ended June 30, 2023. 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 2025 Budget document. To qualify for the Distinguished Budget Presentation Award, the City's budget document was judged to be 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 2024. 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 Human Resource Department with oversight from the Chief Financial Officer. 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, \$9,442,092 of the claims payable as of June 30, 2024 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 2024. Coverage from a private insurance company is maintained for losses in excess of the aggregate stop loss amount. All claims handling procedures are performed by an independent claims administrator. Incurred but not reported claims have been accrued as a liability based upon the claims lag report provided by the third party administrator. No settlements exceeded insurance coverage for the past three fiscal years. There were no significant reductions in insurance coverage during the past year. Based on experience, the claims payable balance of \$823,248 as of June 30, 2024 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, 2021 through 2024 derived from the City's Annual Comprehensive Financial Reports. In addition, the City has included its budget for Fiscal Year 2025. 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, 2021 through 2024 derived from the City's Annual Comprehensive Financial Reports. In addition, the City has included its budget for Fiscal Year 2025.

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

	Budget 2025	2024	2023	2022	2021
Revenue					
Taxes	\$ 76,873,781	\$ 74,766,211	\$ 73,484,058	\$ 71,420,651	\$ 70,826,581
Licenses and Permits	2,148,500	2,451,217	2,449,905	3,293,786	2,518,495
Intergovernmental	1,578,380	4,707,858	6,647,604	6,255,080	8,903,896
Charges for Services	4,423,905	5,006,816	4,498,792	4,224,240	3,343,256
Use of Monies & Property	1,041,300	3,972,081	2,787,995	679,565	861,196
Fines and Forfeits	1,269,000	1,982,124	1,844,143	1,955,730	1,743,177
Other	457,000	863,500	978,389	986,607	854,312
Total Revenue	\$ 87,791,866	\$ 93,749,807	\$ 92,690,886	\$ 88,815,659	\$ 89,050,913
Expenditures					
Current:					
Public Safety	\$ 54,743,032	\$ 54,527,178	\$ 50,802,350	\$ 50,432,834	\$ 50,212,040
Public Works	3,879,874	4,144,711	4,947,813	4,340,738	4,603,285
Culture and Recreation	12,455,440	13,925,267	13,609,344	13,557,140	12,313,812
Community & Economic Development	3,523,684	1,156,872	1,126,245	1,076,244	927,276
General Government	14,181,889	15,376,154	14,786,983	13,044,031	11,312,023
Capital outlay	-	42,444	184,573	-	-
Debt Service:					
Principal retirement	-	65,683	46,156	-	-
Interest	-	3,138	148	-	-
	-	-	-	-	-
Total Expenditures	\$ 88,783,919	\$ 89,241,447	\$ 85,503,612	\$ 82,450,987	\$ 79,368,436
Excess of Revenue Over (Under) Expenditures	(992,053)	4,508,360	7,187,274	6,364,672	9,682,477
Other Financing Sources (Uses)					
Sale of Capital Assets	-	6,424	7,010	239,658	13,044
Operating Transfers (Net)	(129,388)	(5,106,015)	(7,035,758)	(761,150)	(2,303,572)
Leases, SBITA's & other financing arrangements	-	42,444	184,573	-	-
Total Other Financing Sources (Uses)	(129,388)	(5,057,147)	(6,844,175)	(521,492)	(2,290,528)
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses (2)	(1,121,441)	(548,787)	343,099	5,843,180	7,391,949
Beginning Fund Balance-as restated	36,679,759	37,228,546	36,885,447	31,042,267	23,606,635
Ending Fund Balance	\$ 35,558,318	\$ 36,679,759	\$ 37,228,546	\$ 36,885,447	\$ 30,998,584

Source: The City's Annual Comprehensive Financial Reports 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 2025	2024	2023	2022	2021
Revenue					
Taxes ⁽²⁾	\$ 19,172,029	\$ 24,906,913	\$ 24,759,882	\$ 25,703,142	\$ 21,891,454
Special Assessments	-	25,384	-	78,747	11,506
Licenses and permits	170,000	111,466	176,357	169,428	162,058
Intergovernmental	26,022,635	32,780,459	26,905,441	21,894,939	21,841,239
Charges for Services	195,000	189,703	164,819	234,463	184,177
Use of Monies and Property	290,590	2,441,126	1,903,401	864,777	455,131
Revolving Loan Repayments	-	571,697	846,332	968,173	1,416,342
Other	535,000	113,352	84,026	382,839	749,898
Total Revenue	<u>\$ 46,385,254</u>	<u>\$ 61,140,100</u>	<u>\$ 54,840,258</u>	<u>\$ 50,296,508</u>	<u>\$ 46,711,805</u>
Expenditures					
Debt Service:					
Principal retirement	-	12,815	6,500	-	70,000
Interest	-	185	-	-	3,500
Bond issue expense	-	-	-	-	-
Capital Outlay	-	-	25,722	-	-
Public Safety	621,466	773,525	889,932	995,537	471,124
Public Works	15,258,129	14,120,674	15,396,028	14,291,739	14,043,334
Culture and Recreation	529,682	1,882,680	1,540,626	482,857	264,086
Community & Economic Development	13,635,548	12,029,720	12,275,235	11,081,962	9,712,371
General Government	694,400	681,201	833,130	387,315	262,879
Total Expenditures	<u>\$ 30,739,225</u>	<u>\$ 29,500,803</u>	<u>\$ 30,967,173</u>	<u>\$ 27,239,410</u>	<u>\$ 24,827,294</u>
Excess of Revenue Over (Under) Expenditures	<u>15,646,029</u>	<u>31,639,297</u>	<u>23,873,085</u>	<u>23,057,098</u>	<u>21,884,511</u>
Other Financing Sources (Uses)					
Sale of Fixed Assets	-	131,552	150,551	67,232	65,881
Operating Transfers (Net)	(14,799,159)	(27,367,756)	(18,194,962)	(20,603,616)	(17,148,362)
Refunding proceeds	-	-	-	-	-
Premium on debt issued	-	-	-	-	-
Leases, SBITA's and Other	-	-	25,722	-	-
Total Other Financing Sources (Uses)	<u>(14,779,159)</u>	<u>(27,236,204)</u>	<u>(18,018,689)</u>	<u>(20,536,384)</u>	<u>(17,082,481)</u>
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses ⁽²⁾	<u>846,870</u>	<u>4,403,093</u>	<u>5,854,396</u>	<u>2,520,714</u>	<u>4,802,030</u>
Beginning Fund Balance	<u>35,885,487</u>	<u>31,482,394</u>	<u>25,627,998</u>	<u>23,107,284</u>	<u>18,300,373</u>
Ending Fund Balance	<u><u>\$ 36,732,357</u></u>	<u><u>\$ 35,885,487</u></u>	<u><u>\$ 31,482,394</u></u>	<u><u>\$ 25,627,998</u></u>	<u><u>\$ 23,102,403</u></u>

⁽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, the Home Investment Partnership Fund, Miscellaneous Grants Funds, Youth Sports Fund and American Rescue Plan Act fund.

⁽²⁾ Includes proceeds of a 1% sales tax to be used for property tax relief and public improvements.

Source: The City's Annual Comprehensive Financial Reports 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 2025	2024	2023	2022	2021
Revenue					
Taxes	\$ 19,332,782	\$ 17,811,138	\$ 17,620,038	\$ 17,556,876	\$ 16,552,056
Special Assessments	-	1,066	2,491	41,901	6,882
Intergovernmental	142,000	483,191	631,437	680,239	639,287
Use of Monies and Property	75,000	3,442,627	1,814,856	270,397	588,183
Other	700,000	124,200	136,000	147,400	158,400
Total Revenue	\$ 20,249,782	\$ 21,862,222	\$ 20,204,822	\$ 18,696,813	\$ 17,944,808
Expenditures					
Current:					
Debt Service:					
Principal retirement	16,186,079	25,926,079	19,136,079	18,605,684	23,350,000
Interest and Fiscal Charges	4,411,864	5,592,040	5,321,103	5,091,842	5,448,085
Bond issue expense	-	-	-	37,411	73,432
Community & Economic Development	4,694,360	3,944,732	4,650,293	4,961,986	3,707,364
General Government	-	3,500	3,000	3,000	4,000
Total Expenditures	25,292,303	35,466,351	29,107,475	28,699,923	32,582,881
Excess of Revenue Over (Under) Expenditures	(5,042,521)	(13,604,129)	(8,902,653)	(10,003,110)	(14,638,073)
Other Financing Sources (Uses)					
Debt Proceeds	-	-	-	-	-
Operating Transfers (Net)	10,025,000	13,641,884	13,668,288	14,263,278	11,419,812
Sale of capital assets	-	-	-	-	239,700
Refunding proceeds	-	-	-	6,760,000	5,294,666
Payment to refunding bond agent	-	-	-	(7,780,000)	-
Premium on debt issued	-	-	-	1,061,071	723,928
Total Other Financing Sources (Uses)	10,025,000	13,641,884	13,668,288	14,304,349	17,678,106
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses	4,982,479	37,755	4,765,635	4,301,239	3,040,033
Beginning Fund Balance	39,717,593	39,679,838	34,914,203	30,612,964	27,572,931
Ending Fund Balance	\$ 44,700,072	\$ 39,717,593	\$ 39,679,838	\$ 34,914,203	\$ 30,612,964

⁽¹⁾ The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, principal and interest payments, and other debt related costs.

Source: The City's Annual Comprehensive Financial Reports 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⁾

<u>Fiscal Year</u>	<u>Debt Service</u>	<u>Public Safety</u>	<u>Public Works</u>	<u>Culture and Recreation</u>	<u>Community and Economic Development</u>	<u>General Government</u>	<u>Capital Outlay</u>	<u>Total</u>
2024	\$ 31,599,940	\$ 55,300,703	\$ 18,265,385	\$ 15,807,947	\$ 17,131,324	\$ 16,060,858	\$ 42,444	\$ 154,208,601
2023	24,509,986	51,692,282	20,343,841	15,149,970	18,048,773	15,623,113	210,295	145,578,260
2022	31,514,937	51,236,579	18,632,477	13,893,419	15,657,837	13,309,630	-	144,244,879
2021	28,945,017	50,683,164	18,646,620	12,577,899	14,347,011	11,578,902	-	136,778,613
2020	34,955,186	49,817,865	18,484,871	12,543,932	13,123,954	10,925,360	-	139,851,168

⁽¹⁾ Includes General, Special Revenue, and Debt Service Funds.

Source: The City's Annual Comprehensive Financial Reports.

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Property taxes are the largest source of income for the City. Table 25 presents general governmental revenue by source for the past five years.

Table 25
Revenues by Source ⁽¹⁾

<u>Fiscal Year</u>	<u>Taxes</u>	<u>Special Assessments</u>	<u>Licenses and Permits</u>	<u>Inter- Governmental</u>	<u>Uses of Monies and Property</u>	<u>Charges for Services</u>	<u>Fines and Forfeits</u>	<u>Revolving Loan Repayments</u>	<u>Other</u>	<u>Total</u>
2024	\$ 117,484,262	\$ 26,450	\$ 2,562,683	\$ 37,971,508	\$ 9,855,834	\$ 5,196,519	\$ 1,982,124	\$ 571,697	\$ 1,101,052	\$ 176,752,129
2023	115,863,978	2,491	2,626,262	34,184,482	6,506,252	4,663,611	1,844,143	846,332	1,198,415	167,735,966
2022	114,680,669	120,648	3,463,214	28,058,608	1,811,762	4,350,472	1,955,730	968,173	2,416,526	157,825,802
2021	109,270,091	18,388	2,680,553	31,384,422	1,904,510	3,527,433	1,743,177	1,416,342	3,178,952	155,123,868
2020	101,347,774	142,819	2,239,474	25,710,871	1,988,919	4,068,388	1,863,841	531,235	2,646,837	140,540,158

⁽¹⁾ Includes General, Special Revenue, and Debt Service Funds.

Source: The City's Annual Comprehensive Financial Reports.

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PROPERTY VALUATIONS AND TAXES

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 2024 are for taxes payable in the Fiscal Year 2025-26. 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, 2024 the taxable value roll back rate was 47.4316% of actual value for residential property; 73.8575% of actual value for agricultural property and 100.0000% of the actual value of utility property.

The residential taxable roll back rate of 47.4316% would apply to the value of each property unit of commercial, industrial and railroad property that exceeds zero dollars (\$0), but does not exceed one hundred fifty thousand dollars (\$150,000) with a taxable value roll back rate of 90.0000% to the value that exceeds one hundred fifty thousand dollars (\$150,000).

Table 26 outlines the values of all property within the City for assessment years 2020 through 2024.

Table 26
Assessment of Valuations of Taxable Property

<u>Assessment Year</u>	<u>Fiscal Year</u>	<u>Actual Value</u> ⁽¹⁾	<u>Taxable Value</u> ⁽²⁾	<u>Taxable Increment Value</u>
2024 ⁽³⁾	2026	\$10,052,634,910	\$5,429,823,856	\$219,369,902
2023	2025	9,873,205,822	5,230,058,754	255,852,266
2022	2024	8,476,328,519	4,987,967,264	225,818,166
2021	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

⁽¹⁾ Includes all utilities, agricultural land, agricultural buildings and Taxable Increment Value with exemptions deducted.

⁽²⁾ Includes all utilities, agricultural land and agricultural buildings with exemptions deducted and excludes Taxable Increment Value.

⁽³⁾ The January 1, 2024 valuations are now available and will become effective July 1, 2025.

Source: Iowa Department of Management website.

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Table 27 lists the classes of property which comprise the City's assessment year 2023 property values by category.

Table 27
2023 Property Values by Category

<u>Category</u>	<u>Actual Value</u>	<u>Taxable Value</u>	<u>% of Gross Taxable Value</u>
Residential	\$6,484,958,119	\$2,982,522,772	59.18%
Commercial	2,245,663,565	1,890,601,491	37.51%
Industrial	195,060,481	161,139,814	3.20%
Utilities	0	0	0.00%
Other (railroads)	<u>6,264,858</u>	<u>5,585,712</u>	<u>0.11%</u>
Gross Valuation	\$8,931,947,023	\$5,039,849,789	<u>100.00%</u>
Less Exemptions	<u>(30,929,000)</u>	<u>(30,929,000)</u>	
Net Valuation	\$8,901,018,023	\$5,008,920,789	
TIF increment (used to compute debt service levies and constitutional debt limit)	\$255,852,266	\$255,852,266	
<u>Taxed Separately:</u>			
Agricultural Land	\$27,671,000	\$19,878,018	
Agricultural Building	1,572,890	1,129,911	
Gas & Electric Utilities	687,091,643	200,130,036	

Source: Iowa Department of Management.

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Property Tax Levies and Collections

Property tax payments are made at the office of each county treasurer in full or one-half by September 30 and March 31, pursuant to the Code of Iowa, Sections 445.36 and 445.37. Where the first half of any property tax has not been paid by October 1, such installment becomes delinquent. If the second installment is not paid, it becomes delinquent on April 1. Delinquent taxes and special assessments are subject to a penalty at the rate of one and one-half percent per month.

If taxes are not paid when due, the property may be offered at the regular tax sale on the third Monday of June following the delinquency date. Purchasers at the tax sale must pay an amount equal to the taxes, special assessments, interest and penalties due on the property, and funds so received are applied to the payment of taxes. A property owner may redeem from the regular tax sale, but failing redemption within two years, the tax sale purchaser is entitled to a deed which in general conveys the title free and clear of all liens except future installments of taxes.

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
2024	\$ 3.00	\$ 16.78	⁽⁶⁾	\$ 92,282,333	\$ 92,126,335	99.83%	\$ 33,639	\$ 92,159,974	99.87%
2023	3.00	16.78	⁽⁶⁾	92,138,576	90,036,788	97.72%	28,504	90,065,292	97.75%
2022	3.00	16.78	⁽⁶⁾	89,825,816	87,953,829	97.92%	36,459	87,990,288	97.96%
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%

⁽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 2025 through 2021.

Table 29
Property Tax Rates
All Overlapping Governments
Last Five Fiscal Years

<u>Assessment Year</u>	<u>Fiscal Year</u>	<u>Scott County</u>	<u>School</u>	<u>Area IX College</u>	<u>Other⁽¹⁾</u>	<u>City of Davenport</u>	<u>Total</u>
2023	2025	5.95000	13.70875	0.94807	0.41616	16.61059	37.63357
2022	2024	5.95000	14.99983	0.94840	0.40594	16.78000	39.08417
2021	2023	5.95000	15.59716	0.94542	0.37025	16.78000	39.64283
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

⁽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 2025 through 2021.

Table 30
Tax Rate Comparison
By Operating Funds

<u>Fund</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
General	\$ 8.47059	\$ 8.10000	\$ 8.10000	\$ 8.10000	\$ 8.10000
Tort Liability	0.25000	0.25000	0.25000	0.25000	0.25000
Trust & Agency	4.93000	4.93000	4.93000	4.93001	4.93001
Library	0.00000	0.27000	0.27000	0.27000	0.27000
Transit	0.91000	0.91000	0.91000	0.91000	0.91000
Emergency	<u>0.00000</u>	<u>0.27000</u>	<u>0.27000</u>	<u>0.27000</u>	<u>0.27000</u>
Total Operating Funds	14.56059	14.73000	14.73000	14.73001	14.73001
Debt Service	<u>2.05000</u>	<u>2.05000</u>	<u>2.05000</u>	<u>2.04999</u>	<u>2.04999</u>
Total All Funds	<u>\$ 16.61059</u>	<u>\$ 16.78000</u>	<u>\$ 16.78000</u>	<u>\$ 16.78000</u>	<u>\$ 16.78000</u>

Source: City of Davenport Finance Department.

Principal Taxpayers

A list of ten larger taxpayers within the City and their assessment year 2023 taxable valuations (taxes payable July 1, 2024 through June 30, 2025) are presented in Table 31.

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Scott County Auditor's Office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas provider noted below (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's mill levy is applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the mill levies of the other taxing entities which overlap the properties.

Table 31
Principal Taxpayers

<u>Name of Property</u>	<u>Property</u>	<u>Taxable Valuation</u>	<u>% of Total Taxable Value</u> ⁽¹⁾
MidAmerican Energy Co.	Utility	\$ 154,423,719	2.83%
Sterilite Corporation	Commercial	59,845,327	1.10%
Rhythm City Casino LLC	Commercial	58,274,560	1.07%
Iowa-American Water Co.	Utility	45,712,607	0.84%
Kraft Heinz Foods Company	Commercial	44,510,551	0.81%
THF Davenport North Development	Commercial	32,568,843	0.60%
CF Caiman DVN LLC	Commercial	31,409,879	0.57%
John Deere Construction & Forestry Co.	Commercial	29,462,406	0.54%
S J Russell LC	Commercial	26,668,583	0.49%
MedProperties Davenport LLC	Commercial	<u>24,614,888</u>	<u>0.45%</u>
Total		<u>\$ 507,491,363</u>	<u>9.30%</u>

⁽¹⁾ Based on the City's 1/1/2023 Debt Service Levy Valuation of \$5,464,903,091.

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 \$23,392,548 of local option sales tax in Fiscal Year ended June 30, 2023. Local option sales tax collections were \$23,534,320 in Fiscal Year ended June 30, 2024.

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).

RATINGS

The Bonds are rated ‘AA’ from S&P Global Ratings (“S&P”) and ‘Aa2’ 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 ‘Aa2’ by Moody’s with a **stable** outlook. Each rating reflects only the views of S&P or Moody’s, respectively, and an explanation of the significance of such rating may be obtained only from S&P or Moody’s, as applicable. A rating is subject to change or withdrawal at any time, and such revision or withdrawal of a rating may have an adverse effect on the marketability or market price of the Bonds.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see “TAX EXEMPTION AND RELATED 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 on noncorporate taxpayers under the Code.

The opinion set forth in the preceding sentence will be 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. 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 ordinance authorizing the issuance of the Bonds, the Issuer 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, taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations, and corporations that may be subject to the alternative minimum tax. 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.

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

State of Iowa Income Taxes: The interest on the Bonds is NOT exempt from present Iowa income taxes.

Proposed Changes in Federal and State Tax Law: From time to time, there are Presidential proposals, proposals of various federal committees, and legislative proposals in the Congress and in the states that, if enacted, could alter or amend the federal and state tax matters referred to herein or adversely affect the marketability or market value of the Bonds or otherwise prevent holders of the Bonds from realizing the full benefit of the tax exemption of interest on the Bonds. Further, such proposals may impact the marketability or market value of the Bonds simply by being proposed. No prediction is made whether such provisions will be enacted as proposed or concerning other future legislation affecting the tax treatment of interest on the Bonds. In addition, regulatory actions are from time to time announced or proposed and litigation is threatened or commenced which, if implemented or concluded in a particular manner, could adversely affect the market value, marketability or tax 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 ordinance 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. In the opinion of Bond Counsel, 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 Code. The amount of original issue discount that accrues to a holder of a Discount Bond under section 1288 of the Code is excluded from federal gross income to the same extent that stated interest on such Discount Bond would be so excluded. The amount of the original issue discount that accrues with respect to a Discount Bond under section 1288 is added to the owner’s federal tax basis in determining gain or loss upon disposition of such Discount Bond (whether by sale, exchange, redemption or payment at maturity).

Interest in the form of original issue discount accrues under section 1288 pursuant to a constant yield method that reflects semiannual compounding on dates that are determined by reference to the maturity date of the Discount Bond. The amount of original issue discount that accrues for any particular semiannual accrual period generally is equal to the excess of (1) the product of (a) one-half of the yield on such Discount Bonds (adjusted as necessary for an initial short period) and (b) the adjusted issue price of such Discount Bonds, over (2) the amount of stated interest actually payable. For purposes of the preceding sentence, the adjusted issue price is determined by adding to the Issue Price for such Discount Bonds the original issue discount that is treated as having accrued during all prior semiannual accrual periods. If a Discount Bond is sold or otherwise disposed of between semiannual compounding dates, then the original issue discount that would have accrued for that semiannual accrual period for federal income tax purposes is allocated ratably to the days in such accrual period.

An owner of a Discount Bond who disposes of such Discount Bond prior to maturity should consult owner’s tax advisor as to the amount of original issue discount accrued over the period held and the amount of taxable gain or loss upon the sale or other disposition of such Discount Bond prior to maturity.

Owners who purchase Discount Bonds in the initial public offering but at a price different than the Issue Price should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

The Code contains provisions relating to the accrual of original issue discount in the case of subsequent purchasers of bonds such as the Discount Bonds. Owners who do not purchase Discount Bonds in the initial offering should consult their own tax advisors with respect to the tax consequences of the ownership of the Discount Bonds.

Original issue discount that accrues in each year to an owner of a Discount Bond may result in collateral federal income tax consequences to certain taxpayers. No opinion is expressed as to state and local income tax treatment of original issue discount. All owners of Discount Bonds should consult their own tax advisors with respect to the federal, state, local and foreign tax consequences associated with the purchase, ownership, redemption, sale or other disposition of Discount Bonds.

Original Issue Premium: The Bonds maturing in the years _____ are being issued at a premium to the principal amount payable at maturity. Except in the case of dealers, which are subject to special rules, Bondholders who acquire the Bonds at a premium must, from time to time, reduce their federal tax bases for the Bonds for purposes of determining gain or loss on the sale or payment of such Bonds. Premium generally is amortized for federal income tax purposes on the basis of a bondholder's constant yield to maturity or to certain call dates with semiannual compounding. Bondholders who acquire any Bonds at a premium might recognize taxable gain upon sale of the Bonds, even if such Bonds are sold for an amount equal to or less than their original cost. Amortized premium is not deductible for federal income tax purposes. Bondholders who acquire any Bonds at a premium should consult their tax advisors concerning the calculation of bond premium and the timing and rate of premium amortization, as well as the state and local tax consequences of owning and selling the Bonds acquired at a premium.

BONDHOLDERS' RISKS

An investment in the Bonds involves an element of risk. In order to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement (including the appendices hereto) in order to make a judgment as to whether the Bonds are an appropriate investment.

Tax Levy Procedures: The Bonds are general obligations of the City, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the City. As part of the budgetary process of the City, each fiscal year the City will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the City. A failure on the part of the City to make a timely levy request, or a levy request by the City that is inaccurate or is insufficient to make full payments of the debt service on the 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.

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 negative impact, if any, on the Bonds and the security for the Bonds.

Proposed State Tax Legislation: From time to time, legislative proposals are made that would, if enacted, alter or amend one or more of the state 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. See "TAX EXEMPTION AND RELATED TAX MATTERS" herein. The Iowa General Assembly can make changes that can alter or amend not just the value of the Bonds, but the method of property taxation. See "BONDHOLDERS' RISKS - Changes in Property Taxation" herein.

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 ordinance for the Bonds.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the ordinance. The remedies available to the Bondholders upon an event of default under the ordinance, 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 ordinance 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 ordinance, 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 prices 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 'AA' from S&P and 'Aa2' from Moody's. In addition, the City's outstanding general obligation long-term debt is rated 'AA' by S&P and 'Aa2' 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 ordinance 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 ordinance for the Bonds, including the opinion of Bond Counsel, will be similarly qualified. If the City were to file a petition under chapter nine of the federal bankruptcy code, the owners of the Bonds could be prohibited from taking any steps to enforce their rights under the ordinance for the Bonds. In the event the City fails to comply with its covenants under the ordinance 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 sections 76.16 and 76.16A of the Iowa Code, as amended, a city, county, or other political subdivision may become a debtor under chapter nine 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 Iowa Code, 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 to cover the various aspects of a cyber-attack. The City cannot predict whether these policies would be sufficient in the event of a cyber breach. 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 ordinance 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-Issuance" 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 Other Post-Employment Benefits ("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 except for those covered by another retirement system. 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 Actuarial Valuation Report as of June 30, 2024 indicates the funded ratio of IPERS was 90.75%, and the unfunded actuarial liability was \$4.375 billion. The Annual Comprehensive Financial Report for its Fiscal Year ended June 30, 2024 (the "IPERS ACFR") identifies the IPERS Net Pension Liability/(Asset) at June 30, 2024, at approximately \$3.641 billion, while its net pension liability/(asset) at June 30, 2023 was approximately \$4.513 billion. The IPERS ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50306-9117. See "APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2023" for additional information on IPERS.

In Fiscal Year ended June 30, 2024, the City's IPERS contribution totaled approximately \$3,371,634. 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, 2024 at approximately \$19,016,564. 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 "Employee Retirement Systems and Other Post Employment Benefits (OPEB)" section under "THE CITY OF DAVENPORT" herein and APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2024" for additional information on pension and liabilities of the City.

Bond Counsel, 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, 2024, the date of the most recent actuarial valuation for MFPRSI, the funded ratio of MFPRSI was 84.47%, and the unfunded actuarial liability was \$616.9 million. The MFPRSI Financial Statements for its Fiscal Year ended June 30, 2024 (the "MFPRSI Report") identifies the MFPRSI Net Pension Liability at June 30, 2024, at approximately \$660.8 million, while its net pension liability at June 30, 2023 was approximately \$626.2 million. The MFPRSI Report is available on the MFPRSI website. See "APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2024" for additional information on MFPRSI.

Bond Counsel, 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, 2024, the City's MFPRSI contribution totaled approximately \$6,234,697. 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, 2024 at approximately \$43,639,559. 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 "Employee Retirement Systems and Other Post Employment Benefits (OPEB)" section under "THE CITY OF DAVENPORT" herein and APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2024" 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, 2024, there were 730 active and 48 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, 2024, retirees receiving benefits contributed \$828,960

through their required contribution of \$1,070 per month for single health coverage, \$1,709 per month for single plus one health coverage and \$2,388 per month for family coverage.

The source of payment is the fund that pays the benefits for the current employees; either the General Fund or a proprietary fund. Other postemployment liabilities attributed to governmental activities are generally liquidated by the Employee Health Insurance Internal Service Fund. See “Employee Retirement Systems and Other Post Employment Benefits (OPEB)” section under “THE CITY OF DAVENPORT” herein and APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2024” for additional information.

Risk of Audit: The Internal Revenue Service has an ongoing program to audit tax-exempt obligations to determine the legitimacy of the tax status of such obligations. No assurance can be given as to whether the Internal Revenue Service will commence an audit of the Bonds. Public awareness of any audit could adversely affect the market value and liquidity of the Bonds during the pendency of the audit, regardless of the ultimate outcome of the audit.

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.

The City is a defendant in various lawsuits. Liability insurance covers many of the lawsuits for personal injury, property damage and civil rights violations pending against the City. The City records liabilities resulting from claims and legal actions only when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated.

Although the outcome of these lawsuits is not presently determinable, it is the opinion of management and City’s Corporate Counsel that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the City’s financial position.

The City of Davenport and certain current and former employees have been named as defendants in multiple lawsuits that have been filed due to a partial collapse of a building located at 324 Main Street on May 28, 2023. The City understands that the plaintiffs’ attorneys have indicated that additional individuals will also likely file claims. The City denies it is liable, and the claims are being vigorously defended. The City will continue to monitor the impact of these lawsuits on its financial position and make adjustments as needed.

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 Chief Financial Officer has been duly authorized by the City.

CITY OF DAVENPORT, IOWA

By: /s/ Barbara Gerlach
Chief Financial Officer

APPENDIX A

**ANNUAL COMPREHENSIVE FINANCIAL REPORT
JUNE 30, 2024**

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

\$ 28,385,000* General Obligation Corporate Bonds, Series 2025

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 \$28,385,000* General Obligation Corporate Bonds, Series 2025 (the “Bonds”) will be received by the City of Davenport, Iowa (the “City”) on April 9, 2025 until 10:00 A.M. Central Time, at the office of the Chief Financial Officer, City Hall, Davenport Iowa. Consideration of the award of the Bonds will be by the City Council at a meeting on April 9, 2025. 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 May 13, 2025, 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:

\$ 28,385,000* General Obligation Corporate Bonds, Series 2025

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2026	\$7,785,000	2034	\$1,425,000
2027	1,190,000	2035	1,495,000
2028	1,250,000	2036	1,570,000
2029	1,310,000	2037	1,650,000
2030	1,375,000	2038	1,730,000
2031	1,230,000	2039	1,820,000
2032	1,290,000	2040	1,910,000
2033	1,355,000		

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 \$31,000,000. 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, 2025. 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, 2033, 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 and municipal housing projects.

GOOD FAITH DEPOSIT

A good faith deposit in the amount of \$283,850 (the "Deposit") is required from the lowest bidder only of the Bonds. The lowest bidder of the Bonds is required to submit such deposit payable to the order of the City, not later than 12:00 P.M. Central Time on the day of the sale of the Bonds and in the form of either (i) a cashier's check provided to the City or its Municipal Advisor or (ii) a wire transfer as instructed by the City's Municipal Advisor. If not so received, the bid of the lowest bidder may be rejected and the City may direct the second lowest bidder to submit a deposit and thereafter may award the sale of the Bonds to the same. No interest on a deposit will accrue to the successful 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 \$28,101,150 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, April 9, 2025, 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.

Scaled Bidding: Sealed bids may be submitted and will be received at the office of the Chief Financial Officer, 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 2024-25 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 ordinance 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/ Barbara Gerlach, Chief Financial Officer

EXHIBIT 1

FORM OF ISSUE PRICE CERTIFICATE

**COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED
UNDERWRITERS**

\$28,385,000

**CITY OF DAVENPORT, IOWA
GENERAL OBLIGATION CORPORATE BONDS, SERIES 2025**

**ISSUE PRICE CERTIFICATE
(competitive sale 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 April 9, 2025.

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: May 13, 2025

SCHEDULE A
EXPECTED OFFERING PRICES
(Attached)

SCHEDULE B
COPY OF UNDERWRITER'S BID
(Attached)

**COMPETITIVE SALES WITH FEWER THAN THREE BIDS FROM ESTABLISHED
UNDERWRITERS**

\$28,385,000
CITY OF DAVENPORT, IOWA
GENERAL OBLIGATION CORPORATE BONDS, SERIES 2025

ISSUE PRICE CERTIFICATE
(Fewer than 3 Bids)

The undersigned, on behalf 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.*** 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.*** 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 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 (April 16, 2025), 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 April 9, 2025.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents 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 Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Dorsey & Whitney LLP, Des Moines, Iowa 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.

By: _____

Name: _____

Dated: May 13, 2025

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: April 9, 2025
10:00 A.M. Central Time

RE: \$28,385,000* General Obligation Corporate Bonds, Series 2025 (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 \$28,101,150) plus accrued interest to date of delivery for fully registered bonds bearing interest rates and maturing in the stated years as follows:

<u>Year</u>	<u>Interest Rate</u>	<u>Amount*</u>	<u>Year</u>	<u>Interest Rate</u>	<u>Amount*</u>
2026	%	\$7,785,000	2034	%	\$1,425,000
2027	%	1,190,000	2035	%	1,495,000
2028	%	1,250,000	2036	%	1,570,000
2029	%	1,310,000	2037	%	1,650,000
2030	%	1,375,000	2038	%	1,730,000
2031	%	1,230,000	2039	%	1,820,000
2032	%	1,290,000	2040	%	1,910,000
2033	%	1,355,000			

* 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 \$31,000,000. 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, 2025, and thereafter on June 1 and December 1 of each year.

We hereby designate that the following Bonds to be aggregated into term bonds maturing on June 1 of the following years and in the following amounts (leave blank if no term bonds are specified):

<u>Years Aggregated</u>	<u>Maturity Year</u>	<u>Aggregate Amount</u>
through		
through		

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 March 26, 2025. 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 April 2025.

Mike Matson, Mayor

Barbara Gerlach, Chief Financial Officer

City of Davenport

Department: Human Resources
Contact Info: Alison Fleming | 563-326-7750

Action / Date
3/19/2025

Subject:

Motion approving a three-year collective bargaining agreement between the City of Davenport and the Chauffeurs, Teamsters & Helpers, Local Union No. 238 (Teamsters) for the term July 1, 2025 through June 30, 2028. [All Wards]

Recommendation:

Pass the Motion.

Background:

Pursuant to Chapter 20 of the Iowa Code, the City and the Union exchanged initial proposals and reached a tentative agreement on a new collective bargaining agreement on February 24, 2025, to cover the period of July 1, 2025 through June 30, 2028. The tentative agreement includes the following general wage increases (GWIs): 3.0% (July 1, 2025), 1.80% plus the City's proposed wage compression (July 1, 2026), and 2.75% (July 1, 2027). A summary of the tentative agreement is attached for review.

Attachments:

1. Teamsters Tentative Agreement

MEMORANDUM

DATE: March 14, 2025

TO: Mayor and City Council

THROUGH: Doug Maxeiner, City Administrator

FROM: Alison Fleming, Human Resources Director

RE: Wages | Teamsters Tentative Agreement Ratification

The City of Davenport and Teamsters, Local 238 reached a Tentative Agreement on February 24, 2025, which included 2 options as to wages. Following a ratification vote of their members, Teamsters notified the City that option 1 had been approved.

As shown in the attached Tentative Agreement, option 1 included general wage increases (GWIs) of 3.0% effective July 1, 2025, 1.80% plus the City's proposed wage compression effective July 1, 2026, and 2.75% effective July 1, 2027. All other terms and conditions of the Tentative Agreement are outlined in the attachment.

**TENTATIVE AGREEMENT
BETWEEN
CITY OF DAVENPORT, IOWA
AND
TEAMSTERS, LOCAL 238**

Package Deal

1) Agreement

THIS AGREEMENT is entered into this 1st day of July, ~~2021~~ **2025** by and between the CITY OF DAVENPORT, IOWA (hereinafter called the "Employer"), and the CHAUFFEURS, TEAMSTERS AND HELPERS LOCAL UNION NO. 238, affiliated with the International Brotherhood of Teamsters, Warehousemen, Chauffeurs and Helpers of America, (hereinafter referred to as the "Union"), and applies only to said parties.

2) Article 1 – Recognition, Section 1 – Recognition and Section 2 – New Classification

Section 1. Recognition.

The Employer recognizes the Union as the sole and exclusive bargaining agent for full-time City employees holding positions in the classification titles set forth herein in the Appendix or such other similar job classification titles as may, from time to time, be instituted, modified or changed by the Employer. Prior to implementing any change in a job classification, the City agrees to provide thirty (30) calendar days written notice **or other mutually agreed upon notice** to the Union Chief Steward.

Section 2. New Classification.

When the Employer establishes a new job classification, the Employer shall designate the job classification and wage rate for the job classification. In the event the Union disagrees with the classification rate, it may submit a grievance at Step 3 of the grievance procedure. The Employer shall provide the Union with current job descriptions of each job classification. Prior to implementing any change in a job description, the City agrees to provide thirty (30) calendar days written notice **or other mutually agreed upon notice** to the Union Chief Steward.

3) Article 2 – General Provisions, Section 3 – Union/Management Meetings

Representatives of the Union and the Employer shall meet at least once per month at a mutually agreeable time, to provide a forum for open communications between the parties. **The Employer shall be limited to six (6) representatives per meeting, and the Union shall each be limited to six (6) representatives per meeting.** These communications could include proposed changes, which would generate cost savings and increase services. Agendas will be exchanged ~~at least one week~~ in advance **of the meetings.**

4) **Article 7 – Hours of Work, Section 7 – Meal Periods**

Current practices with respect to meal periods shall continue. The City agrees to provide thirty (30) calendar days' written notice to the Union Chief Steward of changes to current practices with respect to meal periods.

5) **Article 8 – Pay, Section 6 – Deferred Compensation**

Effective July 1, 2006, if an employee contributes 1%, the City will contribute to an individual's City's 457 deferred compensation plan a match of up to 4% on an individual's annual income. The City's 4% contribution will be based on the same calculations currently being used to determine the individual's 1% contribution. Effective July 1, 2007, if an employee contributes 1%, the City will contribute to an individual's City's 457 deferred compensation plan a match of up to 5% on an individual's annual income. Effective July 1, 2009, if an employee contributes 1%, the City will contribute to an individual's City's 457 deferred compensation plan a match of up to 5.5% on an individual's annual income. Effective July 1, 2010, if an employee contributes 1%, the City will contribute to an individual's City's 457 deferred compensation plan a match of up to 6.0% on an individual's annual income. Effective July 1, 2011, if an employee contributes 1%, the City will contribute to an individual's City's 457 deferred compensation plan 6.5% on an individual's annual income. The City contribution shall be made bi-weekly and reflected on the individual's payroll check. The City contribution shall cease if the individual reaches the maximum contribution allowed by law, is no longer employed with the City, or at any time the individual terminates participation in the City's 457 deferred compensation program. The contribution will be made to one provider selected by the individual and as approved by the City. ~~Should the individual's contribution cease mid-year and a partial payment is required, the individual will make the first 1%, the City the second 2%, and the remaining contribution will be considered the individual's contribution.~~

6) **Article 9 – Overtime, Section 2 – Compensatory Time**

An employee may receive compensatory time off for time actually worked in excess of the employee's scheduled work day or forty (40) hours per week at the rate of one and one-half (1-1/2) hours for each overtime hour worked.

All compensatory time off shall be scheduled with the permission and approval of the employee's supervisor. Each employee shall be allowed to accumulate up to ~~one hundred and twenty (120)~~ **one hundred (100)** hours of compensatory time to be used at a mutually agreed-to time with the supervisor and providing the employee provides the supervisor with at least five calendar days' notice. Compensatory time shall not accumulate for more than one (1) fiscal year; however, at the request of the employee, up to 40 hours of compensatory time shall be carried into the next fiscal year. Compensatory time will be paid out in the payroll period preceding June 30th.

If an employee is required to use accumulated compensatory time by the supervisor, the employee shall not be required to take less than three (3) days off, unless it is mutually agreed that the accumulated compensatory time will be taken in smaller segments.

An employee may use accumulated compensatory time for the reasons stated in Section 1 of Article 16, after he has used all accumulated vacation leave. The Employer may require substantiation by a physician's statement or an examination in such cases. Employees shall notify their supervisor if they desire compensatory time in lieu of overtime payments as soon as possible, but not later than one (1) day prior to the date the payroll data is submitted. The Employer shall pay the employee for all unused compensatory time at the end of the budget year at the hourly rate at which the compensatory time was earned.

Accumulated compensatory time shall be indicated on the employee's payroll stub.

7) Article 12 – Training, Section 3 – Certification

Maintenance personnel at the Water Pollution Control Plant who possess a certification on July 15th will receive the incentive of one hundred seventy-five dollars (\$175.00).

Only Sewer Division employees who possess a certification higher than required for their position by their job description or state law as of July 15, 2024 ~~on July 15~~ will receive the following incentive so long as the certification is current and valid as of July 15 of each year:

One grade higher = \$175.00

Two grades higher = \$200.00

Three grades higher = \$225.00

These incentives to be payable on the first payday in August.

8) Article 17 – Holidays, Section 1 – Holidays, Paragraph 1 & Appendix H

Add Juneteenth to the list of recognized holidays in Article 17, Section 1 and delete Appendix H.

9) **Article 20 – Wages, Section 1 – Wages**

OPTION 1

All Bargaining Unit employees shall be paid an annual salary in accordance with the salary schedules attached hereto as Appendix A and made a part of this Agreement, with the wages reflecting the following:

Effective Date	GW
07/01/2021	1.75%
07/01/2022	1.75%
07/01/2023	2.0%
07/01/2024	2.0%
<u>07/01/2025</u>	<u>3.0%</u>
<u>07/01/2026</u>	<u>1.80% (Plus City's proposed wage compression)</u>
<u>07/01/2027</u>	<u>2.75%</u>

City's Proposed Wage Compression

Step	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Current	Hire	6 mo	1 yr	2 yrs	3 yrs	4 yrs	5 yrs	7 yrs	10 yrs	12 yrs	15 yrs	18 yrs	20 yrs	25 yrs
City Proposal	Hire	6 mo	1 yr	2 yrs	3 yrs	4 yrs	5 yrs	6 yrs	7 yrs	8 yrs	10 yrs	12 yrs	15 yrs	20 yrs

OPTION 2

All Bargaining Unit employees shall be paid an annual salary in accordance with the salary schedules attached hereto as Appendix A and made a part of this Agreement, with the wages reflecting the following:

Effective Date	GW
07/01/2021	1.75%
07/01/2022	1.75%
07/01/2023	2.0%
07/01/2024	2.0%
<u>07/01/2025</u>	<u>3.0%</u>
<u>07/01/2026</u>	<u>2.75%</u>
<u>07/01/2027</u>	<u>2.75%</u>

No wage compression.

10) **Article 23 – Period of Agreement**

This Agreement shall be effective as of the first day of July, ~~2021~~ **2025**, and shall remain in full force and effect until the 30th day of June, ~~2024~~ **2028**. It shall be automatically renewed from year to year thereafter, unless terminated or modified as hereinafter provided. If either party desires to modify this Agreement, said party shall notify the other party in writing no later than September 15, 2020 **2027**. If either party desires to begin negotiations to modify this Agreement, such negotiations shall begin

within thirty (30) days after September 15, ~~2024~~ 2027, unless otherwise mutually agreed. This Agreement shall remain in full force and be effective during the period of negotiations and until notice of termination of this Agreement is provided to the other party in the manner set forth in the following paragraph.

In the event that either party desires to terminate this Agreement, written notice must be given to the other party not less than ten (10) days prior to the desired termination date, which termination date shall not be before the anniversary date set forth in the preceding paragraph.

This Agreement is executed as of _____ to become effective as of the day and year first written above by the duly authorized representatives of the parties.

11) **Appendix A – WAGE SCHEDULE IMPLEMENTATION**

The wage schedule provided herein is constructed to provide in this bargaining unit step increases for employees at the completion of the years of service specified on the attached Salary Schedule.

Longevity adjustments shall be automatic on January 1 in accordance with Appendix A, excluding adjustments for probationary employees based upon the employee's date of original appointment. Probationary employees shall be eligible for a step increase upon successful completion of their probationary period and then shall be eligible for annual step increases on January 1 thereafter, in accordance with this Appendix A.

~~Advancement from rate to rate in the wage schedule shall be effective at the beginning of the pay period in which the unit seniority date falls for which an adjustment is scheduled occurs.~~

So there is no misunderstanding, negotiated general wage increases are provided to all employees, regardless of their placement in the wage schedule, and are considered separate and distinct from merit and or longevity increases as discussed in this Appendix.

The parties agree that there is a continuing need for the Teamster Classification Team to meet and discuss current classifications and pay rates. If the parties reach a mutual agreement concerning changes in classification pay rates, which may affect changes to the labor agreement, the parties may agree to re-open that agreement to effectuate such changes.

Update salary schedules to incorporate negotiated wage increase.

12) **Article 8 – Pay, Section 4 – Stand-By Pay**

Employees required to be on "stand-by", that is any employee who is required to be immediately available to report to work during scheduled time off, shall be compensated at the rate of:

(1) Ninety-six dollars (\$96.00) per day to be pro-rated if an employee is required to be on stand-by for less than twenty-four (24) consecutive hours; ~~or~~ and

(2) for actual hours worked at his applicable rate; ~~or~~

~~(3) for three (3) hours of pay at his straight time hourly rate for each time he is required to return to duty; whichever is greater.~~

This provision shall apply only to those employees required to be available for work on a regularly scheduled time off.

No employee will be required to be on stand-by during his approved vacation leave. For snow removal duties only, employees will be given a 50-minute response time to report to work from the first notification (30 minutes from the final notification) **and will be compensated for stand-by pay as outlined above until they are called in to work, at which time the stand-by pay will end.** Response time may be extended due to extenuating circumstances with the approval of management.

13) Article 14 – Safety Allowance & Property, Section 1 – Safety Allowance

All employees will receive a safety clothing and safety shoe allowance of \$260 annually on the first payroll each August, on a separate check. **Effective July 1, 2027, all employees will receive a safety clothing and safety shoe allowance of \$320 annually on the second payroll each August.**

14) Article 8 – Pay, Section 5 – Shift Premium

Employees Other Than Water Pollution Control. An employee who is regularly assigned to work the full second shift shall be paid a shift differential of 3.5% of the straight time hourly rate of pay for each hour of actual work performed during the shift.

An employee who is regularly assigned to work the full third shift (or regularly assigned the swing shift) shall be paid a shift differential of 4.0% of the straight time hourly rate of pay for each hour of actual work performed during the shift. This shift differential payment will be included in the employee's regular hourly rate of pay for purposes of computing overtime pay.

Employees who are not regularly assigned to work on the second or third shifts but who, on any individual workday, work a majority of their hours on the second or third shifts shall be paid a shift differential for all hours of work on that day, and the shift differential that will be paid will be based on the shift on which the employee works the majority of his/her hours on that day. The shift differential for the second shift will be 3.5% of the employee's straight time hourly rate of pay, and the shift differential for the third shift will be 4.0% of the employee's straight time hourly rate of pay. This shift differential payment will be included in the employee's regular hourly rate of pay for purposes of computing overtime pay.

Shift hours will be as follows:

1st Shift 7 am to 3 pm

2nd Shift 3 pm to 11 pm

3rd Shift 11 pm to 7 am

The phrase "regularly assigned" means that the employee is assigned to perform work during the designated hours on a year round basis.

Water Pollution Control Employees. A Water Pollution Control employee who is regularly assigned to work the full second shift shall be paid a shift differential of 4.5% of the straight time hourly rate of pay for each hour of actual work performed during the shift. A Water Pollution Control employee who is regularly assigned to work the full third shift (or regularly assigned the swing shift) shall be paid a shift differential of 5.0% of the

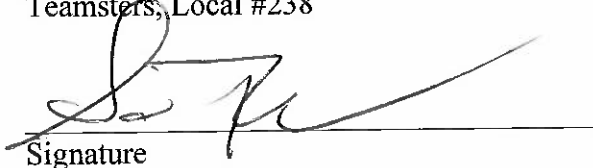
straight time hourly rate of pay for each hour of actual work performed during the shift. **Effective July 1, 2027, a Water Pollution Control employee who is regularly assigned the swing shift shall be paid a shift differential of 6.0% of the straight time hourly rate of pay for each hour of actual work performed during the shift.** This shift differential payment will be included in the employee's regular hourly rate of pay for purposes of computing overtime pay.

Employees who are temporarily assigned to a shift that provides shift premium shall be eligible to receive the appropriate differential for time worked.

This tentative agreement is subject to ratification by both entities. The Union will notify the City in writing of the wage option in Item #9 that was ratified by the membership within 24 hours of ratification. The parties mutually agree to waive the Chapter 20 timelines for each party's approval of the negotiated Tentative Agreement, subject to a vote by the Union no later than March 10, 2025 and subject to a vote by the City Council no later than March 26, 2025.

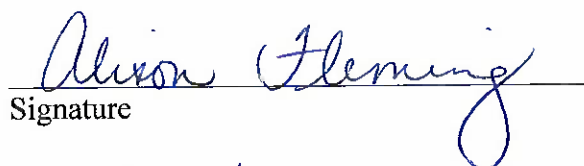
Principal Negotiators:

Teamsters, Local #238


Signature

2-24-25
Date

City of Davenport


Signature

2/24/25
Date