

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, March 20, 2024; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing on the recommended allocations for Year 50 (July 1, 2024 – June 30, 2025) 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 Garfield Park ADA Access Improvements project, CIP #64071. [Ward 5]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Colony Drive (Brown Street to Gaines Street) Reconstruction project, CIP #35062. [Ward 7]
3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Colony Drive (Western Avenue to Ripley Street) Reconstruction project, CIP #35062. [Ward 7]

C. Finance

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Skate Park Improvements project. [Ward 3]

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 ORD24-01 amending Chapter 17 of the Municipal Code of Davenport, Iowa entitled "Zoning" by amending Table 17.08-1: Use Matrix to allow "Bed and Breakfast" and "Reception Facility" as a special use in the C-T Commercial Transitional Zoning District. [All Wards]
2. Third Consideration: Ordinance for Case ROW24-01 being the request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way located south of West 76th Street. [Ward 8]
3. Third Consideration: Ordinance for Case REZ24-01 being the request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and establish a Planned Unit Development in accordance with the submitted Preliminary Plan. [Ward 5]
4. Resolution conditionally approving the City HOME funding application for the Carol's Village Apartments housing project in the 800 block of Harrison Street (Vera French Mental Health Center, Petitioner). [Ward 3]
5. Resolution conditionally approving the City HOME funding application for The Enclave at Sheridan housing project in the 5000 block of Sheridan Street (Commonwealth Companies, Petitioner). [Ward 7]
6. Resolution conditionally approving the City HOME funding application for the Fairmount Apartments housing project in the 4300 block of Fairmount Street (Gratus Development, Petitioner). [Ward 2]
7. Resolution conditionally approving the City HOME funding application for the Priester Building housing project at 601 Brady Street (Newbury Living, Petitioner). [Ward 3]
8. Resolution approving an Intergovernmental Agreement among the City of Moline, Illinois; the City of Rock Island, Illinois; and the City of Davenport, Iowa to complete a regional Housing Needs Assessment. [All Wards]
9. Resolution approving an Intergovernmental Agreement among the City of Moline, Illinois; the City of Rock Island, Illinois; and the City of Davenport, Iowa to complete an Analysis of Impediments to Fair Housing Choice. [All Wards]
10. Resolution setting a Public Hearing on the proposed conveyance of vacated public right-of-way, that being a part of West 43rd Street lying between El Rancho Drive and Rodeo Road (Del Vecchio, Frost, and Infante, Petitioners). [Ward 2]
11. Motion approving the allocations for Year 50 (July 1, 2024 – June 30, 2025) 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. 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 20, 2024; **Closures:** West 6th Street from Gaines Street to Marquette Street; Warren Street from West 5th Street to West 6th Street. [Ward 3]

Brian Doerrfeld; The Cities Spring Classic; Brady Street Stadium | 3603 North Brady Street; 7:30 a.m. - 11:00 a.m. Saturday, April 20, 2024: **Closures:** East George Washington Boulevard from Brady Street to Farnam Street; Farnam Street from East George Washington Boulevard to East 32nd Street. [Ward 5]

Cornbelt Running Club; Quad-City Times Bix 7 and Prairie Farms Quick Bix; Saturday, July 27, 2024 4:00 a.m. – 12:00 p.m. (unless otherwise noted); **Closures:** Brady Street from River Drive to Kirkwood Boulevard; Kirkwood Boulevard from Brady Street to Jersey Ridge Road; Jersey Ridge Road from Kirkwood Boulevard to Middle Road; Middle Road from Kirkwood Boulevard to McClellan Boulevard; McClellan Boulevard from Middle Road to River Drive; East 4th St from Main Street to River Drive (East 4th Street from Pershing Avenue to River Drive closed beginning at 1:00 p.m. Friday, July 26); East 3rd Street from Main Street to River Drive (East 3rd Street from Iowa Street to River Drive closed beginning at 1:00 p.m. on Friday, July 26 to set up finish line); East 2nd Street from Main Street to Perry Street; East 15th Street from Brady Street to Perry Street; Perry Street from East 15th Street to East 4th Street; LeClaire Street from East 2nd Street to East 4th Street (beginning at 11:00 a.m. on Friday, July 26); Iowa Street from East 3rd Street to East 4th Street (beginning at 1:00 p.m. Friday, July 26); River Street from McClellan Boulevard to Hillcrest Avenue. [Wards 3 & 5]

2. Motion approving beer and liquor license applications.

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

Ward 3

RME Courtyard (Common Chord) - 121 West 2nd Street - Outdoor Area - Recurring Temporary License - License Type: Class C Liquor (On-Premises)

Ward 7

Assumption High School (Assumption High School) - 1020 West Central Park Avenue -

Recurring Temporary Event - License Type: Class C Liquor (On-Premises)

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

Ward 1

QC Marts (Bethany Enterprises, Inc) - 2747 Rockingham Road - License Type: Class C Beer (Carry-Out)

Ward 2

Hawkeye Sports Bar & Grill (Ortiz Holdings, LLC) - 4646 Cheyenne Avenue - Outdoor Area - License Type: Class C Liquor (On-Premises)

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

Las Margaritas Mexican Restaurant (Rubio Brothers, LLC) - 3559 West Kimberly Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 3

Devon's Complaint Dept (Triple Crown Whiskey Bar, LLC) - 304 East 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

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

Ward 4

Hy-Vee Market Cafe (Hy-Vee, Inc) - 2351 West Locust Street (Cafe Area) - License Type: Class C Liquor (On-Premises)

Wise Guys Pizza & Pub (PB&B, LLC) - 2824 West Locust Street #3a - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 5

Brew In the Village (3 Blessings, Inc) - 1104 Jersey Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Stadium Club (Sis, Inc) - 2828 Brady Street - License Type: Class C Liquor (On-Premises)

Ward 6

Camp McClellan Cellars (Julie Keehn) - 2302 East 11th Street - License Type: Class B

Beer/Wine (Carry-Out)

El Compita (El Compita Mexican Bar & Grill in Kimberly, Inc) - 1720 East Kimberly Road - License Type: Class C Liquor (On-Premises)

Los Agaves Mexican Grill (Los Agaves, Inc) - 4876 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

QC Mart (Bethany Enterprises, Inc) - 2415 East 53rd Street - License Type: Class C Beer (Carry-Out)

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

Ward 7

Los Portales Mexican Restaurant 2, Inc (Los Portales Mexican Restaurant 2, Inc) - 1012 East Kimberly Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 8

QC Marts (Bethany Enterprises, Inc) - 6807 Northwest Boulevard - License Type: Class C Beer (Carry-Out)

XII. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

XIII. PUBLIC WORKS

1. First Consideration: Ordinance amending Chapter 12.16 entitled "Curbs" of the Municipal Code of Davenport, Iowa by eliminating sections and updating language. [All Wards]
2. First Consideration: Ordinance amending Section 13.34.130 entitled "Storm Sewers" of the Municipal Code of Davenport, Iowa by updating language for storm sewer inspections. [All Wards]
3. First Consideration: Ordinance amending Section 16.28.050 entitled "Sewers" of the Municipal Code of Davenport, Iowa by updating language for sanitary sewer inspections and sewer extensions. [All Wards]
4. Resolution accepting work completed under the Goose Creek Trail Phase II project by Midwest Concrete, Inc of Peosta, Iowa in the amount of \$1,891,393.60, CIP #28019. [Wards 7 & 8]

5. Resolution awarding a contract for the Forest Road (East Kimberly Road to East 39th Street) Reconstruction project to N.J. Miller, Inc of Bettendorf, Iowa in the amount of \$524,395.25, CIP #35062. [Ward 6]
6. Resolution awarding a contract for the Lorton Place Intersection (at Lombard Street and Lorton Avenue) Reconstruction project to Midwest Concrete, Inc of Peosta, Iowa in the amount of \$487,654.90, CIP #35062. [Ward 6]
7. Resolution awarding a contract for CY 2024 Contract Milling Program to Porter Brothers Construction of Rock Falls, Illinois in the amount of \$146,719.24, CIP #35041. [All Wards]
8. Resolution awarding the Davenport Municipal Airport 5-Year On-Call Aviation Consulting and Engineering Service Agreement to McClure Engineering Co, of Coralville, Iowa. [Ward 8]
9. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Garfield Park ADA Access Improvements, CIP #64071. [Ward 5]
10. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Colony Drive (Brown Street to Gaines Street) Reconstruction project, CIP #35062. [Ward 7]
11. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Colony Drive (Western Avenue to Ripley Street) Reconstruction project, CIP #35062. [Ward 7]
12. Resolution approving the purchase of wetland credits from Nahant Marsh in the amount of \$298,760 for the Water Pollution Control Plant and Compost Facility Flood Mitigation, Stormwater, and Effluent Pumping System project (EDA Project #06-79-06258), CIP #39012. [Ward 1]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

XV. FINANCE

1. Resolution setting a Public Hearing on amending the FY 2024 Operating and Capital Improvement Budgets. [All Wards]
2. Resolution setting April 10, 2024 as date for sale of General Obligation Corporate Bonds, Series 2024 and approving preliminary official statement. [All Wards]
3. Resolution adopting the CY 2024 City Administrator's Workplan. [All Wards]
4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Skate Park Improvements project. [Ward 3]

5. Resolution approving a five-year contract extension for printer maintenance services with Managed Solutions Group of Dubuque, Iowa. [All Wards]
6. Resolution approving a one-year agreement with The Humane Society of Scott County, Iowa for animal protection and shelter services. [All Wards]
7. Motion directing the City Administrator and related staff to implement an internal Animal Services Unit and negotiate any related contracts or agreements. [All Wards]

STAFF RECOMMENDS DELETION

XVI. Motion recommending discussion or consent for Finance items

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

1. Siemens Industry Inc | HVAC controls at Public Works yearly contract | Amount: \$10,927.16
2. Willett Hofmann & Associates Inc | Forest Road reconstruction design | Amount: \$11,670.77
3. Ray O'Herron Co Inc | training and duty ammunition | Amount: \$13,960
4. Hawkeye Intl Trucks Inc | remanufactured engine for T996 | Amount: \$14,827.94
5. Musco Sports Lighting Inc | multi-sport court basketball goals | Amount: \$15,659.28
6. Austin Engineering Co Inc | Colony Drive (Western to Ripley) engineering services | Amount: \$16,430
7. Paragon Commercial | 40 replacement chairs for Eastern Library study tables | Amount: \$17,578
8. Ultimate Training Munitions Inc | training ammunition | Amount: \$18,655.60
9. Custom Fire Apparatus Inc | Engine 3 overhaul/corrosion control | Amount: \$24,586.26
10. OMNI Inc | right-of-way and temporary construction easement from Parcel X0149-04E for VMP trail extension | Amount: \$26,497.44
11. Ed Stivers Ford | Ford F150 for Solid Waste | Amount: \$42,991

XVIII. Other Ordinances, Resolutions and Motions

XIX. Reports of City Officials

XX. Executive Session

1. To discuss strategy with counsel in matters involving litigation pursuant to Iowa Code Section 21.5(1)(c).

XXI. Adjourn

City of Davenport

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

Action / Date
3/20/2024

Subject:

Public Hearing on the recommended allocations for Year 50 (July 1, 2024 – June 30, 2025)
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 50 CDBG program, which is a subpart of the City's FY 25 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 4, 2024 when the CAC passed a motion on its Year 50 funding recommendations for the Federal FY24 CDBG estimated entitlement of \$1,611,691. The votes on the entire slate of recommended allocations were unanimous.

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% of what is estimated. If the allocation is more than +/-20% from the awarded amount, the CAC will meet again to make new recommendations.

On the Community Development agenda there is an action item to approve the CAC's recommendations.

Attachments:

None

City of Davenport

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

Action / Date
3/20/2024

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Garfield Park ADA Access Improvements project, CIP #64071. [Ward 5]

Recommendation:

Hold the Hearing.

Background:

The project includes upgrading the ball field facilities at Garfield Park to ensure compliance with expanded Federal Americans with Disabilities Act (ADA) guidelines. These expanded guidelines mandate that all competitive athletic fields within the City shall have an accessible route to the playing surface and dugout/team facilities.

Construction is expected to begin summer of 2024 upon the conclusion of the East Little League season. Funding is available through CIP #64071.

Attachments:

None

City of Davenport

Department: Public Works
Contact Info: Brian Schadt | 563-326-7923

Action / Date
3/20/2024

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Colony Drive (Brown Street to Gaines Street) Reconstruction project, CIP #35062. [Ward 7]

Recommendation:

Hold the Hearing.

Background:

This project is a reconstruction of Colony Drive from Brown Street to Gaines Street. The proposed improvements include, but are not limited to, the reconstruction of the existing concrete roadway, installing ADA compliant sidewalk ramps, adjusting existing manholes and intakes to finish grade, replacing affected sidewalk and driveway approaches, placing topsoil, sod and erosion control.

The project is scheduled to be bid this spring with construction occurring during the 2024 construction season. Funding for the Colony Drive (Brown Street to Gaines Street) Reconstruction Project is established within CIP #35062.

Attachments:

None

City of Davenport

Department: Public Works
Contact Info: Brian Schadt | 563-326-7923

Action / Date
3/20/2024

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Colony Drive (Western Avenue to Ripley Street) Reconstruction project, CIP #35062. [Ward 7]

Recommendation:

Hold the Hearing.

Background:

This project is a reconstruction of Colony Drive from Western Avenue to Ripley Street. The proposed improvements include, but are not limited to, the reconstruction of the existing concrete roadway, installing ADA compliant sidewalk ramps, adjusting existing manholes and intakes to finish grade, replacing affected sidewalk and driveway approaches, placing topsoil, sod and erosion control.

The project is scheduled to be bid this spring with construction occurring during the 2024 construction season. Funding for the Colony Drive (Western Avenue to Ripley Street) Reconstruction Project is established within CIP #35062.

Attachments:

None

City of Davenport

Department: Finance
Contact Info: Chad Dyson |

Action / Date
3/20/2024

Subject:

Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Skate Park Improvements project. [Ward 3]

Recommendation:

Hold the Hearing.

Background:

The City of Davenport is set to commence construction of Skate Park Improvements that include expansion of the current footprint with a beginner's area. A stakeholders committee was formed and public surveys were issued to narrow the project scope to allow the most impactful use of funds. This is a capital improvement project and in part funded by the Park Development Program.

Once completed, project upgrades will provide a safe space for young and novice skaters to practice, as a majority of the current skate park obstacles are considered to be for intermediate to advanced skaters. Additional improvements to include 10 elements: slanted grind rail, bump to rail, kicker ramp, slappy curb, grind ledge, hubba ledge, manual pad, a-frame, quarter-pipe extension and radius wedge extension.

The above outlined improvements are being scheduled for a late summer to early fall of 2024.

Attachments:

None

City of Davenport

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

Action / Date
3/20/2024

Subject:

Third Consideration: Ordinance for Case ORD24-01 amending Chapter 17 of the Municipal Code of Davenport, Iowa entitled "Zoning" by amending Table 17.08-1: Use Matrix to allow "Bed and Breakfast" and "Reception Facility" as a special use in the C-T Commercial Transitional Zoning District. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

City staff received an application for a Zoning Text Amendment from a property owner requesting an amendment to allow "Bed and Breakfast" and "Reception Facility" as permitted uses in the C-T Commercial Transitional Zoning District. The proposed zoning text amendment will impact all properties throughout Davenport zoned C-T Commercial Transitional District.

At its February 6, 2024 meeting, the Plan and Zoning Commission unanimously recommended Case ORD24-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings and condition.

Findings

1. The proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes the public health, safety, and welfare of the City.
3. The proposed amendment is consistent with the intent and general regulations of the Zoning Ordinance.
4. The amendment reflects a change in policy and development trends.
5. The proposed amendment eliminates any existing nonconformities.

Condition

1. Amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow "Bed and Breakfast" and "Reception Facility" as a Special Use in the C-T Commercial Transitional Zoning District.

The staff report from the February 6, 2024 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Staff Report
3. Use Matix - Proposed Amendment

4. Application

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ORD24-01 AMENDING CHAPTER 17 OF THE MUNICIPAL CODE OF DAVENPORT, IOWA ENTITLED "ZONING" BY AMENDING TABLE 17.08-1: USE MATRIX TO ALLOW "BED AND BREAKFAST" AND "RECEPTION FACILITY" AS A SPECIAL USE IN THE C-T COMMERCIAL TRANSITIONAL ZONING DISTRICT.

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

Section 1. That Table 17.08-1: Use Matrix of Section 17.08.020 entitled "Use Matrix" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to allow "Bed and Breakfast" and "Reception Facility" as a Special Use in the C-T Commercial Transitional Zoning District.

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
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
2/6/2024

Subject:

Case ORD24-01: Request of Chris Kretz to amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow "Bed and Breakfast" and "Reception Facility" as permitted uses in the C-T Commercial Transitional Zoning District. [All wards]

Recommendation:

Staff recommend the Plan & Zoning Commission accept the listed findings and forward Case ORD24-01 to the City Council with a recommendation for approval, subject to the following condition:

1. Amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow "Bed and Breakfast" and "Reception Facility" as a Special Use in the C-T Commercial Transitional Zoning District.

Findings:

1. The proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed amendment promotes the public health, safety, and welfare of the City.
3. The proposed amendment is consistent with the intent and general regulations of the Zoning Ordinance.
4. The amendment reflects a change in policy and development trends.
5. The proposed amendment eliminates any existing nonconformities.

Background:

City staff received an Application for a Zoning Text Amendment from a property owner requesting an amendment to allow "Bed and Breakfast" and "Reception Facility" as permitted uses in the C-T Commercial Transitional Zoning District. The proposed zoning text amendment will impact all properties throughout Davenport zoned C-T Commercial Transitional District.

City staff explored options with the petitioner, including rezoning their property. However, a Zoning Text Amendment was deemed the most appropriate option as there are existing residential dwellings in commercial districts throughout the city. Staff consider this to be a city-wide issue, rather than specific to the petitioner's property.

Zoning Ordinance Purpose Statement:

The **C-T Commercial Transitional Zoning District** is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

Zoning Ordinance Use Definitions:

1. **Bed and Breakfast:** A single-family dwelling where a resident/owner provides lodging for a daily fee in guest rooms with no in-room cooking facilities, and prepares meals for guests. A bed and breakfast may include dining facilities.
2. **Reception Facility:** A facility that provides hosting and rental services of a banquet hall or similar facilities for private events including, but not limited to, wedding receptions, holiday parties, and fundraisers, with food and beverages that are prepared and served on-site or by a caterer to invited guests during intermittent dates and hours of operation. Live entertainment may be provided as an ancillary use as part of an event. A reception facility is not operated as a restaurant with regular hours of operation.

Bed and Breakfast Principal Use Standards (Section 17.08.030.D)

1. The exterior of a bed and breakfast must maintain its original appearance as a single-family dwelling. No parking may be located in front of the front building façade.
2. Cooking equipment is prohibited in individual guest rooms. However, a mini-refrigerator and/or a microwave is allowed.
3. No retail sales are permitted with the exception of ancillary retail of related items such as souvenirs, postcards, and snack items.
4. No bed and breakfast may operate a restaurant. Meals may only be served to registered guests and at private events.
5. One sign, either freestanding, window, or wall, is permitted. Such sign may not exceed six square feet in sign area. Freestanding signs are limited to six feet in height and must be a minimum of five feet from any lot line.

Reception Facility Principal Use Standards (Section 17.08.030.X)

1. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship, or educational facilities.
2. When allowed in the residential districts and S-AG District, a minimum lot size of two acres is required. Fifty foot minimum setbacks are required along all lot lines.

Use Matrix (Table 17.08-1)

The principal use "Bed and Breakfast" is allowed in the following zoning districts:

1. Permitted Use:
 - S-AG Agricultural District
2. Special Use (Reviewed and Approved by the Zoning Board of Adjustment):
 - R-1 Single-Family Residential District
 - R-2 Single-Family Residential District
 - R-3 Single-Family and Two-Family Residential District
 - R-3C Single-Family and Two-Family Central Residential District
 - R-4 Single-Family and Two-Family Residential District
 - R-4C Single-Family and Two-Family Central Residential District
 - R-MF Multi-Family Residential District

The principal use "Reception Facility" is allowed in the following zoning districts:

1. Permitted Use:
 - C-3 General Commercial District
 - C-C City Centre District
 - C-E Elmore Corners District
 - I-MU Industrial Mixed-Use District
2. Special Use (Reviewed and Approved by the Zoning Board of Adjustment):

- R-1 Single-Family Residential District
- R-2 Single-Family Residential District
- R-3 Single-Family and Two-Family Residential District
- R-3C Single-Family and Two-Family Central Residential District
- R-4 Single-Family and Two-Family Residential District
- R-4C Single-Family and Two-Family Central Residential District
- C-1 Neighborhood Commercial District
- C-2 Corridor Commercial District
- C-D Downtown District
- C-V Village of East Davenport District
- S-AG Agricultural District

Approval Standards for Text Amendments

1. The consistency of the proposed amendment with the Comprehensive Plan and any adopted land use policies.
2. The extent to which the proposed amendment promotes the public health, safety, and welfare of the City.
3. The consistency of the proposed amendment with the intent and general regulations of this Ordinance.
4. Whether the proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy or change in development trends or technology.
5. The extent to which the proposed amendment creates nonconformities.

Special Use Permit:

City staff are recommending "Bed and Breakfast" and "Reception Facility" be allowed in the C-T Commercial Transitional District as a Special Use. The Zoning Ordinance recognizes that there are certain uses that require individual consideration to mitigate any potential impacts upon neighboring land. Special Use Permits are reviewed and approved by the Zoning Board of Adjustment, whom evaluate the following criteria:

1. The establishment, maintenance, and operation of the proposed special use will not endanger the public health, safety, or welfare.
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity.
3. The special use in the specific location proposed is consistent with the spirit and intent of this Ordinance and adopted land use policies.

Given the C-T Commercial Transitional District serves as a buffer between residential neighborhoods and higher intensity commercial corridors, requiring a Special Use Permit will ensure additional oversight and prevent conflicts between incompatible land uses.

Public Input:

A Notice of Public Hearing was published in the Quad City Times informing the community of the January 16, 2024 Plan and Zoning Commission Public Hearing. To date, staff has not received any public comments in favor or opposition to the request. Staff will apprise the Commission of any correspondence at the February 6, 2023 Plan and Zoning Commission Public Hearing.

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																							
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Adult Use																S	S					Sec. 17.08.030.A	
Agriculture																			P				
Amusement Facility - Indoor									P	P	P		P	P	P	P		P					
Amusement Facility - Outdoor										S	S				S	P		S					
Animal Care Facility - Large Animal																			P				
Animal Care Facility - Small Animal							S	S	P	P	P		S	S	P	P		P	P			Sec. 17.08.030.B	
Animal Breeder																			P			Sec. 17.08.030.B	
Art Gallery							P	P	P	P	P		P	P	P			P					
Arts and Fitness Studio							P	P	P	P	P		P	P	P			P					
Bar									P	P	P		P	P	P			P					
Bar – Neighborhood								P														Sec. 17.08.030.C	
Bed and Breakfast	S	S	S	S	S		S												P			Sec. 17.08.030.D	
Billboard									P	P							P	P				Sec. 17.08.030.E	
Body Modification Establishment								P	P	P	P		P		P			P					
Broadcasting Facility TV/Radio								P	P	P		P	P	P	P	P	P	P			P		
Campground																			S	P		Sec. 17.08.030.F	
Car Wash									P	P					S			P				Sec. 17.08.030.G	
Casino															P								
Cemetery																				P			
Children’s Home					P				P	P					P			S			P	Sec. 17.08.030.H	
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Community Center	P	P	P	P	P		P	P	P	P	P		P	P	P			P	P	P	P		
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	Sec. 17.08.030.I	
Conservation Area																			P	P			
Country Club																				P			
Cultural Facility							P	P	P	P	P		P	P	P			P		P	P		
Day Care Center					P		P	P	P	P	P	P	P	P	P	S		P			P	Sec. 17.08.030.J	
Day Care Home	P	P	P	P	P														P			Sec. 17.08.030.K	
Drive-Through Facility									P	P	S		S		P	P	P					Sec. 17.08.030.K	
Drug/Alcohol Treatment Facility, Residential									S	S					S			S			S	Sec. 17.08.030.L	
Drug Treatment Clinic									S	S					S			S			S	Sec. 17.08.030.L	
Domestic Violence Shelter					P			P	P	P					P			P			P	Sec. 17.08.030.H	
Dwelling - Accessory Dwelling Unit	P	P	P	P																		Sec. 17.08.030.M	
Dwelling - Manufactured Home						P													S			Sec. 17.08.030.N	

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																							
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Dwelling - Multi-Family					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.O	
Dwelling - Townhouse					P		P	P	P	P	S		P	P	P			P				Sec. 17.08.030.P	
Dwelling - Single-Family	P	P	P	P	P		P	P	P					P								Sec. 17.08.030.P	
Dwelling - Single-Family Semi-detached		P	P	P	P		P	P	P		S			P								Sec. 17.08.030.P	
Dwelling - Two-Family (New Construction)			P	P	P		P	P	P		S			P								Sec. 17.08.030.P	
Dwelling - Two-Family (Conversion)					P		P	P	P					P								Sec. 17.08.030.P	
Educational Facility - Primary or Secondary	P	P	P	P	P																P		
Educational Facility - University or College										P	P	P	P		P						P		
Educational Facility - Vocational							S	S	S	P	P	P	P	S	P	P	P	P			P		
Equine Keeping/Equestrian Facility	P																		P			Sec. 17.08.030.Q	
Fairground																			S	S	P		
Financial Institution							P	P	P	P	P	P	P	P	P			P					
Financial Institution, Alternative									S	S					S			P				Sec. 17.08.030.R	
Food Bank																P	P	P					
Food Pantry									P	S					S			S					
Funeral Home							S	S	S	P					P			P					
Gas Station								S	P	P	S				P	P	P	P				Sec. 17.08.030.S	
Golf Course/Driving Range																				P			
Government Office/Facility							P	P	P	P	P	P	P	P	P	P	P	P		P	P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Greenhouse/Nursery - Retail										P					P			P	S				
Group Home	P	P	P	P	P																	Sec. 17.08.030.T	
Halfway House									S	S					S			S			S	Sec. 17.08.030.L	
Healthcare Institution																					P		
Heavy Rental and Service																P		P					
Heavy Retail										S					S	P		P					
Homeless Shelter									S	S					S			S			S	Sec. 17.08.030.L	
Hotel									P	P	P	P	P	S	P			P					
Industrial - General																	P						
Industrial - Light												P				P	P	P					
Industrial Design								P	P	P		P	P		P	P	P	P					
Live Performance Venue										P	P		P	P	P	P		P					

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

TABLE 17.08-1: USE MATRIX																							
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Lodge/Meeting Hall	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P	P	P	P			Sec. 17.08.030.U	
Manufactured Home Park						P																	
Medical/Dental Office							P	P	P	P	P	P	P	P	P			P			P		
Micro-Brewery/Distillery/Winery									P	P	P		P	P	P	P		P					
Neighborhood Commercial Establishment		S	S	S	S																	Sec. 17.08.030.V	
Office							P	P	P	P	P	P	P	P	P	P	P	P			P		
Outdoor Dining							P	P	P	P	P	P	P	P	P	P	P	P			P	Sec. 17.08.030.W	
Parking Lot (Principal Use)								S	S	S	S	S	S	S	S	S	P	S	S		P	Chapter 17.10	
Parking Structure (Principal Use)								S	S	P	P	P	S	S	P			P			P	Chapter 17.10	
Personal Service Establishment							P	P	P	P	P	P	P	P	P	P		P			P		
Place of Worship	P	P	P	P	P		S	S	P	P	P		P	P	P	P			P		P		
Private Recreation Facility								P	P	P	P	P	P	P	P	P		P			P		
Public Park	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		
Public Safety Facility					P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Public Works Facility												P					P	P	P	P		P	
Reception Facility	S	S	S	S			S	S	S	P	P		S	S	P			P	S			Sec. 17.08.030.X	
Recreational Vehicle (RV) Park																			S	S		Sec. 17.08.030.F	
Research and Development												P					P	P	P		P		
Residential Care Facility					P		P	P	P	P	P	P	P		P	P		P			P	Sec. 17.08.030.Y	
Restaurant								P	P	P	P	P	P	P	P	P	P	P		P	P		
Retail Goods Establishment							P	P	P	P	P	P	P	P	P	P	P	P			P		
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD	
Retail Alcohol Sales									P	P	S		S		P	P							
Retail Sales of Fireworks																P	P					Sec. 17.08.030.Z	
Salvage Yard																	S						
Self-Storage Facility: Enclosed									S	S					P	P	P	P				Sec. 17.08.030.AA	
Self-Storage Facility: Outdoor																P	P	S				Sec. 17.08.030.AA	
Social Service Center									P	P					P			P			P		
Solar Farm												P				P	P		S		P	Sec. 17.08.030.BB	
Specialty Food Service								P	P	P	P		P	P	P	P		P					
Storage Yard - Outdoor																P	P					Sec. 17.08.030.CC	
Truck Stop																P	P						
Vehicle Dealership - Enclosed										P		S	P		P	S		P					
Vehicle Dealership - With Outdoor Storage/Display										S					S	S		P					

P indicates a use is permitted by-right in the district. S indicates a use is a Special Use in the district and requires Zoning Board approval. Blank cells indicate a use is not allowed.

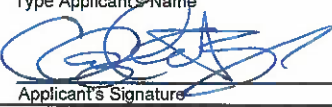
TABLE 17.08-1: USE MATRIX																						
PRINCIPAL USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Vehicle Operation Facility																P	P				P	
Vehicle Rental - Enclosed										P		S	P		P	S		P				
Vehicle Rental - With Outdoor Storage/Display										S					S	S		P				
Vehicle Repair/Service - Major										S						P	P	S				Sec. 17.08.030.DD
Vehicle Repair/Service - Minor									P	P					P	P	P	S				Sec. 17.08.030.DD
Warehouse																P	P					
Wholesale Establishment																P	P	S				
Wind Energy System												S				S	S		S		S	Sec. 17.08.030.EE
Wine Bar								S	P	P	P		P	P	P			P				
Winery																			S			
Wireless Telecommunications	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF
Wireless Telecommunications - Stealth Design Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF
Wireless Telecommunications - DAS Co-Location	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 17.08.030.FF
Wireless Telecommunications - DAS New Pole	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Sec. 17.08.030.FF
TEMPORARY USE	R-1	R-2	R-3	R-4	R-MF	R-MHP	C-T	C-1	C-2	C-3	C-C	C-OP	C-D	C-V	C-E	I-1	I-2	I-MU	S-AG	S-OS	S-IC	USE STANDARD
Farmers' Market					T		T	T	T	T	T	T	T	T	T			T	T	T	T	Sec. 17.08.040.A
Real Estate Project Sales Office/Model Unit	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T	T	T			T	Sec. 17.08.040.B
Temporary Cell On Wheels (COW)	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.C
Temporary Contractor Office and Contractor Yard	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.D
Temporary Outdoor Entertainment	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T	T	T	Sec. 17.08.040.E
Temporary Outdoor Sales (No Fireworks Stand)	T	T	T	T	T		T	T	T	T	T	T	T	T	T	T		T	T		T	Sec. 17.08.040.F
Temporary Outdoor Sales - Fireworks Stand Only																T	T					Sec. 17.08.040.G
Temporary Outdoor Storage Container	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	Sec. 17.08.040.H



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
ZONING TEXT AMENDMENT
(CHANGE TO ZONING ORDINANCE LANGUAGE)

APPLICANT INFORMATION	
Applicant Name	Chris Kretz
Address	2110 N Main Street
City State Zip	Davenport IA 52803
Phone	(402) 419-0059
Secondary Phone	
E-Mail Address	HistoricHeightsLLC@gmail.com
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 studies as necessary. Chris Kretz Type Applicant's Name  Applicant's Signature 12/19/2023 Date	
DEVELOPMENT TEAM	
Owner	
Address	
Phone	Secondary Phone
E-Mail Address	
Attorney/Other	
Address	
Phone	Secondary Phone
E-Mail Address	
DATES: PRE-APP	
SUBMITTAL	
PUBLIC HEARING	
ZONING CODE HEADINGS & SECTION NUMBERS IMPACTED 17.08	
REASON FOR ZONING CODE TEXT CHANGE To Allow for Bed & Breakfast and Reception Facility in C-T	
EXISTING ZONING CODE LANGUAGE TO BE CHANGED Table 17.08-01: Use Matrix	
PROPOSED ZONING CODE LANGUAGE No other changes except for the Use Matrix	
COMPLETE SUBMITTALS SHALL INCLUDE:	
Existing & Proposed Text, as a .PDF, if preferred ☐	
Authorization to Act as Applicant, if necessary ☐	
Application Fee: (REQUIRED) \$400* ☐ *plus Scott County Recording Office fees at a later date	
PROCEDURE SHALL BE AS STATED IN §17.14.040	
Submit this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.	

City of Davenport

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

Action / Date
3/20/2024

Subject:

Third Consideration: Ordinance for Case ROW24-01 being the request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way located south of West 76th Street. [Ward 8]

Recommendation:

Adopt the Ordinance.

Background:

The City, on behalf of the Waste Commission of Scott County, is petitioning that a portion of unimproved Marquette Street south of West 76th Street be vacated. The subject land is part of the landfill that was decommissioned in the 1970s. Due to the restrictions on how this area is treated, the construction of a road and installation of underground utilities is infeasible. The area to be vacated is approximately 32,193 square feet or .739 acres, more or less.

The intention is to return this area to the Waste Commission of Scott County, since there is landfill within the current right-of-way.

At its February 6, 2024 meeting, the Plan and Zoning Commission recommended Case ROW24-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings

1. The existing public right-of-way is not required for city purposes.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

Conditions

1. All existing utilities located in the right-of-way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.
2. That a 20-foot multi-use trail easement shall be established on the western boundary of the land to be vacated.
3. The staff report from the February 6, 2024 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Staff Report- P&Z 2-6-24
3. Case ROW24-01 - Application

4. Vacation Plat
5. Vicinity, Zoning, Future Land Use Maps
6. COW Public Hearing Notice 2-21-24
7. P&Z Public Hearing Notice 1-16-24

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ROW24-01 BEING THE REQUEST OF THE CITY OF DAVENPORT, IOWA TO VACATE A PORTION OF UNIMPROVED MARQUETTE STREET RIGHT-OF-WAY LOCATED SOUTH OF WEST 76TH 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:

A part of Marquette Street right-of-way, being all that part of the Northwest Quarter of Section 2, Township 78 North, Range 3 East of the 5th Principal Meridian, in Scott County, Iowa lying east of the west line of said Northwest Quarter and west of Lot 18E, more particularly described as follows:

Commencing as a point of reference at the southwest corner of the said Northwest Quarter of Section 2;

Thence North 00°45'23" West 1,313.55 feet along the westerly line of the said Northwest Quarter of Section 2 to the point of beginning;

Thence continuing North 00°45'23" West 776.41 feet along the said westerly line of the said Northwest Quarter of Section 2 to the westerly extension of the northerly line of Lot 18E in the Replat of Lot 11 and Lot 18 of Scott County Regional Industrial Park;

Thence North 87°30'16" East 41.50 feet along the westerly extension of the northerly line of said Lot 18E to the northwest corner of Lot 18E;

Thence South 00°47'17" East 776.50 feet along the westerly line of said Lot 18E and the easterly right-of-way line of Marquette Street to the southerly line of said Lot 18E;

Thence South 87°39'11" West 41.93 feet along the said southerly line of Lot 18E extended westerly to the westerly line of the said Northwest Quarter of Section 2;

This parcel contains 32,193 square feet or 0.739 acres, more or less.

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
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
2/6/2024

Subject:

Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way located south of West 76th Street. [Ward 8]

Recommendation:

Staff recommends the City Plan and Zoning Commission accept the listed findings to vacate the unimproved right-of-way on Emerald Drive in Case ROW24-01 to the City Council with a recommendation for approval, subject to the following findings and conditions:

Findings:

1. The existing public right-of-way is not required for city purposes.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

Condition:

1. All existing utilities located in the Right-of-Way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.
2. That a 20-foot multi-use trail easement shall be established on the western boundary of the land to be vacated.

Background:

The City, on behalf of the Waste Commission of Scott County, is petitioning that a portion of unimproved Marquette Street south of West 76th Street be vacated. The subject land is part of the landfill that was decommissioned in the 1970s. Due to the restrictions on how this area is treated, the construction of a road and installation of underground utilities is infeasible. The area to be vacated is approximately 32,193 square feet or .739 acres, more or less.

The intention is to return this area to the Waste Commission of Scott County, since there is landfill within the current right-of-way.

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:

Within Existing Urban Service Area: Yes
Within Urban Service Area 2035: Yes

Future Land Use Designation:

The abutting properties are currently designated as Residential General, Industry, and Open Space & Public Land in the Davenport +2035 Future Land Use Map.

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. **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.
3. **Open Space / Public Land (OS)** - Includes undeveloped open space, natural areas, floodplains and wetlands that may be or may not be planned for future park and recreation development.

Abutting Zoning:

The abutting properties are currently zoned R-3 Single-Family and Two-Family Residential District, R-4 Single-Family and Two-Family Residential District, I-1 Light Industrial District, and S-OS Open Space District.

1. **R-3 Single-Family Residential Zoning District:** This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a moderately dense urban development pattern. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-3 District.
2. **R-4 Single-Family and Two-Family Residential Zoning District:** This district is intended to accommodate residential neighborhoods in the City of Davenport consisting of single-family and two-family homes in a dense urban development pattern. The R-4 District may also serve as a transitional district between Davenport's single-family and two-family neighborhoods and more intense uses within the City. Limited non-residential uses that are compatible with the surrounding residential neighborhoods may be permitted in the R-4 District.
3. **I-1 Light Industrial Zoning District:** This 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.
4. **S-OS Open Space District:** This district is intended to provide and protect larger open space and public recreational facilities, both outdoor and indoor, and cemeteries. Larger regional open spaces/parks may include both active and passive recreation areas and certain ancillary uses, such as cultural facilities, performance venues, and eating establishments. This district is also intended for governmental agency offices/facilities providing a governmental service to the public.

Technical Review:

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

- **Streets:** Marquette Street is unimproved from West 76th Street to West 62nd Street. At this time, the City does not have plans to construct Marquette Street. The extension will be spurred by future development of abutting property. There is adequate public right-of-way to the west of the proposed vacation. Engineering requested a 20-foot easement for a future multi-use trail.
- **Sanitary Sewer:** There is no sewer infrastructure within the proposed area to be vacated. The closest sanitary sewer pipe extends from West 76th Street, through the Scott County

Waste Commission property, south to Goose Creek.

- Other Utilities: Utility poles extend the length of the unimproved Marquette Street right-of-way from 76th Street to the south lot line of the Scott County Waste Commission property. Staff recommend a utility easement be provided to ensure access to this infrastructure.

Public Input:

Letters were sent to property owners within 200 feet of the proposed request notifying them of the January 16, 2024 Plan and Zoning Commission Public Hearing.

To date, staff has not received any written public comments. An abutting property owner spoke in favor of the right-of-way vacation at the January 16, 2024 public hearing. Staff will apprise the Commission of any additional correspondence at the February 6, 2024 Plan and Zoning Commission meeting.

ATTACHMENTS:

Type	Description
Backup Material	Application
Backup Material	Vacation Plat
Backup Material	Vicinity, Zoning, & Future Land Use Map
Backup Material	Public Hearing Notice

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	2/1/2024 - 11:57 AM



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR

RIGHT-OF-WAY VACATION

(EASEMENT ABANDONMENT)

APPLICANT INFORMATION	
Applicant Name	City of Davenport
Address	1200 E 46th Street
City State Zip	Davenport, IA 52807
Phone	
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. <u>Brian Schadt</u> Type Applicant's Name <u>[Signature]</u> <u>12/19/23</u> Applicant's Signature Date	
DEVELOPMENT TEAM	
Surveyor Shive-Hattery	
Address 2144 56th Avenue West, Bettendorf, IA 52722	
Phone	Secondary Phone
(563) 635-7300	
E-Mail Address jblaine@shive-hattery.com	
Attorney/Other	
Address	
Phone	Secondary Phone
E-Mail Address	

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING	
PROJECT TITLE Old Scott County Landfill Marquette St ROW vacatio			
GENERAL LOCATION DESCRIPTION Portion of Marquette St south of W 76th Street			
NEIGHBORHOOD MEETING DATE / TIME / LOCATION			
AREA OF VACATION	EXISTING USE	PROPOSED USE	SQUARE AREA
	Landfill	Landfill	32,193
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) The City, on behalf of the Waste Commission of Scott County, is petitioning that a portion of unimproved Marquette Street south of W 76th Street be vacated. The subject land is part of the landfill that was decommissioned in the 1970s. Due to the restrictions on how this area is treated, the construction of a road and installation of underground utilities is infeasible.			

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.

11/29/2023 8:40:12 AM

P:\Projects\MO2132304560\Deliverables\Drawings\1a_Survey\BS-B1-01 North Davenport site Vacation Plat.dwg

Index Legend	
City:	DAVENPORT
County:	SCOTT
Geoparcels ID:	X0201-3A
Description:	A PART OF MARQUETTE STREET ROW
Proprietor:	CITY OF DAVENPORT
Surveyor:	JONATHON BAILEY
Company:	SHIVE-HATTERY INC
Return To:	2144 56TH AVENUE WEST BETTENDORF, IOWA 52722, PH: 563.635.7300

VACATION PLAT

LAND DESCRIPTION

A part of Marquette Street right-of-way, being all that part of the Northwest Quarter of Section 2, Township 78 North, Range 3 East of the 5th Principal Meridian, in Scott County, Iowa lying east of the west line of said Northwest Quarter and west of Lot 18E, more particularly described as follows:

Commencing as a point of reference at the southwest corner of the said Northwest Quarter of Section 2;

Thence North 00°45'23" West 1,313.55 feet along the westerly line of the said Northwest Quarter of Section 2 to the point of beginning;

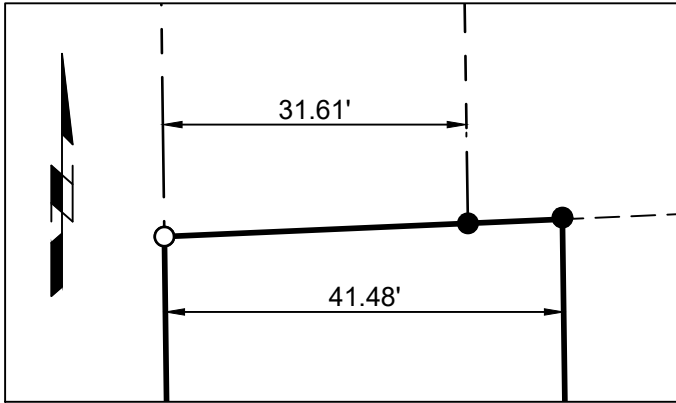
Thence continuing North 00°45'23" West 776.41 feet along the said westerly line of the said Northwest Quarter of Section 2 to the westerly extension of the northerly line of Lot 18E in the Replat of Lot 11 and Lot 18 of Scott County Regional Industrial Park;

Thence North 87°30'16" East 41.50 feet along the westerly extension of the northerly line of said Lot 18E to the northwest corner of Lot 18E;

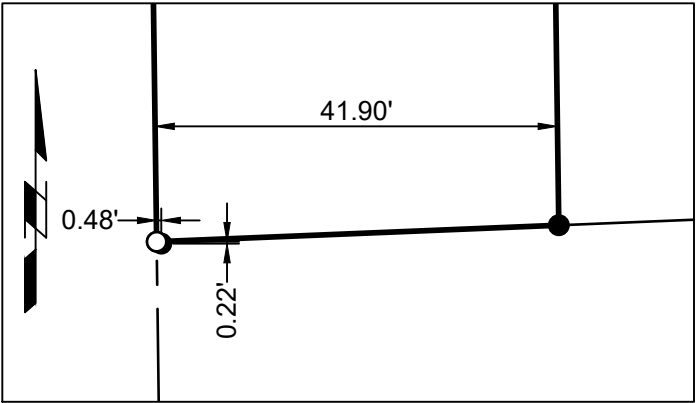
Thence South 00°47'17" East 776.50 feet along the westerly line of said Lot 18E and the easterly right-of-way line of Marquette Street to the southerly line of said Lot 18E;

Thence South 87°39'11" West 41.93 feet along the said southerly line of Lot 18E extended westerly to the westerly line of the said Northwest Quarter of Section 2;

This parcel contains 32,193 square feet or 0.739 acres, more or less.



A DETAIL A
1"=20'



B DETAIL B
1"=20'

THIS SPACE RESERVED FOR RECORDER'S USE.

LEGEND

- IRON ROD - FOUND
- IRON ROD - SET
- ✕ CUT "X" - FOUND
- ▲ CONCRETE MONUMENT - FOUND
- (R) RECORD BEARING/DISTANCE
- (M) MEASURED BEARING/DISTANCE
- POR POINT OF REFERENCE
- POB POINT OF BEGINNING

	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.	
	SIGNATURE: _____	NAME: JONATHON S. BAILEY
	DATE: 11/29/2023	LICENSE NUMBER: P12531
	MY LICENSE RENEWAL DATE IS: DECEMBER 31, 2024	
	PAGES, SHEETS OR DIVISIONS COVERED BY THIS SEAL: B1.01, B1.02	

VACATION PLAT FOR PART OF MARQUETTE STREET

SCOTT COUNTY WASTE COMMISSION
DAVENPORT, IOWA

2132304560

VACATION PLAT

B1.01

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

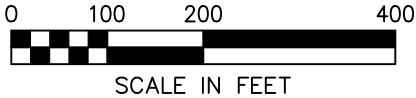
2144 56TH AVENUE WEST
BETTENDORF, IOWA 52722
563.635.7300 | SHIVE-HATTERY.COM

DATE	SCALE	AS SHOWN
11/29/2023	JJB	JJB
DRAWN BY	FIELD BOOK	REVISION
APPROVED BY	JSB	

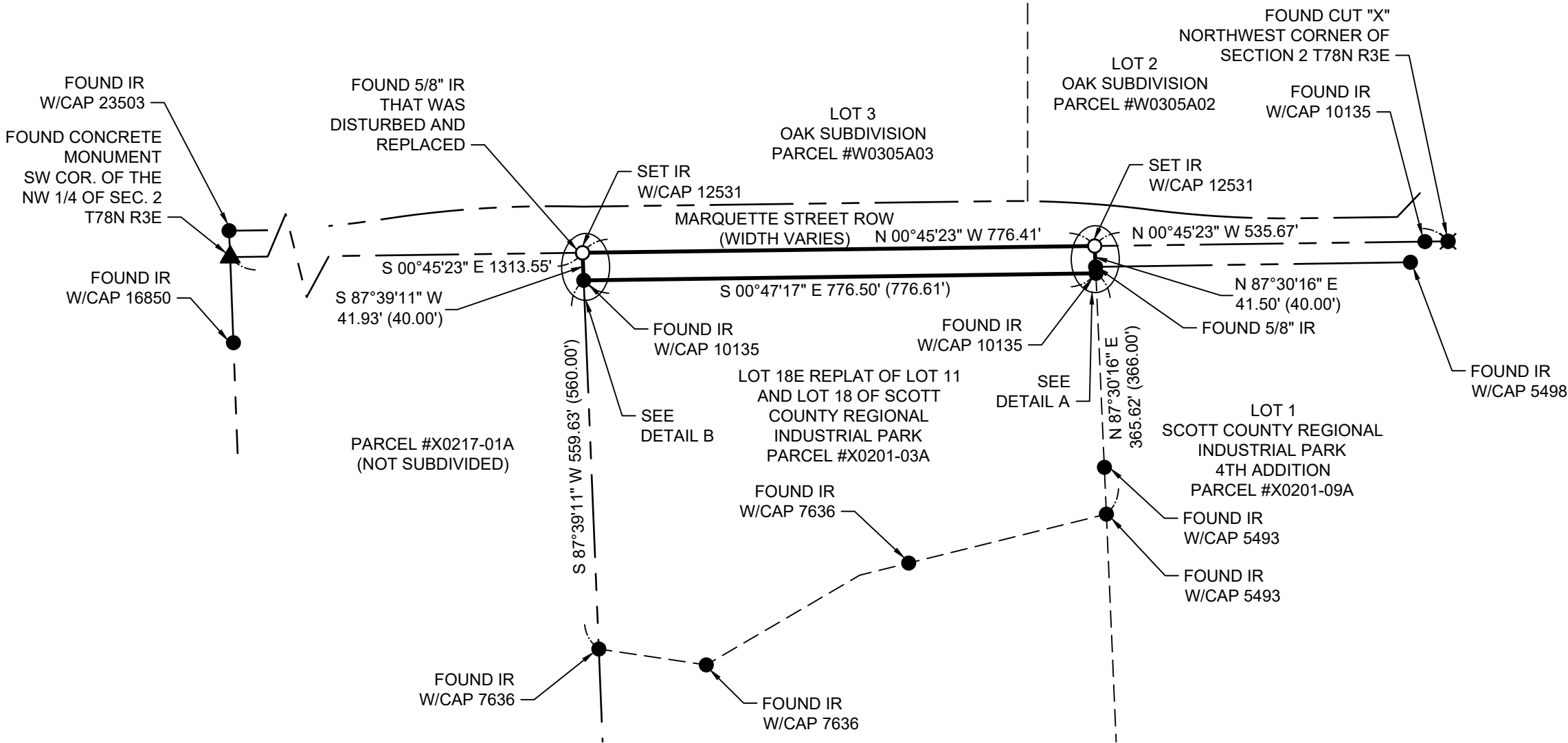
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Company:	SHIVE-HATTERY INC
Return To:	2144 56TH AVENUE WEST BETTENDORF, IOWA 52722, PH: 563.635.7300

BASIS OF BEARING:
IOWA STATE PLANE
SYSTEM SOUTH ZONE,
NAD83 (2011) EPOCH
2010.00



VACATION PLAT



LEGEND	
●	IRON ROD - FOUND
○	IRON ROD - SET
✕	CUT "X" - FOUND
▲	CONCRETE MONUMENT - FOUND
(R)	RECORD BEARING/DISTANCE
(M)	MEASURED BEARING/DISTANCE
POR	POINT OF REFERENCE
POB	POINT OF BEGINNING

VACATION PLAT FOR PART OF MARQUETTE STREET

SCOTT COUNTY WASTE COMMISSION
DAVENPORT, IOWA

SHIVE-HATTERY
ARCHITECTURE+ENGINEERING

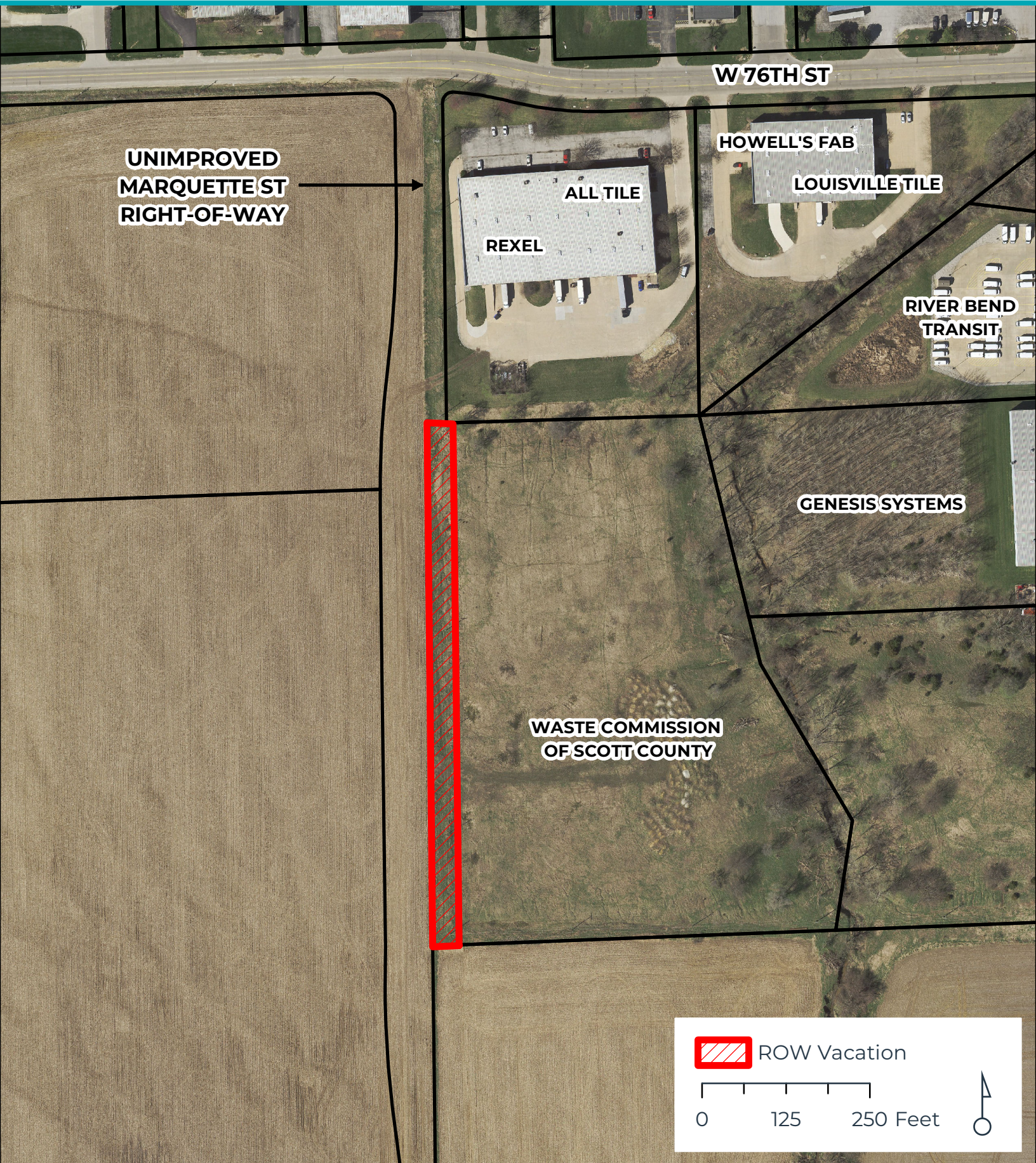
2144 56TH AVENUE WEST
BETTENDORF, IOWA 52722
563.635.7300 | SHIVE-HATTERY.COM

DATE	11/29/2023	SCALE	AS SHOWN
	JJB	FIELD BOOK	
DRAWN BY	JJB	REVISION	
APPROVED BY			



Vicinity Map | Right-Of-Way Vacation

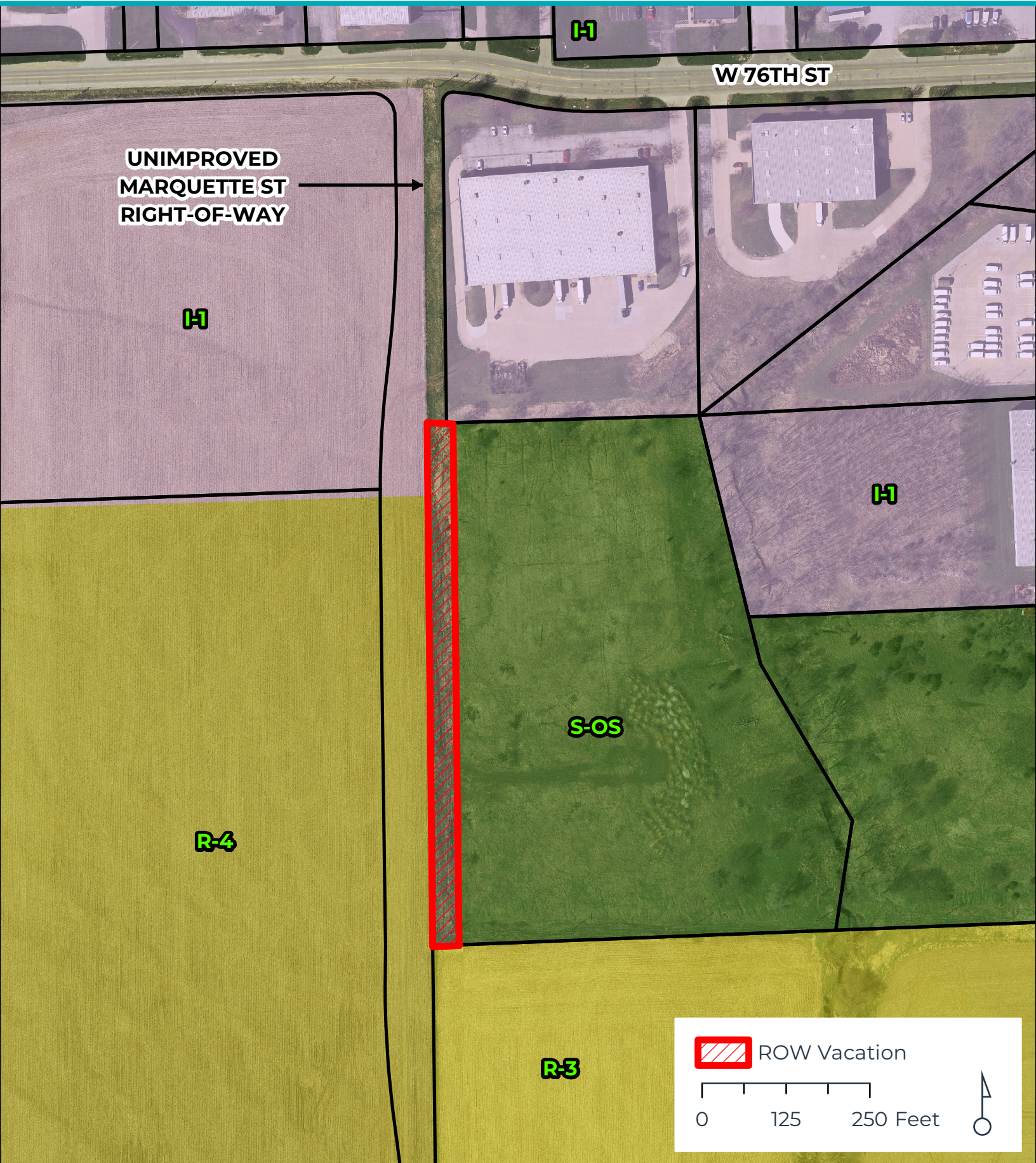
Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way, south of West 76th Street. [Ward 8]





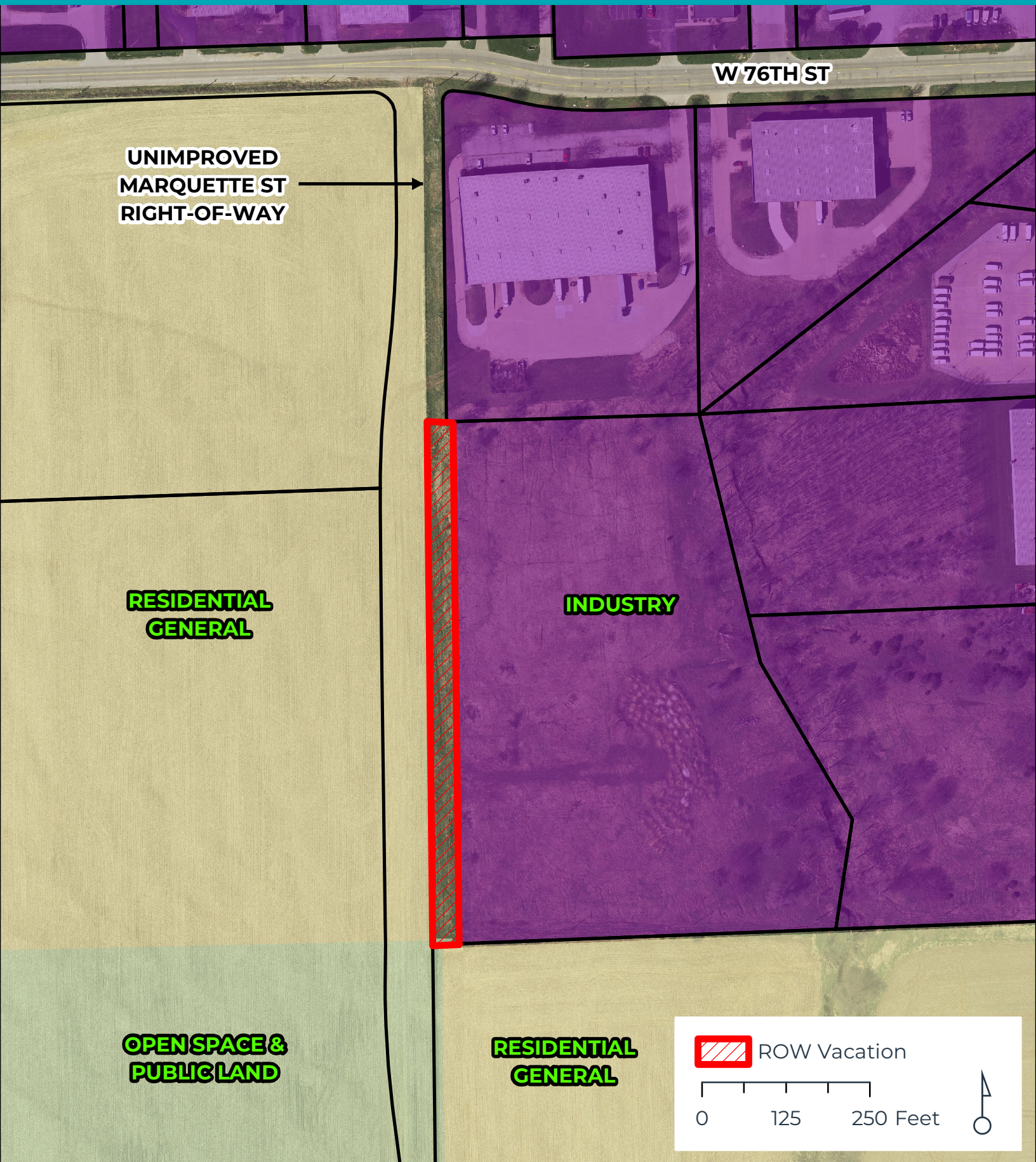
Zoning Map | Right-Of-Way Vacation

Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way, south of West 76th Street. [Ward 8]





Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way, south of West 76th Street. [Ward 8]





Public Hearing Notice | Committee of the Whole

To: All property owners within 200 feet of the portion of unimproved Marquette Street right-of-way, located south of West 76th Street.

Committee of the Whole Public Hearing Meeting

Date: 2/21/2024

Time: 5:30 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.

What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to vacate right-of-way. The City, on behalf of the Waste Commission of Scott County, is petitioning that a portion of unimproved Marquette Street south of West 76th Street be vacated. The subject land is part of the landfill that was decommissioned in the 1970s. Due to the restrictions on how this area is treated, the construction of a road and installation of underground utilities is infeasible.

Request/Case Description

Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way located south of West 76th Street. [Ward 8]

At its February 6, 2024 meeting, the Plan and Zoning Commission recommended Case ROW24-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The existing public right-of-way is not required for city purposes.
2. A utility easement would preserve the rights for utility providers to maintain existing and future infrastructure.

Conditions:

1. All existing utilities located in the Right-of-Way which are subject to vacation shall be granted a blanket utility and access easement for the maintenance of such utilities.
2. That a 20-foot multi-use trail easement shall be established on the western boundary of the land to be vacated.

What are the Next Steps?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, February 21, 2024 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.

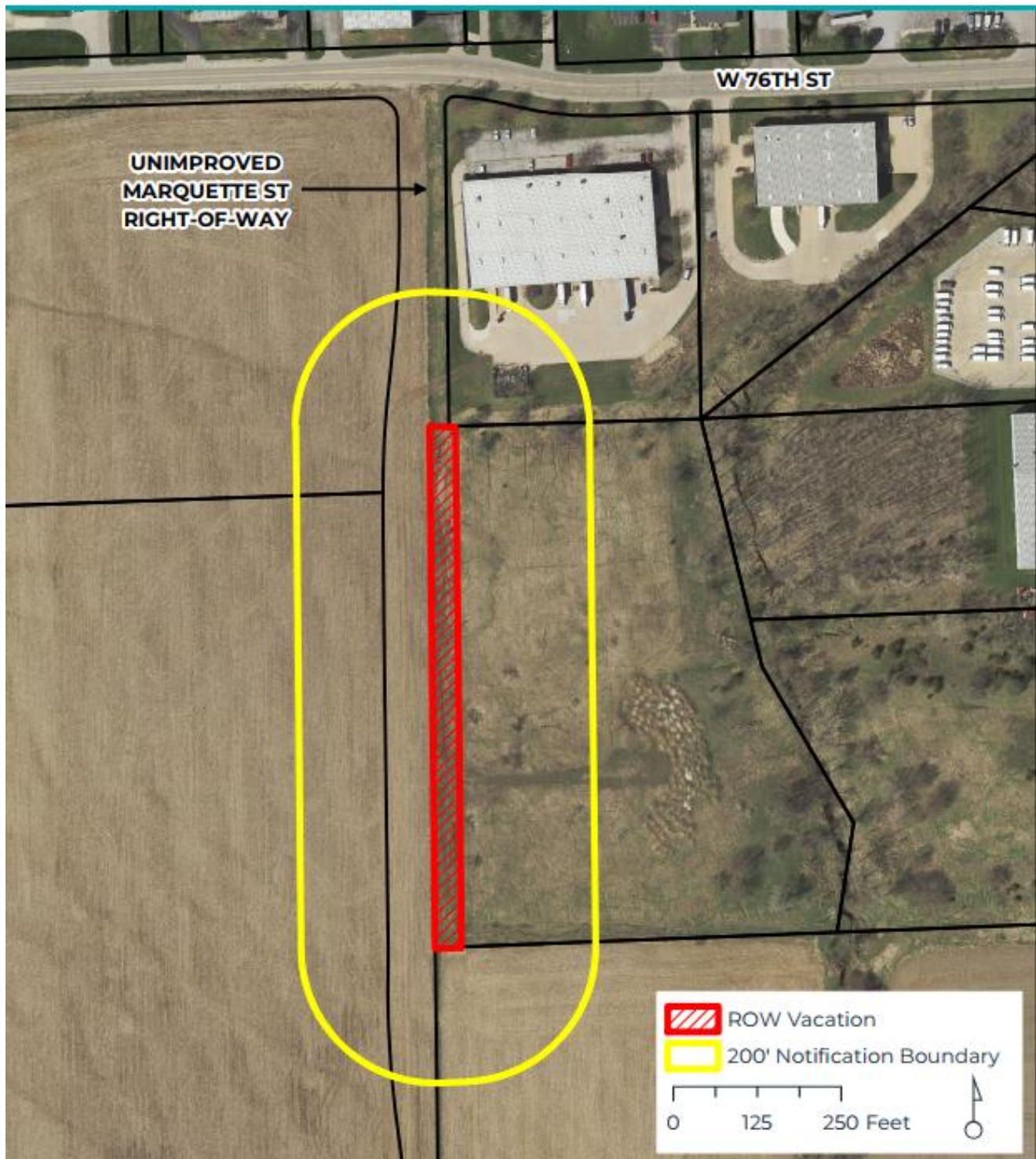
All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

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



Right-Of-Way Vacation | Public Hearing Notice

Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way, south of West 76th Street. [Ward 8]





DAVENPORT

DEVELOPMENT &
NEIGHBORHOOD SERVICES

Public Hearing Notice | Plan and Zoning Commission

Date: 1/16/2024
Time: 5 PM

Location: Council Chambers | City Hall | 226 W. 4th ST.
Subject: Public Hearing for a Right-Of-Way Vacation

To: All property owners within 200 feet of the portion of unimproved Marquette Street right-of-way, located south of West 76th 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 right-of-way. The City, on behalf of the Waste Commission of Scott County, is petitioning that a portion of unimproved Marquette Street south of West 76th Street be vacated. The subject land is part of the landfill that was decommissioned in the 1970s. Due to the restrictions on how this area is treated, the construction of a road and installation of underground utilities is infeasible.

Request/Case Description

Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way located south of West 76th Street. [Ward 8]

What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on January 16, 2024. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 6, 2024. 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 "Search Minutes & Agendas":
<http://www.cityofdavenportiowa.com/boards> Mondays before the meeting/public hearing.

Do You Have Any Questions?

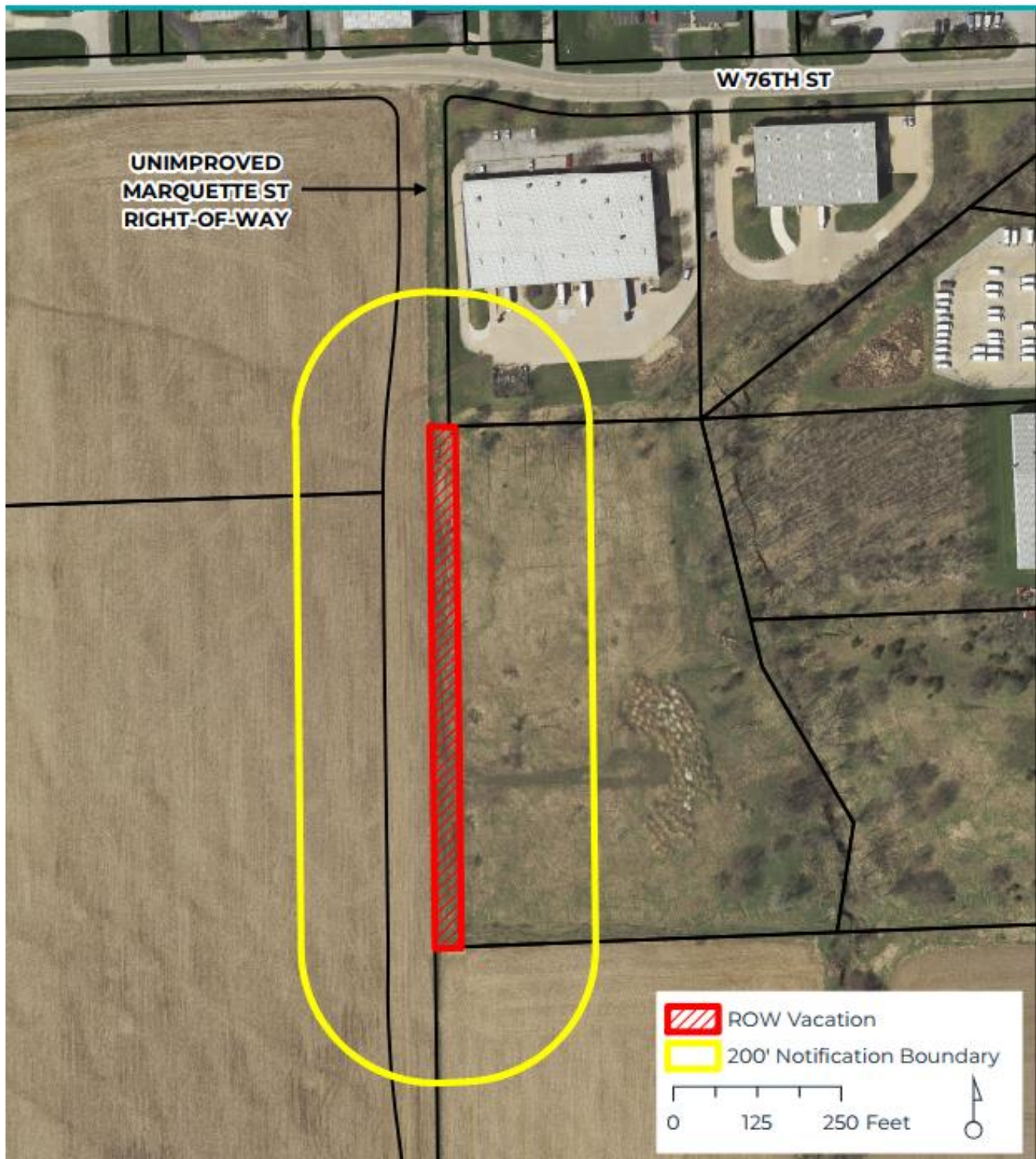
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (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 verifying case actions and/or tablings, please contact Planning at 563-326-6198 or planning@davenportiowa.com for updates.



Right-Of-Way Vacation | Public Hearing Notice

Case ROW24-01: Request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way, south of West 76th Street. [Ward 8]



City of Davenport

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

Action / Date
3/20/2024

Subject:

Third Consideration: Ordinance for Case REZ24-01 being the request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and establish a Planned Unit Development in accordance with the submitted Preliminary Plan. [Ward 5]

Recommendation:

Adopt the Ordinance.

Background:

The City of Davenport is requesting a rezoning to C-T Commercial Transitional District and Planned Unit Development. The purpose is to identify an adaptive reuse and to preserve the historic structures at the Annie Wittenmyer Campus.

At its February 6, 2024 meeting, the Plan and Zoning Commission recommended Case REZ24-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Zoning Map Amendment Findings

1. The zoning map amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with existing on-site uses and the zoning of nearby developed property.
3. The rezoning request is compatible with the established neighborhood character.
4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. The zoning map amendment facilitates the adaptive redevelopment of a national and local historic landmark.
6. The nonconformities created by the zoning map amendment will be mitigated through the planned unit development process.

Planned Unit Development Findings

1. The preliminary development plan provides a public benefit to the City.
2. The proposed preliminary plan meets the purpose of a planned unit development.
3. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.
4. There is provision for adequate utilities and infrastructure, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities. A traffic study is not required.
5. There is provision for adequate vehicular ingress and egress designed to minimize traffic

congestion upon public streets.

6. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

The staff report from the February 6, 2024 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Staff Report- P&Z 2-6-24
3. Application
4. Vicinity,Zoning, Future Land Use Map
5. Planned Unit Development-Preliminary Plan
6. Planned Unit Development Narrative
7. Summary of Land Uses at Annie Wittenmyer Complex
8. COW Public Hearing Notice 2-21-24
9. P&Z Public Hearing and Neighborhood Meeting Notice
10. Neighborhood Meeting Attendance List
11. Public Comments

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ24-01 BEING THE REQUEST OF THE CITY OF DAVENPORT TO REZONE APPROXIMATELY 31.9 ACRES OF LAND AT 2800 EASTERN AVENUE FROM S-IC INSTITUTIONAL CAMPUS DISTRICT TO C-T COMMERCIAL TRANSITIONAL DISTRICT AND ESTABLISH A PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE SUBMITTED PRELIMINARY PLAN.

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 "C-T Commercial Transitional District." A Planned Unit Development is established in accordance with the submitted Preliminary Plan.

Part of the E14 of Section 24, Township 78 North, Range 3 East of the 5th P.M., being more particularly described as follows: Commencing at the SE. corner of the N.R W of said Section 24; thence East 30.0 ft. along the South line of the N.E. 14 of said Section 24 to the point of beginning; thence S00° 44'W 602.14 ft. to the point of intersection of the West R.O.W. line of Eastern Avenue with the Northeasterly R.O.W. line of the CM & St. P. Railroad; thence Northwesterly 128.89 ft. along the Northeasterly R.O.W. line of said Railroad being a curve concave southwesterly with a radius of 3870.0 ft. and having a long chord bearing N. 46° 52'W; thence N. 47° 50'W 454.00 ft. along said Railroad R.O.W. line; thence Northwesterly 526.28 ft. along said Railroad R.O.W. being a curve concave Northeasterly with a radius of 1587.14 ft. and having a long chord bearing N. 38y 20'W 523.91 ft.; thence Northerly 1146.95 ft along said Railroad R.O.W. being a curve concave Northeasterly with a radius of 2084.16 ft, having a long chord bearing N. 13° 04'TW 1132.62 ft. to a point on the South R.O.W. line of 29th St.; thence S.890 57'E. 1101.03 ft. along the said South line of 29th St; thence Southerly 31,58 ft. along a curve concave Westerly with a radius of 20.0 ft. to a point on the Westerly line of Eastern Ave.; thence S00° 31'W 1284.30 ft. along the West line of Eastern Ave, to the point of beginning containing 31,90 acres more or less. Commonly known as 2800 Eastern Avenue.

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

Zoning Map Amendment Findings

1. The zoning map amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with existing on-site uses and the zoning of nearby developed property.
3. The rezoning request is compatible with the established neighborhood character.

4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. The zoning map amendment facilitates the adaptive redevelopment of a national and local historic landmark.
6. The nonconformities created by the zoning map amendment will be mitigated through the planned unit development process.

Planned Unit Development Findings

1. The preliminary development plan provides a public benefit to the City.
2. The proposed preliminary plan meets the purpose of a planned unit development.
3. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.
4. There is provision for adequate utilities and infrastructure, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities. A traffic study is not required.
5. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets.
6. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

Section 3. At its February 6, 2024 meeting, the City Plan and Zoning Commission voted to forward Case REZ24-01 to the City Council with a recommendation for approval subject to the listed zoning map amendment and planned unit development findings.

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
Plan and Zoning Commission

Department: Development & Neighborhood Services
Contact Info: Matt Werderitch 563.888.2221

Date
2/6/2024

Subject:

Case REZ24-01: Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and establish a Planned Unit Development in accordance with the submitted Preliminary Plan. [Ward 5]

Recommendation:

Staff recommend Case REZ24-01 be forwarded to the City Council with a recommendation for approval, subject to the following findings.

Zoning Map Amendment Findings:

1. The zoning map amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with existing on-site uses and the zoning of nearby developed property.
3. The rezoning request is compatible with the established neighborhood character.
4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. The zoning map amendment facilitates the adaptive redevelopment of a national and local historic landmark.
6. The nonconformities created by the zoning map amendment will be mitigated through the planned unit development process.

Planned Unit Development Findings:

1. The preliminary development plan provides a public benefit to the City.
2. The proposed preliminary plan meets the purpose of a planned unit development.
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5. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets.
6. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

Background:

Background:

The City of Davenport is requesting a rezoning to C-T Commercial Transitional District and Planned Unit Development. The purpose is to identify an adaptive reuse and to preserve the historic structures at the Annie Wittenmyer Campus.

Why is a Zoning Map Amendment Required?

Since the City is positioning the Annie Wittenmyer Campus for private redevelopment, the allowed uses in the S-IC Institutional Campus District limits adaptive reuse of the property. The C-T Commercial Transitional District was identified as the most appropriate zoning classification to enable residential development while concurrently ensuring the existing social services tenants can continue to operate. The C-T District is the least intense commercial district, which allows for mixed-uses that are sympathetic to existing adjacent neighborhoods.

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designations:

The property is designated as Civic and Institutional in the Davenport +2035 Future Land Use Map.

1. **Civic and Institutional (CI):** Reserved for major developments for government, education, religion, medical, utilities, and other cultural or non-profit organizations located outside of the Downtown (DT).

Zoning:

The applicant is proposing a rezoning from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development.

1. **S-IC Institutional Campus District:** This district is intended to encourage a comprehensive approach to development by significant institutions within the City. The S-IC District is also intended to:
 1. Further the policies of the Comprehensive Plan.
 2. Permit appropriate institutional growth within boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.
 3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.
 4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures
2. **C-T Commercial Transitional District:** This district is intended to accommodate low intensity limited office, service, and retail uses that may serve as a transition between residential areas and more intensely developed commercial or light industrial areas of the City. Low intensity mixed-use is allowed.

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.

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

Staff Response: The property is designated as Civic and Institutional in the Davenport +2035 Land Use Plan. This designation is reserved for major governmental or non-profit

developments located outside the downtown. The proposed planned unit development will continue to provide a public benefit to the community through the addition of housing, social services, the city's retention of the aquatic center, and the preservation of a local landmark.

The established Annie Wittenmyer Complex will maintain its existing characteristics in terms of land use mix, while also converting historic structures into senior and affordable housing.

Rezoning the property to C-T Commercial Transitional District does not require an amendment to the Future Land Use Map. Many of the existing uses on the property will continue to operate in a similar manner, including the numerous non-profit organizations and the city-owned aquatic center. Maintaining the existing land use designation will protect the institutional uses on the site.

It is staff's opinion the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

b. The compatibility with the zoning of nearby property.

Staff Response: The following zoning districts abut the Annie Wittenmyer Complex:

- North: S-OS Open Space District
- South: S-IC Institutional Campus District | C-1 Neighborhood Commercial District
- East: S-OS Open Space District | C-T Commercial Transitional District | R-4C Single-Family & Two-Family Central Residential District | R-MF Multi-Family Residential District
- West: R-4C Single-Family & Two-Family Central Residential District

The C-T Commercial Transitional District was identified as the most appropriate zoning classification due to its ability to accommodate office, social services, residential, and recreational uses. This is also the lowest intensity commercial zoning classification in Davenport. Permitted uses in the C-T District have minimal, if any, outside impacts on adjacent properties. In addition, the commercial district dimensional standards are intended to protect residential neighborhoods by imposing more restrictive building heights and setbacks than Davenport's other commercial districts.

There is also an abutting 3.6-acre property at 2805 Eastern Avenue zoned C-T Commercial Transitional District. The property is currently developed as a multi-tenant office and retail center. Rezoning the Annie Wittenmyer Complex will create compatibility with an already established district.

Due to the close proximity of nearby property zoned C-T Commercial Transitional District and the substantial size of the site, it is staff's opinion the proposed zoning amendment is not considered spot zoning. The request is compatible with the zoning of nearby property.

c. The compatibility with established neighborhood character.

Staff Response: Given the history of the property as both a Civil War training camp and children's orphanage, the Annie Wittenmyer Complex has a character that is truly unique. Many structures on the campus were built pre-1900 and are in a state of deterioration. To address these challenges, the City of Davenport approved a conditional purchase agreement with a developer whom has experience in historic preservation. The rezoning to C-T Commercial Transitional District, along with the Planned Unit Development, are intended to accommodate adaptive reuse of the property in

a manner that is sympathetic to the historic campus and the surrounding neighborhoods.

The subject property is surrounded by open space in the form of Eastern Avenue Park to the north and Oakdale Cemetery to the east. The preliminary plan submitted by the developer includes preservation of the green space at the northwest corner of the property. This area contains floodplain and will remain undeveloped. In addition, the master planned campus will be preserved under this proposal. Due to the historic nature of the site, no new buildings are proposed.

While the developer does not intend to construct new buildings, it should be noted that the C-T Commercial Transitional District has dimensional standards that mitigate impacts on surrounding residential properties. The maximum district height is 35 feet, which is the same as Davenport's R-4C Single-Family & Two-Family Central Residential District. Interior and rear setbacks are also increased in the C-T District when abutting a residential district. However, the existing railroad tracks will continue to serve as a barrier between the campus and the adjacent neighborhood to the west.

If the property were to be redeveloped, the current Zoning Ordinance contains design standards that ensure compatibility with the neighborhood character. The standards require facades to incorporate a unifying architectural theme, including windows, prominent entrances, projections, and quality building materials. In addition, the Annie Wittenmyer Complex is a local landmark. Therefore, any exterior alterations to the buildings or site improvements will require approval from the Historic Preservation Commission.

It is staff's opinion the proposed zoning district and the planned unit development will ensure compatibility with the established neighborhood character.

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

Staff Response: City staff evaluated the preliminary plan and proposed uses for impacts on the regional transportation network. The site plan shows three access points onto Eastern Avenue, a minor arterial, and one access drive onto East 29th Street, a collector. From a cursory look at the proposed site plan, it appears like the development may generate an extra 200 trips per day, which may equate to approximately 20 trips during the peak hours. Since these trips will be divided among four different access locations, no traffic disruptions are expected, and a traffic study will not be needed.

Rezoning the property to create multi-family dwellings will not be detrimental to the surrounding area, which currently has a mixture of housing types. No new structures are proposed in the preliminary plan. Instead, existing buildings will be retrofitted for new residential uses and amenities. The density of housing is limited to the existing square footage within each historic structure. Any deviation from the approved plan will require an amendment to the planned unit development, which is an action item at City Council.

Residents have expressed both support and opposition for the proposed housing mix, which includes senior, affordable, and market-rate units. It should be noted that the Zoning Ordinance does not regulate price points or owner occupancy of dwelling units.

It is staff's opinion that the proposed zoning map amendment will not negatively impact the

public health, safety, and welfare of the City.

e. 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 Annie Wittenmyer campus includes roughly 32 acres in the 2800 block of Eastern Avenue. Many of the structures are from the 1800s when the property was built as an orphanage coming out of the Civil War era. In the 1950s, it was converted primarily for use in behavioral services and counseling for youth. The property was acquired by the City in the 1970s when the facility closed as funding was no longer sufficient to fund operations.

Since then, nonprofit operations (such as Family Resources) and Junior Theatre began using portions of the campus. The City converted outdoor fields to the current Aquatic Center on the north side of the campus; however, many of the buildings have sat vacant or been underused over the past decades. Lease revenue has been insufficient for routine maintenance and, as a result, the campus has suffered significant deferred maintenance.

Last year, a developer team (including Chris Ales) indicated interest in the site and began working on a concept plan that would preserve the historic buildings on the campus. Ales has substantial experience in completing historic redevelopment projects including several in Davenport. Their plan would be to convert many of the structures to affordable rental housing, including 52 units for seniors and 47 units for families. None of the structures on campus would be demolished per his plan.

To accomplish this, the property requires a rezoning to C-T Commercial Transitional District as the current zoning classification does not allow housing. The S-IC Institutional Campus District is no longer appropriate as ownership of the property will be transferred from the City to a private developer (with the exception of the aquatic center). Over the coming months, the Developer will work with existing tenants and the anticipated timeline of redevelopment.

It is staff's opinion that the present zoning district impedes the feasibility of redeveloping the historic Annie Wittenmyer Complex.

f. The extent to which the proposed amendment creates nonconformities.

Staff Response: The existing 32-acre triangular property far exceeds the minimum lot area requirement of 10,000 square feet and lot width requirement of 60 feet. However, staff has identified several nonconformities that will be created if the site is rezoned to C-T Commercial Transitional District. The dimensional and use nonconformities include:

1. The C-T Commercial Transitional District has a minimum front build-to-zone of 0-20 feet. Since the aquatic center facility has a substantial setback from East 29th Street, this requirement is considered legal nonconforming.
2. There is a minimum corner build-to-zone of 0-15 feet. A minimum of 60% of a structure must be located within this zone. While buildings C, D, and the Davenport Junior Theater Building abut Eastern Avenue, none are within the corner build-to-zone. Therefore, the property is considered legal nonconforming to this standard.
3. While architectural plans are not available, staff believe the three-story administration building and chapel bell tower may exceed the district height requirement of 35 feet.
4. While the historic structures on the campus were built with quality materials, there may be

deficiencies in meeting the Commercial District Design Standards outlined in Table 17.05-2 of the Zoning Ordinance. Davenport's code was adopted in 2019 to address modern development practices, rather than pre-1900s construction. The flexibility in the planned unit development will enable preservation of the architectural facades while addressing nonconformities.

5. The existing social services offered at the property will be allowed to continue operation, despite not being traditionally permitted in the C-T Commercial Transitional District.

Planned unit developments are a special approval intended to encourage and allow more creative and flexible development of land than is possible under district zoning regulations. Exceptions from district regulations may be granted for planned unit developments, if the exceptions:

1. Enhance the overall merit of the planned unit development.
2. Promote the objectives of both the City and the development.
3. Enhance the quality of the design of the structures and the site plan.
4. Will not cause excessive adverse impact.
5. Are compatible with adopted City land use policies.
6. Provide a public benefit to the City.

Staff believe the preliminary plan satisfies the criteria outlined in Section 17.14.080.D.2. of the Zoning Ordinance for granting an exception to the C-T Commercial Transitional District dimensional, design, and use standards. The degree of nonconformities will have minimal impact, if any, on surrounding land uses. Instead, the planned unit development process will facilitate the adaptive reuse of a historic district.

Any redevelopment of the site shall be in accordance with applicable city codes and meet the standards of the C-T Commercial Transitional District and the approved final development plan.

It is staff's opinion the nonconformities created by the proposed amendment will be mitigated through the planned unit development process.

Planned Unit Development:

Planned Unit Developments (PUD) are a special approval intended to encourage and allow more creative and flexible development of land than is possible under district zoning regulations and should only be applied to further those applications that provide compensating amenities to the City.

Through the flexibility of the planned unit development technique, a PUD is intended to:

1. Encourage flexibility in the development of land and in the design of structures.
2. Encourage a creative approach to the use of land that results in better development and design than might otherwise be accomplished under the strict application of other sections of this Ordinance.
3. Allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning controls.
4. Combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different uses in an innovative and functionally efficient manner.
5. Provide for the efficient use of land to facilitate a more effective arrangement of land uses, structures, circulation patterns, and utilities.

6. Encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affective flooding, soil, drainage, and other natural ecologic conditions.
7. Facilitate the implementation of adopted City land use policies, particularly with respect to areas planned for potential redevelopment.

A planned unit development is subject to the underlying district regulations, including use, unless an exception is specifically granted. The Plan and Zoning Commission may recommend and the City Council may grant exceptions to the zoning district regulations, including use, for a planned unit development.

The underlying zoning district regulations, including use, apply unless an exception is granted as part of the planned unit development approval. In no case may an exception to district regulations be granted unless the applicant demonstrates a substantial benefit to the City.

Preliminary Plan:

A site plan has been provided as the preliminary development plan associated with the rezoning request. The City owned and operated Annie Wittenmyer Aquatic Center will continue without interruption. The chapel currently used by Junior Theatre will remain. In addition, the City has the option of leasing additional cottages for classroom space. Building A, C, D, G-M, O and P are proposed as residential. In total there are approximately 99 proposed residential dwelling units.

Additional building uses include residential amenities and social services. No new buildings are being proposed, and no demolitions are proposed (save for two which have already commenced with HPC approval). Additional parking areas are generally located in previously developed areas. The functional general circulation of pedestrians and vehicles throughout the campus will not change other than the addition of a few new parking areas.

Local & National Historic Landmark:

The Iowa Soldiers' Orphan's Home Historic District (Annie Wittenmyer Complex) is both a locally and nationally designated landmark. The Historic Preservation Commission will retain review authority over proposed exterior and site alterations following the proposed rezoning and planned unit development. The National Register of Historic Places Inventory-Nomination Form and statement of significance can be accessed at the following link: <https://catalog.archives.gov/id/75340094>

Davenport Junior Theatre:

In the next several months, the Developer will communicate the anticipated development timeline to existing tenants. In particular, the Junior Theatre Program will continue, either on-site or at a new location. Staff has begun to explore a potential partnership with the Davenport Community School District. The developer has offered to allow the City to lease (for \$1) and potentially buy-back (for \$1) the current Theatre building if more time is needed. The City recognizes the value the theatre program brings to the community and is committed to its long term success.

Technical Review:

City Departments reviewed the proposed Zoning Map Amendment Application for compliance with City ordinances and impacts to regional systems.

Public Input:

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

January 11, 2024 neighborhood meeting and the January 16, 2024 Plan and Zoning Commission Public Hearing.

Approximately thirty members of the public attended the neighborhood meeting. City staff, the potential developer, and elected officials were also in attendance to answer questions and facilitate discussion. Comments were generally related to the following items:

- Concerns over the future of Davenport Junior Theatre.
- The ability to safely convert historic structures into quality affordable housing.
- Redevelopment should be sympathetic to the historic character of the local landmark.
- Housing types: affordable, senior, market-rate.
- Density and number of residential dwelling units.
- Increases in traffic through local residential neighborhoods.
- Opposition to additional housing units.
- Impacts on local property values and tax base.
- Impacts the adaptive reuse may have on existing neighborhoods.
- Ownership of the campus following redevelopment.

To date, staff have received several responses from the public, both in favor and in opposition to the request. Written comments received as of February 2nd at 1pm, are attached.

Staff will apprise the Commission of any additional correspondence at the February 6, 2024 Plan and Zoning Commission meeting.

ATTACHMENTS:

Type	Description
Backup Material	Application
Backup Material	Vicinity, Zoning, & Future Land Use Map
Backup Material	Planned Unit Development Preliminary Plan
Backup Material	Planned Unit Development Narrative
Backup Material	Summary of Land Uses at Annie Wittenmyer Complex
Backup Material	Public Hearing & Neighborhood Meeting Notice
Backup Material	Neighborhood Meeting Attendance List
Backup Material	Public Comments

Staff Workflow Reviewers

REVIEWERS:

Department	Reviewer	Action	Date
City Clerk	Berkley, Laura	Approved	2/1/2024 - 10:57 AM



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
**PLANNED UNIT
DEVELOPMENT**
AND SUBSTANTIAL PUBLIC BENEFIT

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING
12/11/2023	12/19/2023	01/16/2024

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
2800 Eastern Avenue, Davenport, Iowa 52803

BRIEFLY DESCRIBE THE PROJECT AND PUBLIC BENEFIT
Historic, adaptive reuse as 50 senior and 50 workforce housing apartments for individuals with incomes at or below 60% of the AMI and rents appropriately restricted. Public benefits include preservation of historic resources, provision of affordable housing and facilitation of continued provisions of public services by existing local non-profit tenants.

COMPLETE SUBMITTALS SHALL INCLUDE: **SUBMITTED**

Detailed PUD Narrative and Concept Plan* ☒
*Must address **ALL** Sections of 17.14.080

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

Application Fee* \$1,000 over 1 acre or \$250 ≤ 1 acre ☒
*(check payable to 'City of Davenport')

Narrative & Concept Plan shall address:

17.14.080.A.1. to A.7. Purpose ☒

17.14.080.D.1. Exceptions from Regulations ☒

17.14.080.D.2.a. to D.2.f. Exceptions ☒

17.14.080.D.3.a. to D.3.h. Substantial Benefits ☒

17.14.080.E.2.d. Prelim. Plan Approval Standards ☒

17.14.080.E.3.a. Final Plan Conditions ☒

17.14.080.E.2.d. PUD Approval Standards

The recommendation of the Plan and Zoning Commission and decision of the City Council must make a finding that the following standards for a planned unit development have generally been met:

- The proposed planned unit development meets the purpose of a planned unit development including provision of a substantial public benefit.
- The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.
- There is provision for adequate utilities and infrastructure, drainage, off-street parking & loading, pedestrian access, and all other necessary facilities.
- There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets. A traffic study may be required to provide evidence that the circulation system is adequate.
- The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

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

City of Davenport

Address

226 W 4th Street

City | State | Zip

Davenport, IA 52801

Phone

(563) 326-7769

Secondary Phone

E-Mail Address

Bruce.Berger@davenportiowa.com

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.

Bruce Berger

Type Applicant's Name

12/19/2023

Applicant's Signature

Date

DEVELOPMENT TEAM

Property Owner

City of Davenport

Address

226 W 4th Street

Phone

Secondary Phone

E-Mail Address

Project Manager/Other

Address

Phone

Secondary Phone

E-Mail Address

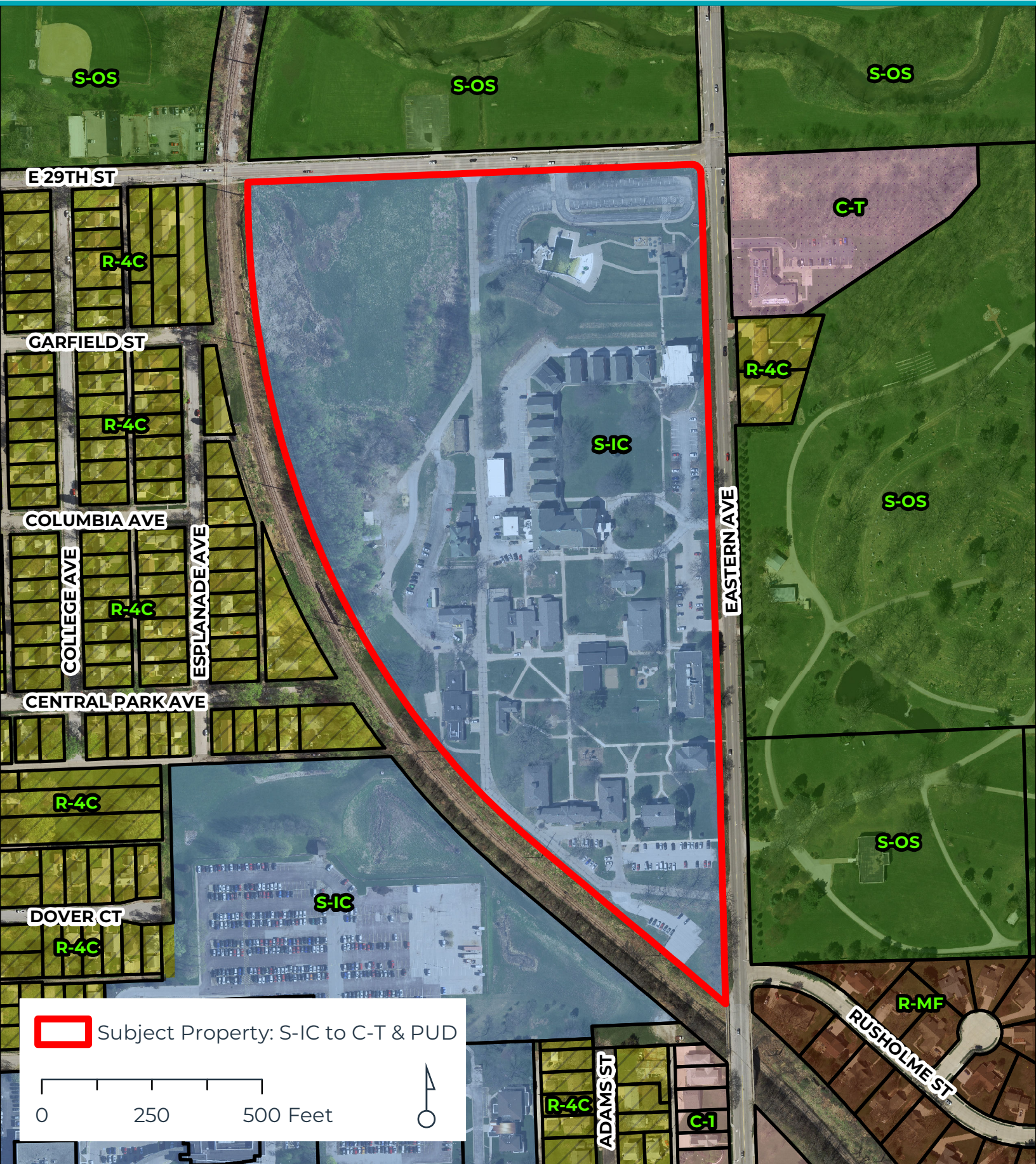
Vicinity Map | Case REZ24-01

Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. [Ward 5]



Zoning Map | Case REZ24-01

Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. [Ward 5]



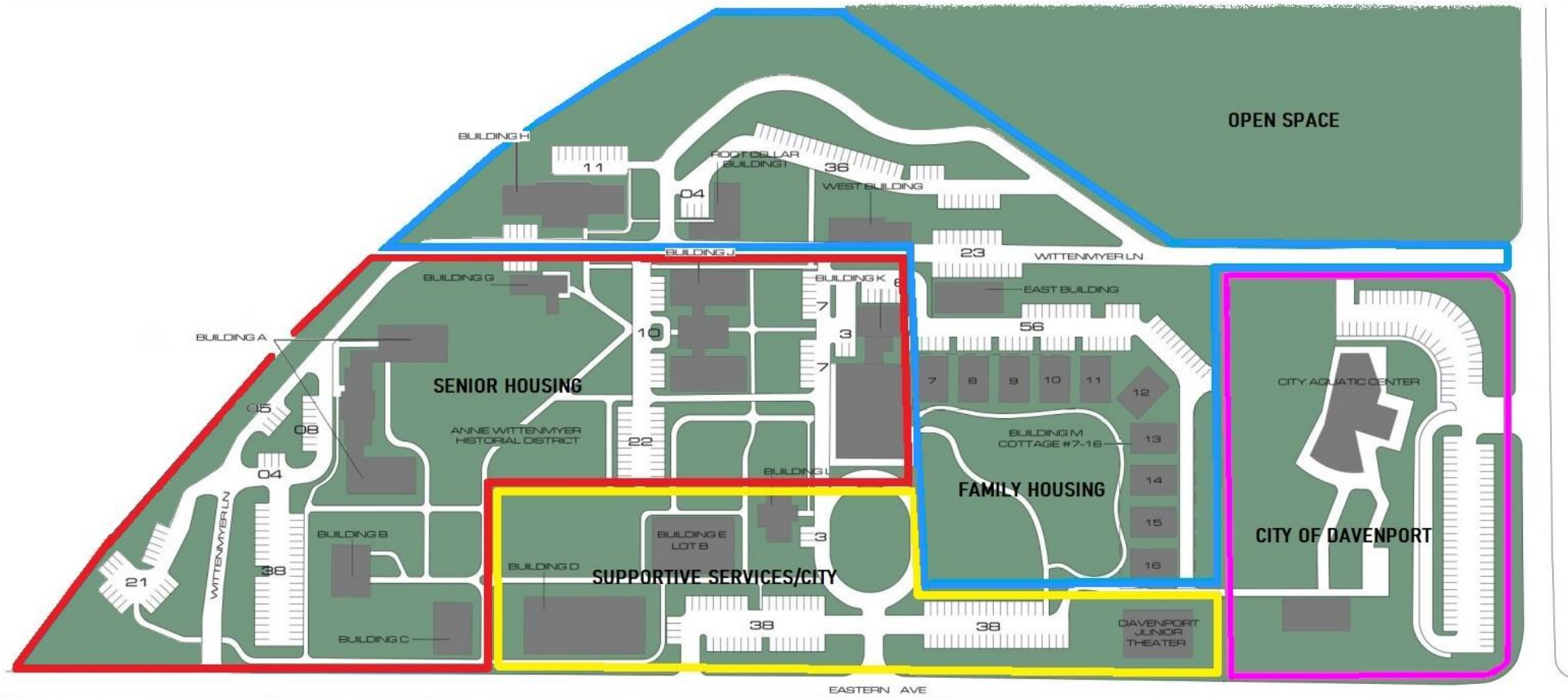


Future Land Use Map | Case REZ24-01

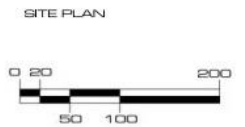
Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. [Ward 5]



PLANNED UNIT DEVELOPMENT
PRELIMINARY PLAN
ANNIE WITTENMYER COMPLEX – 2800 EASTERN AVENUE



- RETAINED BY CITY
- SOLD TO AW HOLDINGS, LLC
- SOLD TO AW HOLDINGS, LLC & RESOLD TO AW FAMILY, LLC
- SOLD TO AW HOLDINGS, LLC & RESOLD TO AW SENIOR, LLC



Planned Unit Development

Purpose:

This application is to rezone the Annie Wittenmyer campus, which is comprised of approximately 30 acres of land at 2800 Eastern Avenue, from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development (PUD). The City of Davenport is petitioning the rezoning request to achieve the following objectives:

- As a campus with 27 buildings of varying sizes and past uses, a rezoning to C-T District provides flexibility to convert 20 structures into housing units. The Planned Unit Development encourages the adaptive reuse of campus structures with compatible land uses that may not be traditionally permitted within the C-T District.
- The remaining buildings would be available to support the housing use (i.e., fitness center and community center) or use by nonprofits for community benefit. The site plan would become part of the rezoning to truly reflect the uniqueness of this historic campus.
- The plan includes maintaining community amenities, preservation of historic features, open space preservation, adaptive reuse of buildings and affordable housing.

To best position the campus for future redevelopment, the city intends to sell the land south of the Annie Wittenmyer Aquatic Center to a private developer with experience in historic preservation. Since the land would no longer be city-owned in its entirety, the existing S-IC Institutional Campus Zoning District is no longer appropriate as residential units are not permitted under this designation.

The request to rezone the property to a Planned Unit Development offers flexibility to maintain existing uses, provides amenities to future housing, ensures the property can be maintained as a cohesive campus, and preserves the rich historic character of this Local Landmark. Development under standard zoning parameters would render adaptive re-use of historic resources infeasible. There is also added assurance that a Planned Unit Development provides more specific uses for the campus and allows for City review of any proposed changes to the plan in the future.

Site Plan Overview:

A site plan has been provided as the preliminary development plan associated with the rezoning request. The city owned and operated Annie Wittenmyer Aquatic Center will continue without interruption. The chapel currently used by Junior Theater will remain. In addition, the city has the option of leasing additional cottages for classroom space. Building A, C, D, G-M, O and P are planned for housing. In total there are 99 proposed residential dwelling units.

Additional building uses include a residential amenity center, fitness center, and social services. No new buildings are being proposed, and no demolitions are proposed (save for two which have already commenced with Historic Preservation Commission approval). Additional parking spaces are generally located in previously developed areas. The functional general circulation of pedestrians and vehicles throughout the campus will not change other than the addition of a few new parking areas.

Affordable Housing:

The city anticipates the conversion of existing structures into residential units with the assistance of Low-Income Housing Tax Credits. This funding source, administered through the State of Iowa, has specific requirements related to the income levels of those living in the residential units. This ensures a certain number of units will be available as affordable housing.

Local & National Historic Landmark:

The Iowa Soldiers' Orphan's Home Historic District (Annie Wittenmyer Complex) is both a locally and nationally designated landmark. While the history of this area is extensive, a brief summary of its significance is been provided here.

The grounds for the Orphans' Home were developed over 15 decades beginning with the establishment of the Civil War Camp Roberts/Camp Kinsman and shifted into various orphanage uses by 1865. The campus's significance is due to several factors. It is associated with an important social welfare effort – a state-operated orphanage for the children of Civil War veterans and indigent families.

This is the first statewide orphanage to open in the country in the post-war period. Annie Wittenmyer, the founder and first matron, became a national figure serving as a major promoter of orphans' homes. The orphanage also pioneered progressive child welfare initiatives including the Cottage System of orphanage operation, an early foster care placement program, and one of Iowa's first Montessori nursery school programs.

The residential cottages are examples of simplified Queen Anne Style while the larger buildings are designed in the Romanesque Revival, Colonial Revival and PWA Moderne Styles. There are also examples of English Period Cottages. In addition, the complex contains archeological significance dating from the early to middle Woodland Period (800 BC – 400 AD).

Davenport's Historic Preservation Commission will retain review authority over proposed exterior and site alterations following the proposed rezoning and planned unit development. The city anticipates that the developer will utilize both state and federal historic preservation tax credits to help finance the project. This provides an additional level of oversight regarding historic preservation of the campus.

Conclusion:

The overall exceptions in the uses applied in a Planned Unit Development help enhance the merit of the project. The development will help promote the City's objectives and provide several public benefits by enabling adaptive reuse of facilities better suited for residential; providing additional affordable housing, ensuring historic preservation, and maintaining open space.

Summary of Land Uses at Annie Wittenmyer Site		
BUILDINGS		
	Existing Use	Proposed Use
Building A	Family Resources	Residential (8) units and social services
Building B	Parks Department	Fitness Center
Building C	Vacant	Residential (4) units
Building D	Community Action	Residential (12) units
Building E	Family Resources	Social Services
Building F	Vacant	Ongoing demolition - approved by HPC
Building G	Tapestry Farms	Residential (2) units
Building H	Vacant	Residential (10) units
Building I		Residential (4) units
Building J	Vacant	Residential Amenities
Building K	Vacant	Residential (25) units
Building L	Community Action	Residential (2) units
Building M (Cottages 7-16)	Cottages 7-16 and Junior Theater uses	Residential (20) units
Building N (Chapel)	Junior Theater	Theater
Building O (West Building)	Storage (Park Department)	Residential (4) units
Building P (East Building)	Carpentry Shop (Park & Rec)	Residential (8) units
Building Q (Pool House)	Pool House	Pool House
Building R (Aquatic Center)	Aquatic Center	Aquatic Center
Building S (garage)	Storage	Ongoing demolition - emergency HPC approval
Total Residential Units		99
PARKING AREAS		
	Existing Spaces (#)	Proposed Spaces (#)
Parking Area 1 (Aquatic Center)	90	102
Parking Area 2 (new)	n/a	23
Parking Area 3	56	56
Parking Area 4 (Junior Theater)	35	38
Parking Area 5	50	36
Parking Area 6	7	6
Parking Area 7	5	7
Parking Area 8 (new)	n/a	3
Parking Area 9 (new)	n/a	7
Parking Area 10 (new)	n/a	3
Parking Area 11	39	38
Parking Area 12 (new)	n/a	4
Parking Area 13 (new)	n/a	11
Parking Area 14	2	10
Parking Area 15 (new)	n/a	10
Parking Area 16 (new)	n/a	22
Parking Area 17	5	5
Parking Area 18	9	8
Parking Area 19	3	4
Parking Area 20	37	38
Parking Area 21	20	21
Total Parking Spaces	358	452



PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 200 feet of the subject property located at 2800 Eastern Avenue

Committee of the Whole Public Hearing Meeting

Date: 2/21/2024

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 S-IC Institutional Campus District. The City of Davenport is requesting a rezoning to C-T Commercial Transitional District and Planned Unit Development. The purpose is to identify an adaptive reuse and preserve the historic structures at the Annie Wittenmyer Campus.

Request/Case Description

Case REZ24-01: Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and establish a Planned Unit Development in accordance with the submitted Preliminary Plan. [Ward 5]

At its February 6, 2024 meeting, the Plan and Zoning Commission recommended Case REZ24-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Zoning Map Amendment Findings:

1. The zoning map amendment is consistent with the Comprehensive Plan and adopted land use policies.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with existing on-site uses and the zoning of nearby developed property.
3. The rezoning request is compatible with the established neighborhood character.
4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. The zoning map amendment facilitates the adaptive redevelopment of a national and local historic landmark.
6. The nonconformities created by the zoning map amendment will be mitigated through the planned unit development process.

Planned Unit Development Findings:

1. The preliminary development plan provides a public benefit to the City.
2. The proposed preliminary plan meets the purpose of a planned unit development.
3. The proposed planned unit development will not impede the normal and orderly development and improvement of surrounding property.
4. There is provision for adequate utilities and infrastructure, drainage, off-street parking and loading, pedestrian access, and all other necessary facilities. A traffic study is not required.
5. There is provision for adequate vehicular ingress and egress designed to minimize traffic congestion upon public streets.
6. The location and arrangement of structures, parking areas, walks, landscape, lighting, and other site design elements, are compatible with the surrounding neighborhood and adjacent land uses.

What are the Next Steps?

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, February 21, 2024 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.

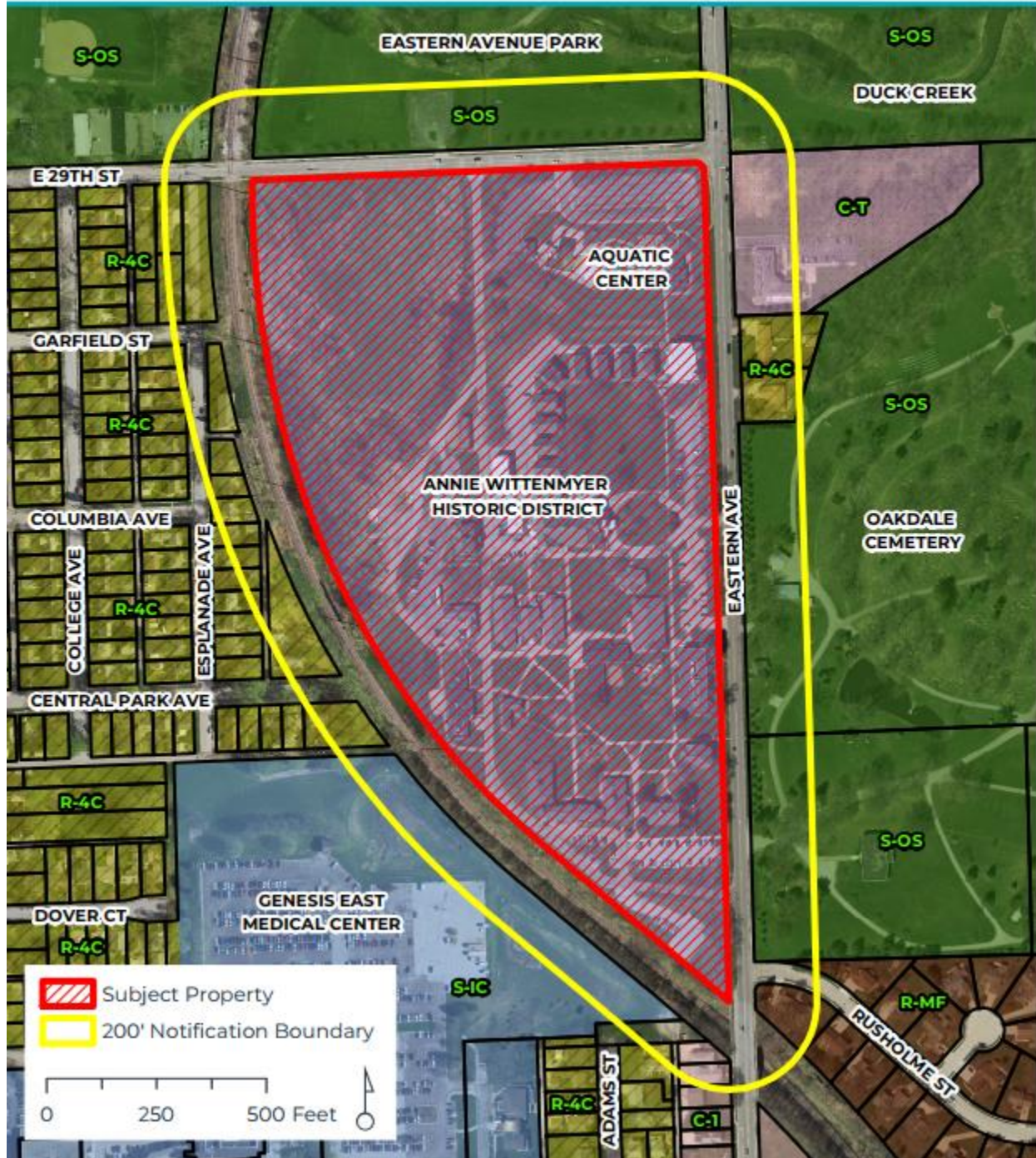
All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

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



Rezoning Request | Case REZ24-01

Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. [Ward 5]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 200 feet of the subject property located at 2800 Eastern Avenue

Neighborhood Meeting

Date: 1/11/2024

Time: 6:00 PM

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

Plan & Zoning Commission Public Hearing Meeting

Date: 1/16/2024

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 S-IC Institutional Campus District. The City of Davenport is requesting a rezoning to C-T Commercial Transitional District and Planned Unit Development. The purpose is to identify an adaptive reuse and preserve the historic structures at the Annie Wittenmyer Campus.

Request/Case Description

Case REZ24-01: Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. [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 16, 2024. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on February 6, 2024. 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 "Search Minutes & Agendas": www.cityofdavenportiowa.com/boards Mondays before the meeting/public hearing.

Do You Have Any Questions?

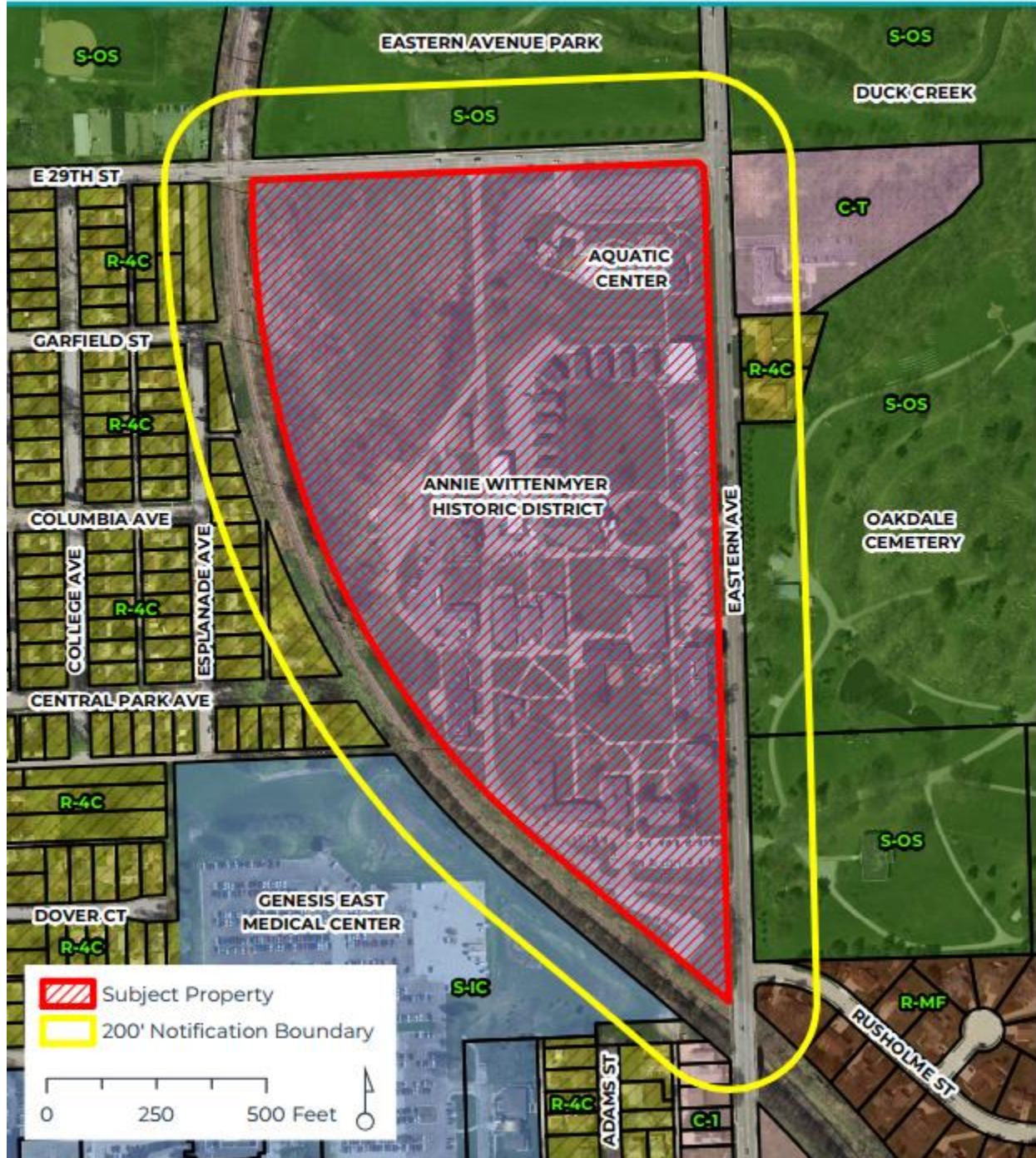
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: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



Rezoning Request | Case REZ24-01

Request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and Planned Unit Development. [Ward 5]



Neighborhood Meeting Attendance List

Date: 01/11/2024

Time: 6:00 pm

Location: Council Chambers | City Hall | 226 W 4th ST

Case:

REZ24-01 | City of Davenport | Rezone 31.9 acres at 2800 Eastern Ave from S-IC Institutional to C-T Commercial Transitional Planned Unit Development

The purpose of this meeting is to provide an **informal setting to allow courteous discussion** between the developer and adjacent owners, and to answer any questions and concerns about the proposed action. This meeting does not replace the Public Hearing.

NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1 Ann McGlynn	annmcglynn@gmail.com	563-370-0004	3009 Grand Ave Davenport, IA
2 Matt Wissing	wissingm@yahoo.com	563-265-9353	1916 E. 13 th St.
3 Ann Garton	lexasgarton@aol.com	563-940-7374	204 E Rusholme
4 Scott Tunnick	scotttunnick@gmail.com	563-370-2098	718 Holmes St (Bastard)
5 LaShanna Dixon	dixonlashanna@yahoo.com	563-499-2178	2939 Dubuque Apt 3N
6 Bill Peterson	bill.m.peterson@gmail.com	319-430-7820	2637 Esplanade
7 Jessica Ndes	jndes81329@gmail.com	(309)-370-2459	
8 Chloe Roche	cmbenson46@gmail.com	309-229-3807	
9 Meagan Moran	meagan.moran27@gmail.com	309-643-3533	
10 Kathleen Fisel	Kap61201@yahoo.com	309-236-6313	
11 Carol Metzger	carol.metzger1@verizon.net	563-888-1688	1916 East Rusholme St
12 MICHAEL METZGER	MICHAEL.METZGER1@VERIZON.NET	"	"
13 Brenda Vondra	BVondra123@gmail.com		
14 James Fiske	JAMESFISKE@MCHSI.COM	507-340-8922	2312 Highl. Apt
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

Werderitch, Matt

From: Kristine Clevenger <kmclev@hotmail.com>
Sent: Thursday, January 11, 2024 12:00 PM
To: Planning
Subject: [EXT] Annie Wittenmyer rezoning

ATTENTION: This is an external email.

Hello, I am writing this email to express concerns about the rezoning of this facility. We live at 1823 East Rusholme Street and are worried about the property value effect of adding low income housing to our area. Also the additional traffic through our neighborhood. We were not notified of this but found out through another one of our neighbors. I don't understand why we did not receive any notification of this and ask for additional time before the zoning meeting is held. My husband will be attending the neighborhood the neighborhood meeting tonight to express our concerns. Thank you Kristine Clevenger

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Werderitch, Matt

From: Max M <molinemaxa@gmail.com>
Sent: Thursday, January 11, 2024 11:26 AM
To: Planning
Subject: [EXT] Affordable Housing Initiative

ATTENTION: This is an external email.

Greetings,

I'm emailing you all to discuss my major concerns with the plans to convert the Annie Wittenmeyer complex. My primary concern is the displacement of Davenport Junior Theatre.

As a former employee of the City of Davenport, I know the value Davenport Junior Theatre specifically as a program has had on me as an individual and the multitudes of students that I have seen go through the program. It has created better students, artists, and citizens in it's 70+ years of existence and to displace the program again makes me anxious as to the city's plan to accommodate them.

There is currently no plan I see with the city to move the program to a reasonable and sustainable location. My first thought is that the city would try to house the program in various schools within the district. This should not happen. It will create confusion with parents and students all over the city, make it difficult for non-Davenport residents to find out where to go and when, and will invade the space of other students. My second thought is that there would be no rehousing of the program, and that is an absolute travesty that you would do well to avoid.

As one of the few city-funded arts programs in the nation, Davenport Junior Theatre is an organization that any city would be proud to keep funding, and it has proven to be something the city is proud of. With multiple successful fundraisers, in-person classes returning to pre-1st wave pandemic numbers (something very few organizations around the country have done yet), and consistent growth in their Spring and Summer Break camps, Davenport Junior Theatre is something Davenport and the Greater QC Metro area as a whole believes in, and you as a committee must as well.

If you intend to go through with converting the complex to affordable housing without investing time into establishing rent control in the city, so be it. But you must find a consistent and suitable home for Davenport Junior Theatre.

Max Moline
Director/Theatre Artist/Theatre Educator
maxmoline.com
(he/him/his)

Werderitch, Matt

From: Alexandra Olsen <olsenalexandraw@gmail.com>
Sent: Thursday, January 11, 2024 1:17 PM
To: Planning
Subject: [EXT] Davenport Junior Theater deserves to stay.

ATTENTION: This is an external email.

To whom it may concern,

I am an alum of Davenport Junior Theater and I have just read the tentative plan to convert the Annie Whittenmeyer complex into housing. I am incredibly concerned for the future of Davenport Junior Theatre and about the impact this will have on our arts community.

Davenport Junior Theater is the second-oldest children's theater in the country and has helped thousands of students thrive through the power of performance art. This program is unlike any other and is something the city of Davenport should be incredibly proud of and vehemently protecting. In a world where it is becoming increasingly difficult for children to have the space to just be kids, away from screens and online influences, I hope DJT can continue to be a safe space for all of the QC's young artists.

I understand the need for affordable housing, but is forcing a nonprofit like DJT out really the best that Davenport can do?

What is the cost of converting these buildings into housing, compared to building a new structure?

How will we know if these structures are even safe enough to be converted into full-time housing?

In my opinion, it would be shameful for this council to bring about the demise of a historic organization such as Davenport Junior Theater. The Annie Whittenmeyer complex has been home to DJT since the 1970s and forcing them out of this space would certainly be a stain in Davenport's history.

Again, I understand the importance of affordable housing. But I also know the importance of culturally enriching spaces and experiences for our children, so I beg you to reconsider your plan.

Sincerely,
Alexandra Olsen

Werderitch, Matt

From: Joie Stoefen <joiestoefen13@gmail.com>
Sent: Thursday, January 11, 2024 5:26 PM
To: Planning
Subject: [EXT] Annie Wittenmeyer Complex

ATTENTION: This is an external email.

Hello,

My name is Joie Stoefen, and I am a former resident of the Quad Cities area. I have been fortunate to experience all the area offers, including Davenport Junior Theatre.

Davenport Junior Theatre is the place that nurtured my love for the arts. At DJT, I took my first acting class, made lifelong friendships, and found a home away from home. I could not imagine my life without this amazing organization-- it was my savior during the most challenging times in childhood. By selling the property and temporarily displacing the organization, Davenport officials suggest that the arts are not valuable to the community. It would also deny future generations-- composed of *various* economic, gender, and racial backgrounds-- opportunities to learn and grow through artistic endeavors.

I understand that there is a possibility that DJT could remain in the complex and or find a new home. While this seems reasonable, it would erase decades of history. **Davenport Junior Theatre is the SECOND oldest children's theatre in America.** This is something worth celebrating and preserving. The historical and social implications of Davenport Junior Theatre's presence in the Annie Wittenmyer Complex cannot be understated. The lack of clarity and transparency about this process is incredibly confusing. Additionally, the timeline of fundraising and rehoming for this project threatens the sustainability of DJT. A well-developed plan would prevent the downfall of one of the Quad Cities' most beloved theatrical organizations.

Affordable housing is necessary for the diverse population of Davenport; however, I do not believe it is worth sacrificing a successful organization. Please consider clarifying these plans and ensuring that Davenport Junior Theatre continues to serve the community. Thank you for your time and consideration.

Best,

Joie Stoefen

563-484-9055 | joiestoefen13@gmail.com

Werderitch, Matt

From: Katie Styrt <katiestyrt@gmail.com>
Sent: Thursday, January 11, 2024 2:12 PM
To: Planning
Subject: [EXT] Annie Wittenmyer Proposal Plan

ATTENTION: This is an external email.

Hello,

I am not able to attend the upcoming town halls, but I wanted to say that I am very in favor of redeveloping the Annie Wittenmyer complex!

The proposal allows space for the Davenport Junior Theater to move or continue in place, which preserves a wonderful community resource. I also appreciated that the developer hopes to keep some of the original buildings, which are part of the charm of the neighborhood. However, the most exciting part of this proposal is the addition of 100 affordable housing units to the neighborhood. This would be a great asset for our community!

I would absolutely love to have more seniors and families in stable, high-quality housing they can afford. This is a great location for more units. My family lives nearby and often plays at Garfield Park in the summer - it would be fun to have more kids nearby, and I'm sure the families would enjoy having the park so close to them. Davenport is also in dire need of affordable housing, and so adding this many units would benefit our whole city. I hope the proposal passes and the development can happen.

Thank you,
Rev. Katie Styrt
1115 Grand Ct, Davenport.

Werderitch, Matt

From: Abbie Carpenter <abbiejcarpenter@gmail.com>
Sent: Tuesday, January 16, 2024 8:55 AM
To: Planning
Subject: [EXT] Concerns about Annie Whittenmyer Complex Project

ATTENTION: This is an external email.

Dear City Planning Committee,

I am writing to share my concerns regarding the potential sale and development of the Annie Whittenmyer campus. I first want to state that I unequivocally support the development of affordable housing in the Quad Cities. I am a social work student, about to graduate with my Masters of Social Work, so I understand more than most the severity and importance of this need. I believe access to safe and affordable housing is a human right, and therefore am thrilled that the city wants to create more affordable housing.

My concern, however, is the impact of this project on Davenport Junior Theatre. You see, I grew up in those cottages, beginning theatre classes at the age of six. My mom was a social worker at Family Resources for many years, and her office was in one of the cottages, so I would go there after school and wait for my acting class to start, at which time I'd simply walk next door and sign in.

At that time, I believe, DJT was only using three cottages and the theatre, but the program grew as I grew up alongside it, and it now is housed in ten cottages, plus the scene shop and the Nighswander Theatre. I had the privilege of working at DJT, starting as a teaching assistant and junior staffer in middle and high school, and eventually as a theatre instructor, jobs which taught me the value of giving back to the community that raised you. I have taught hundreds of students in those cottages, and every class reminded me of my young self, in those same cottages, learning to be confident in who I am and what I stand for.

Now, as a former DJT teacher of mine turned friend, Megan Rieck said, DJT was never about a place. It is about the community we have created. I fully agree with that sentiment, which is why I am not here to ask you not to develop these buildings into affordable housing. I am simply here to ask you to give DJT more time to create a path forward.

The theatre and dance programs as they are can NOT function with only the theatre building. The theatre building may be where students perform and share their newly acquired skills, but it simply is not enough to house the massive program this has become. For example, one of the best parts of DJT as an alumni and former staff member is summer camp. Each summer, DJT hosts several performing arts camps, which take up each and every available space the program currently has, and even that is not enough! Kids have to be turned away from camp every year because there just isn't enough room for more of them.

So how, I ask, can this wonderful and extremely well attended program be expected to function without the cottages? I have heard whisperings of partnering with the Davenport Schools, which I must say, as a former teacher, is absolutely unfeasible. If the program is spread out across the city, it will be much harder for parents to locate the correct place for their child's class, for one.

Another point is the lack of support staff if the program is spread out. Currently, if a teacher is in need of support in their classroom for any reason, for anything from behavioral issues to a medical emergency, they can contact the front desk and someone will be there to help within minutes or even seconds. If these needs arise and a teacher is alone with their class with no support staff nearby, what is that teacher meant to do? This plan is a logistical nightmare and a disaster waiting to happen.

If I could describe the best possible outcome of this situation, it would be that DJT has the time, support, and funding to seek out another facility which could perhaps provide an even better home for its programming. Whether that facility exists or needs to be built, the city of Davenport must help DJT find this new home, should it be removed from its current one.

All I am asking for is that proper consideration be given to Davenport Junior Theatre and its future. After all it has done for the greater Quad Cities community, that is the least you can do for it.

Sincerely,

Abigail Carpenter, DJT Alumn and Former Staff Member

Werderitch, Matt

From: Cynthia Smysor <csmysor@yahoo.com>
Sent: Tuesday, January 16, 2024 12:44 PM
To: Planning; Gripp, Kyle; Newton, Jazmin; Kelly, Tim; Dunn, Rick; Dunn, Tim; Meginnis, Marion; Burkholder, Jade; Reinartz, Paul; Lynch, Mhisho; Jobgen, Ben
Subject: [EXT] Concerns for the futures of Davenport Junior Theatre

ATTENTION: This is an external email.

To our community leaders-

I know you have been hearing from many concerned citizens about the future of Davenport Junior Theatre. We all agree that affordable housing is important and that moving the theatre program isn't necessarily a bad thing- but the carelessness and thoughtless actions of our leaders are highly concerning. Before this all started, was the full scope of space used and what the program needs explained enough to make an educated decision on behalf of your constituents?

Where I am coming from is the fact that I am an alumni, current parent of a student in the program, and have signed on to direct the final show this season, making me staff once again. I can honestly say Junior Theatre saved my life as a teenager when every other system around me was failing. I started when I was seven and it was my first job as a teen. My son recently started class and when I hosted a foreign exchange student in 2017-2018, she was taken in is a volunteer and given a wonderful experiences. I directed my first show in 2005 and this upcoming show will be my 6th time directing a production and I taught classes for many years. I have seen countless students mirror my experience and grow into respectable adults. I tell people all the time that what sets JT apart from the rest is the fact that it's not there to be a place where kids learn to compete... it's there to help kids grow into confident adults who know how to work on a team and communicate effectively (which you are seeing through the many emails, calls, social media posts, and speeches to come). I have had people approach since all of this started who were never involved with the program but have seen it's power and want to help. This program is more than the space, it's the whole entire community. This is the legacy it leaves behind as it moves forward.

The scope of the program has only grown. Even in my time with the program as an adult I have watched it grow beyond the space it held when I was a teen. We went from 3 cottages to 10. A parking lot was put in. Spaces were reworked; storage expanded. An actual scene shop to build sets in was born. And the thing is- ALL THIS SPACE IS BEING USED. Not to mention the fact that I can bring my kids to ANY show regardless of our finances because they are free. And the addition of a free show with an ASL interpreter just continues to show the impact the arts have on us as humans. When our leaders want to take something so meaningful to so many and not move forward with a plan to secure it's future, faith in those leaders can fade quickly.

Please take the time to understand how this timeline effects the kids currently involved with the program. Moving too quickly will have consequences. Please understand what you are doing and develop a timeline that shows this 72 year partnership respect. Communicate that plan in a way that shows up for this meaningful program. Thank you.

With respect,
Cynthia Taylor

City of Davenport

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

Action / Date
3/20/2024

Subject:

Resolution conditionally approving the City HOME funding application for the Carol's Village Apartments housing project in the 800 block of Harrison Street (Vera French Mental Health Center, Petitioner). [Ward 3]

Recommendation:

Adopt the resolution.

Background:

Home Investment Partnership Program (HOME) funds are federal dollars administered by the U.S. Department of Housing and Urban Development (HUD). As a HOME entitlement community, the City receives HOME dollars annually. HOME dollars are focused on affordable housing activities, primarily rehabilitation and new construction.

On a related note, the Iowa Finance Authority (IFA) offers affordable housing tax credits (Low Income Housing Tax Credits or LIHTC) through an annual, competitive application process. A successful financing strategy is to pair HOME with LIHTC to allow affordable housing projects to be financially sustainable.

While there are several conditional approvals of HOME projects on this agenda, this project was *already awarded* LIHTCs in 2023. The developer elected to apply for City HOME funding after the LIHTC awards which is why this conditional HOME application is coming forward now.

IFA will only award up to two LIHTC projects to a community in a single round. As a result, the City anticipates having sufficient HOME funding for this project as well as up to two of the other LIHTC projects should the City Council adopt all of the HOME Resolutions on this agenda.

This project is proposed by local nonprofit Vera French Mental Health Center and their affiliate Vera French Housing who has developed and continues to manage 130 housing units in the Quad Cities since their founding in 1994. Carol's Village Apartments is a new construction project providing 30 units, ranging from one- to two-bedrooms. Estimated at \$9.6 M, this project would be primarily funded by LIHTC equity, State HOME funding, and several local funders, with a City HOME loan of up to \$1,000,000.

Adoption of this Resolution will authorize the Interim City Administrator or her designee to sign necessary documents and reflect approval of City HOME funding contingent upon several items including, but not limited to:

- Availability of City HOME funding
- Obtaining federal and City programmatic and underwriting requirements
- Meeting all federal environmental review requirements

Attachments:

1. Resolution
2. VF Carol Village Gardens Site Plan
3. VF Carol Village Garden East Elevation

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION conditionally approving the City HOME funding application for the Carol's Village Apartments housing project in the 800 block of Harrison Street (Vera French Mental Health Center, Petitioner).

WHEREAS, Vera French Mental Health Center and their affiliate Vera French Housing, a local nonprofit, is planning to build 30 units of affordable housing to dovetail with their adjacent Carol Center; and

WHEREAS, this project was awarded Low Income Housing Tax Credits (LIHTC) from the Iowa Finance Authority in 2023 through that competitive process for substantial funding which helps to make affordable housing projects financially sustainable; and

WHEREAS, the City of Davenport is an entitlement community, receiving annual allocations of Home Investment Partnership (HOME) Program dollars from the U.S. Department of Housing & Urban Development (HUD) to assist with affordable housing activities; and

WHEREAS, the developer has applied for up to \$1,000,000 in City HOME financing to provide gap financing for this \$9.6 million new construction project, consisting of twenty-six (26) one-bedroom and four (4) three-bedroom units; and

WHEREAS, the project will need to pass an environmental review which is required by HUD and other program and financial requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the City HOME funding application for the Carol's Village Apartments housing project in the 800 block of Harrison Street is hereby conditionally approved, and the Interim City Administrator and/or her designee is authorized to execute documents as necessary, subject to the aforementioned items, federal regulations, City ordinances, and the building permit process.

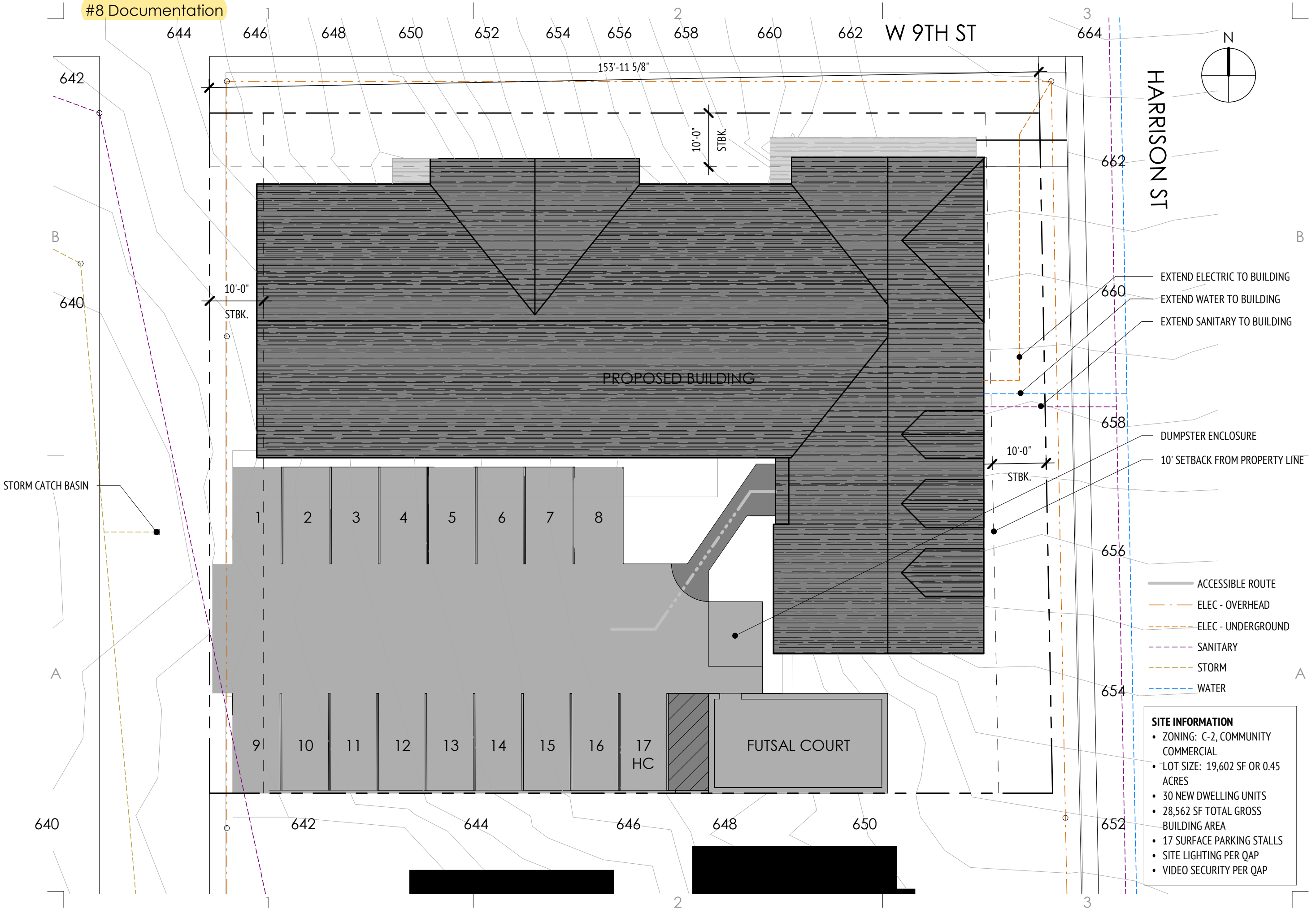
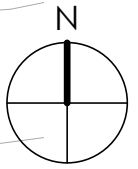
Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



EXTEND ELECTRIC TO BUILDING
EXTEND WATER TO BUILDING
EXTEND SANITARY TO BUILDING

DUMPSTER ENCLOSURE
10' SETBACK FROM PROPERTY LINE

ACCESSIBLE ROUTE
ELEC - OVERHEAD
ELEC - UNDERGROUND
SANITARY
STORM
WATER

SITE INFORMATION
• ZONING: C-2, COMMUNITY COMMERCIAL
• LOT SIZE: 19,602 SF OR 0.45 ACRES
• 30 NEW DWELLING UNITS
• 28,562 SF TOTAL GROSS BUILDING AREA
• 17 SURFACE PARKING STALLS
• SITE LIGHTING PER QAP
• VIDEO SECURITY PER QAP



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

ARCHITECTS SCHIPPER KASTNER

3716 Ingersoll Ave., Ste. A, Des Moines, IA 50312 office: 515.277.6707

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INTERIORS

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VERA FRENCH CAROL'S VILLAGE APARTMENTS
VERA FRENCH HOUSING CORP

DAVENPORT, IA

PHASE - NOT FOR CONSTRUCTION

ISSUE DATE:
02.21.2023

REVISIONS:

EAST ELEVATION

X202

PROJECT 00000

City of Davenport

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

Action / Date
3/20/2024

Subject:

Resolution conditionally approving the City HOME funding application for The Enclave at Sheridan housing project in the 5000 block of Sheridan Street (Commonwealth Companies, Petitioner). [Ward 7]

Recommendation:

Adopt the Resolution.

Background:

Home Investment Partnership Program (HOME) funds are federal dollars administered by the U.S. Department of Housing and Urban Development (HUD). As a HOME entitlement community, the City receives HOME dollars annually. HOME dollars are focused on affordable housing activities, primarily rehabilitation and new construction.

On a related note, the Iowa Finance Authority (IFA) offers affordable housing tax credits (Low Income Housing Tax Credits or LIHTC) through an annual, competitive application process. This year, the deadline for LIHTC applications is in early April. A successful financing strategy is to pair HOME with LIHTC to allow affordable housing projects to be financially sustainable.

Accordingly, there are several conditional approvals of HOME projects on this agenda. IFA will only award up to two LIHTC projects to a community in a single round. As a result, the City anticipates having sufficient HOME funding if the maximum number of LIHTC projects are awarded in Davenport.

This project is proposed by Wisconsin developer Commonwealth Companies who has completed development of over 3,400 LIHTC units since their founding in 2001. The Enclave at Sheridan is a new construction project providing 40 units, ranging from one- to three-bedrooms. Estimated at \$11.8 million, this project would be primarily funded by LIHTC equity and conventional mortgage financing, with a City HOME loan of up to \$600,000.

Adoption of this Resolution would authorize the Interim City Administrator or her designee to sign necessary documents and reflect approval of City HOME funding contingent upon several items including, but not limited to:

- Award of LIHTCs in 2024 round
- Availability of City HOME funding
- Obtaining federal and City programmatic and underwriting requirements
- Meeting all federal environmental review requirements

Attachments:

1. Resolution

2. Enclave at Sheridan Site Plan
3. Enclave at Sheridan Rendering and Elevations

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION conditionally approving the City HOME funding application for The Enclave at Sheridan housing project in the 5000 block of Sheridan Street (Commonwealth Companies, Petitioner).

WHEREAS, Commonwealth Companies, a Wisconsin-based developer, has secured site control of a property in the 5000 block of Sheridan Street and is planning to build 40 units of affordable housing; and

WHEREAS, the developer plans to apply for Low Income Housing Tax Credits (LIHTC) from the Iowa Finance Authority in early April 2024 through that competitive process for substantial funding which helps to make affordable housing projects financially sustainable; and

WHEREAS, the City of Davenport is an entitlement community, receiving annual allocations of Home Investment Partnership (HOME) Program from the U.S. Department of Housing & Urban Development (HUD) to assist with affordable housing activities; and

WHEREAS, the developer has applied for up to \$600,000 in City HOME financing to provide gap financing for this \$11.8 million new construction project consisting of eight (8) one-bedroom, sixteen (16) two-bedroom, and sixteen (16) three-bedroom units; and

WHEREAS, the project will need to pass an environmental review which is required by HUD and other program and financial requirements, in addition to being successful in obtaining sufficient LIHTCs through IFA's 2024 round.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the City HOME funding application for The Enclave at Sheridan housing project in the 5000 block of Sheridan Street is hereby conditionally approved, and the Interim City Administrator and/or her designee is authorized to execute documents as necessary, subject to the aforementioned items, federal regulations, City ordinances, and the building permit process.

Passed and approved this 27th day of March, 2024.

Approved:

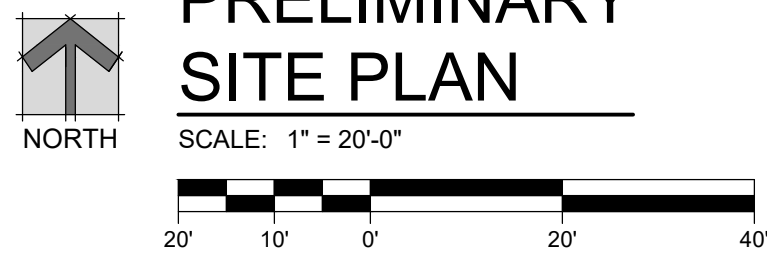
Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Site Plan





SITE INFORMATION:	
PROPERTY AREA:	AREA = 2.55 +/- ACRES
ZONING:	CORRIDOR COMMERCIAL (C-2)
NUMBER OF UNITS:	TOTAL: 40 UNITS
SETBACKS:	BUILDING: FRONT = 0' (15' UTILITY EASEMENT) SIDE = 10' REAR = 0' (30' EASEMENT)
PARKING REQUIRED:	1.5 STALLS PER UNIT
PARKING PROVIDED:	60 SURFACE STALLS (5 H.C. ACCESSIBLE)

BUILDING #1 SIZE (GROSS SF)

FIRST FLOOR	9,220 S.F.
SECOND FLOOR	9,122 S.F.
THIRD FLOOR	9,122 S.F.
TOTAL AREA	27,464 S.F.

BUILDING #2 SIZE (GROSS SF)

FIRST FLOOR	7,956 S.F.
SECOND FLOOR	7,856 S.F.
TOTAL AREA	15,812 S.F.

BUILDING #3 SIZE (GROSS SF)

FIRST FLOOR	2,115 S.F.
TOTAL AREA	2,115 S.F.

UNIT BREAKDOWN

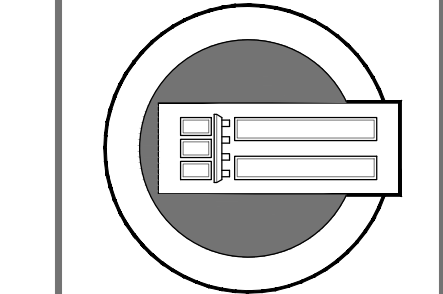
1 - BEDROOM UNITS	8
2 - BEDROOM UNITS	16
3 - BEDROOM UNITS	16
TOTAL UNITS	40

♿ = ADA UNITS LOCATED ON FIRST FLOOR

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54937
l.pette@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171



FAMILY APARTMENTS:
THE ENCLAVE AT SHERIDAN
50TH ST./SHERIDAN ST.
DAVENPORT, IA 52806

JOB NUMBER:
2023.11

SHEET
C1.0

2023 © M+A DESIGN, INC.

Exterior Renderings of New Construction

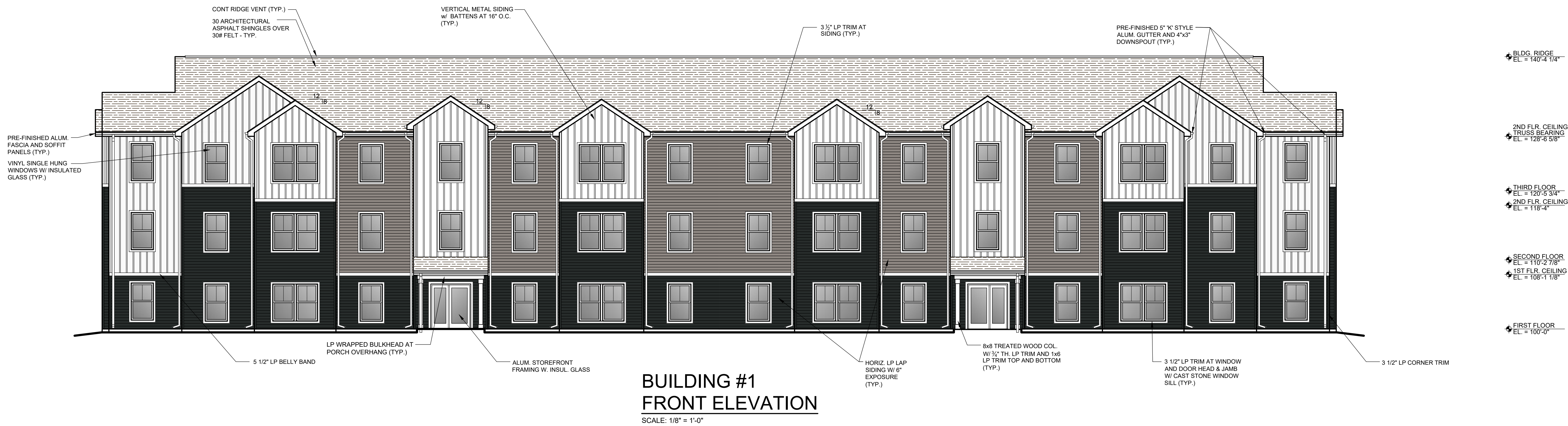




THE ENCLAVE AT SHERIDAN

DAVENPORT, IA





◆ BLDG. RIDGE
EL. = 140'-4 1/4"

◆ 2ND FLR. CEILING/
TRUSS BEARING
EL. = 120'-5 3/4"

◆ THIRD FLOOR
EL. = 120'-5 3/4"
◆ 2ND FLR. CEILING
EL. = 118'-4"

◆ SECOND FLOOR
EL. = 110'-2 7/8"
◆ 1ST FLR. CEILING
EL. = 108'-1 1/8"

◆ FIRST FLOOR
EL. = 100'-0"



◆ BLDG. RIDGE
EL. = 140'-4 1/4"

◆ 2ND FLR. CEILING/
TRUSS BEARING
EL. = 120'-5 3/4"

◆ THIRD FLOOR
EL. = 120'-5 3/4"
◆ 2ND FLR. CEILING
EL. = 118'-4"

◆ SECOND FLOOR
EL. = 110'-2 7/8"
◆ 1ST FLR. CEILING
EL. = 108'-1 1/8"

◆ FIRST FLOOR
EL. = 100'-0"



◆ BLDG. RIDGE
EL. = 140'-4 1/4"

◆ 2ND FLR. CEILING/
TRUSS BEARING
EL. = 120'-5 3/4"

◆ THIRD FLOOR
EL. = 120'-5 3/4"
◆ 2ND FLR. CEILING
EL. = 118'-4"

◆ SECOND FLOOR
EL. = 110'-2 7/8"
◆ 1ST FLR. CEILING
EL. = 108'-1 1/8"

◆ FIRST FLOOR
EL. = 100'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

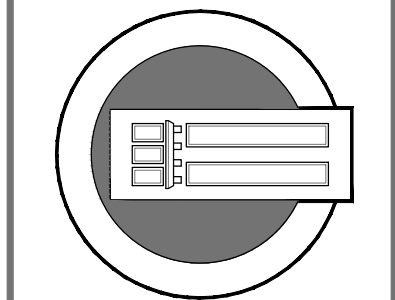
M+A

DESIGN, INC.

24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54937
l.pette@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES

9 SHEBOYGAN STREET
FOND DU LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171



FAMILY APARTMENTS:

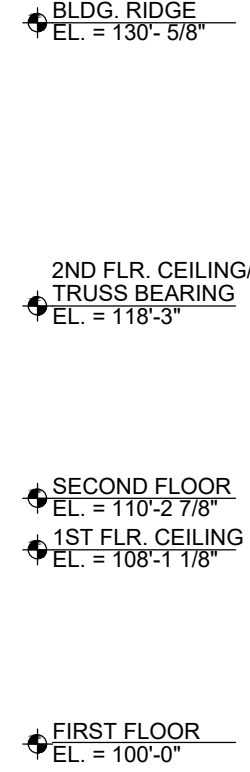
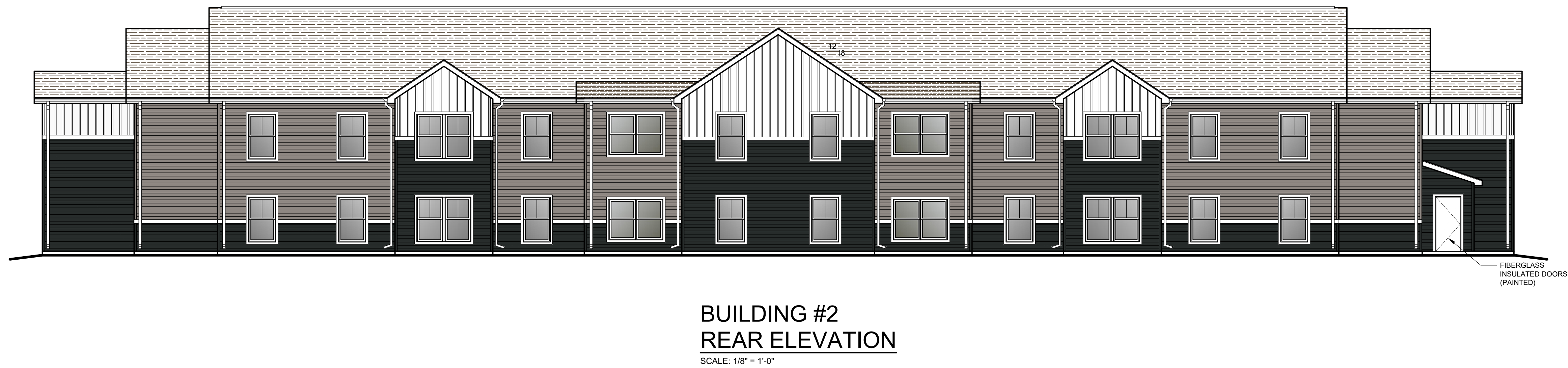
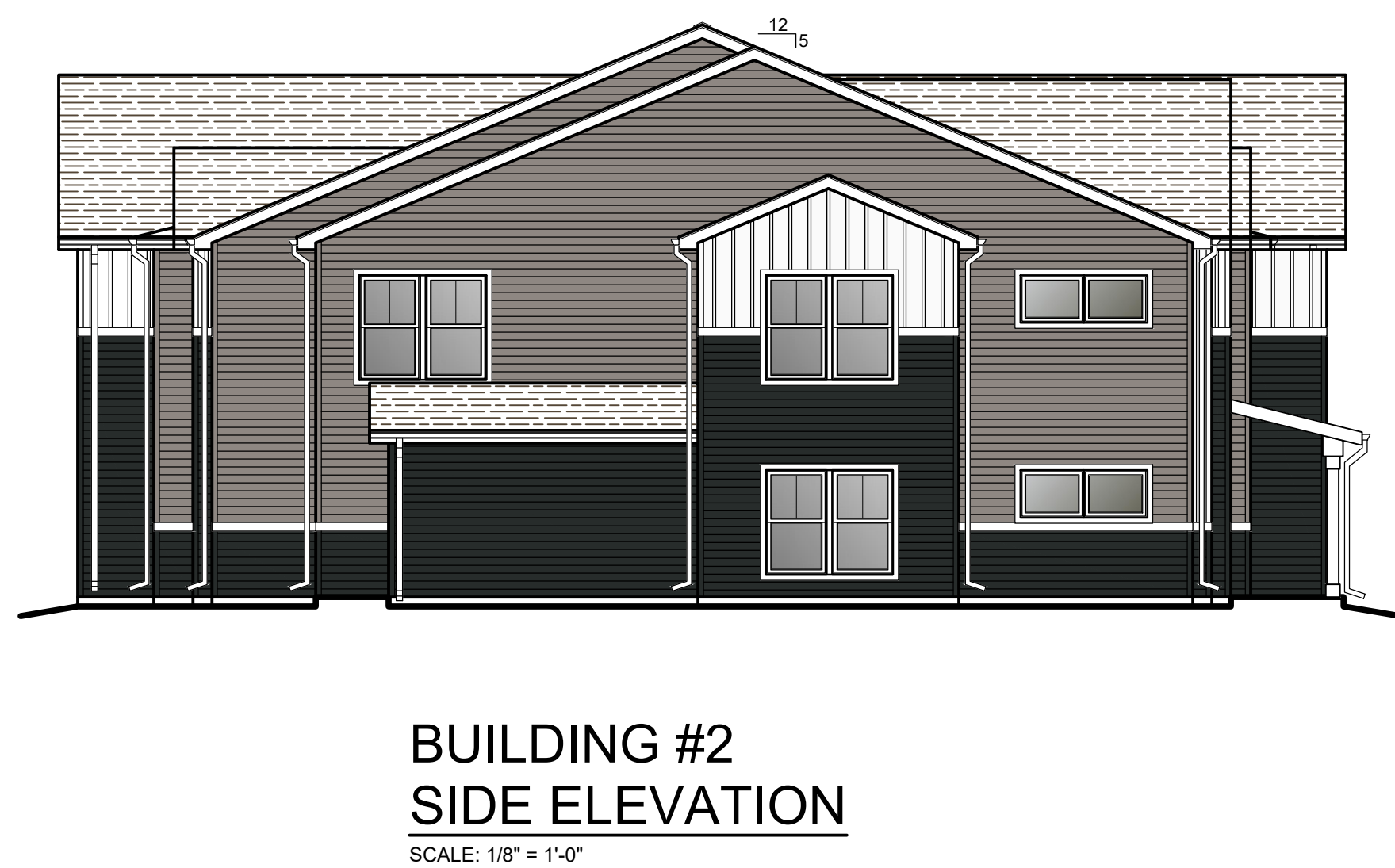
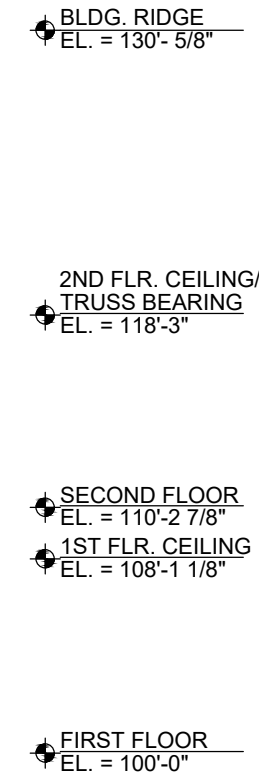
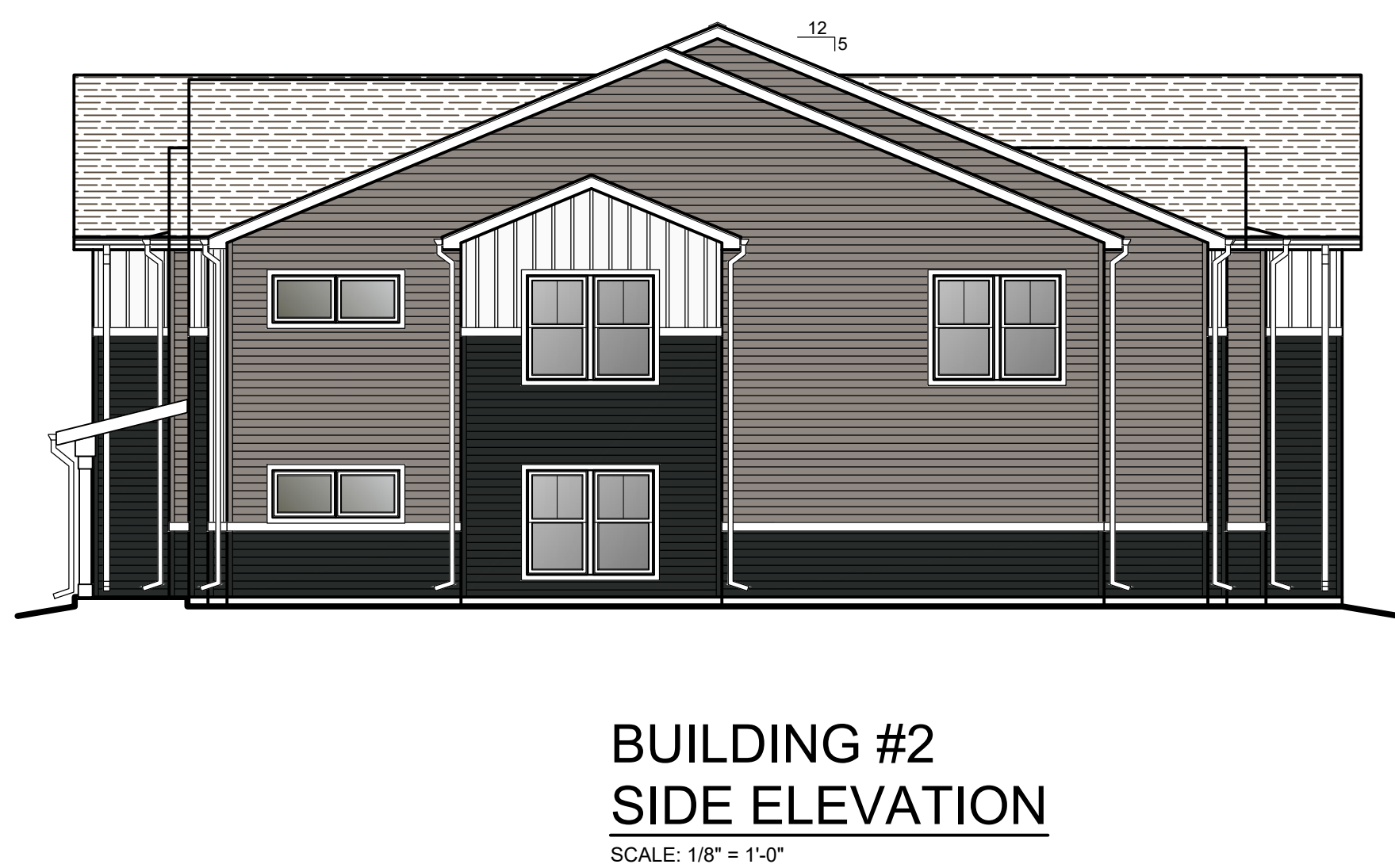
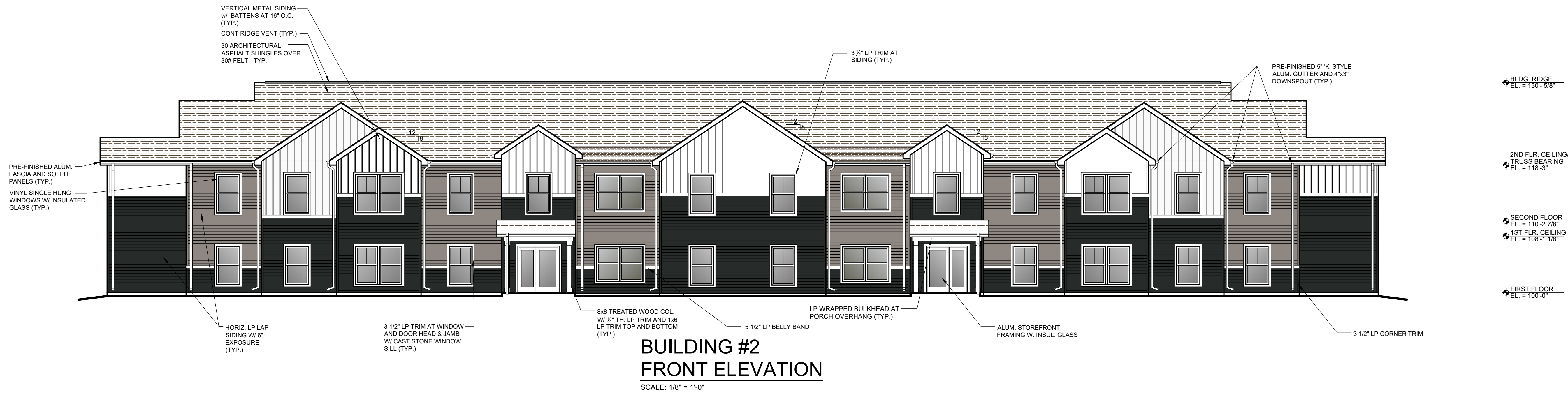
THE ENCLAVE AT SHERIDAN

50TH ST./SHERIDAN ST.
DAVENPORT, IA 52806

2023 © M+A DESIGN, INC.

JOB NUMBER:
2023.11

SHEET
A2.1



PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.

24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54937
l.pette@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES

9 SHEBOYGAN STREET
FOND DU LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

FAMILY APARTMENTS:

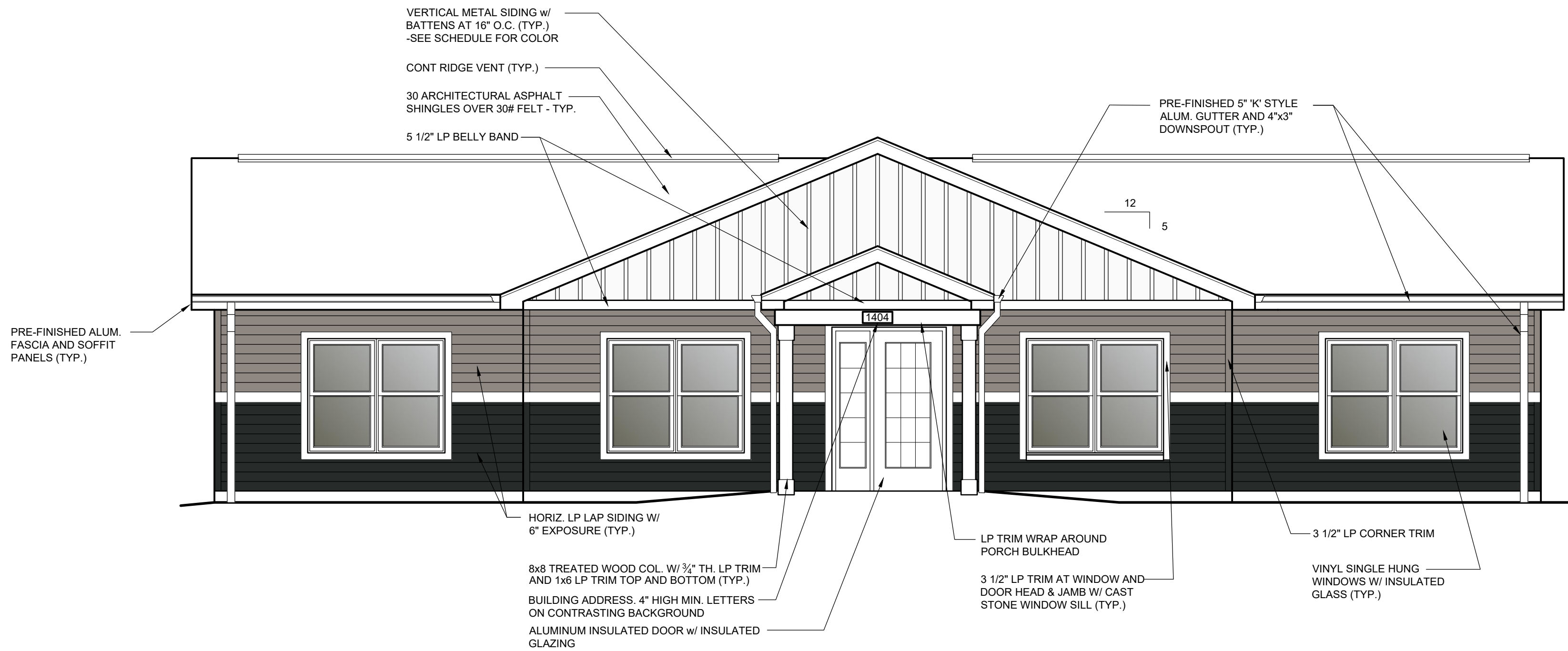
THE ENCLAVE AT SHERIDAN

50TH ST./SHERIDAN ST.
DAVENPORT, IA 52806

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JOB NUMBER:
2023.11

SHEET
A2.2



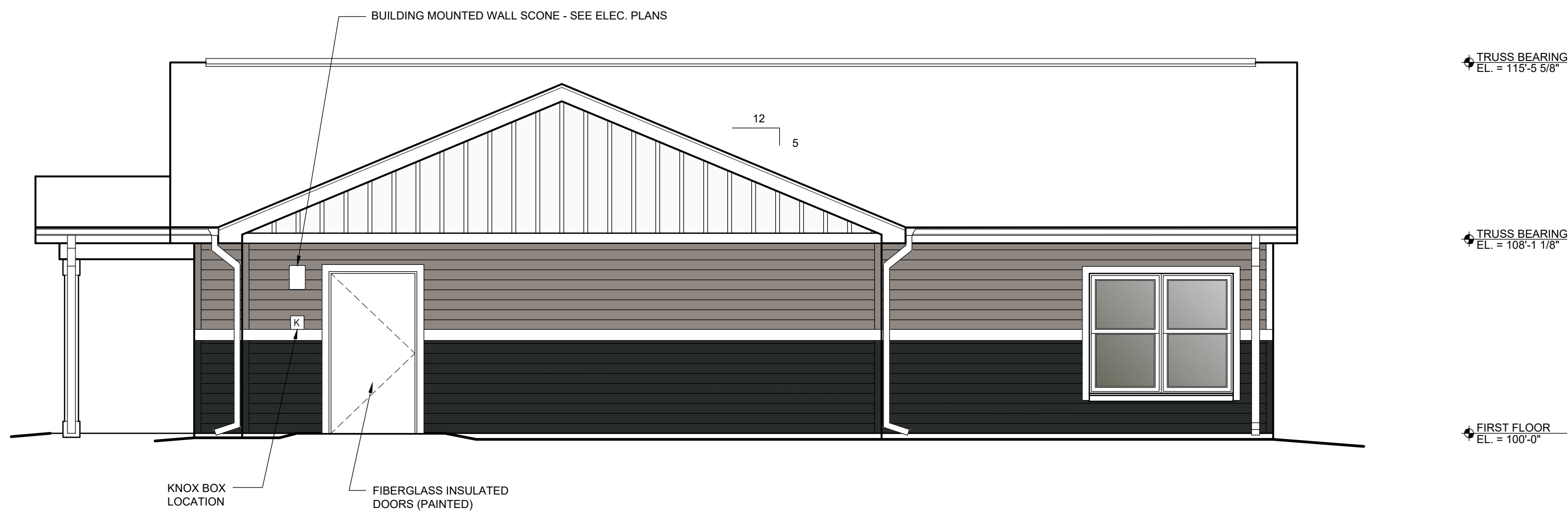
BUILDING #3
ELEVATION CLUBHOUSE
SCALE: 1/4" = 1'-0"



BUILDING #3
ELEVATION CLUBHOUSE
SCALE: 1/4" = 1'-0"



BUILDING #3
ELEVATION CLUBHOUSE
SCALE: 1/4" = 1'-0"



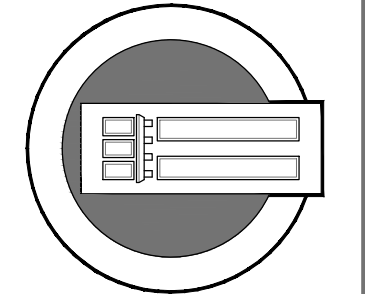
BUILDING #3
ELEVATION CLUBHOUSE
SCALE: 1/4" = 1'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND DU LAC, WISCONSIN 54937
l.pette@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
9 SHEBOYGAN STREET
FOND DU LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171



FAMILY APARTMENTS:
THE ENCLAVE AT SHERIDAN
50TH ST./SHERIDAN ST.
DAVENPORT, IA 52806

2023 © M+A DESIGN, INC.	JOB NUMBER: 2023.11
	SHEET A2.3

City of Davenport

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

Action / Date
3/20/2024

Subject:

Resolution conditionally approving the City HOME funding application for the Fairmount Apartments housing project in the 4300 block of Fairmount Street (Gratus Development, Petitioner). [Ward 2]

Recommendation:

Adopt the Resolution.

Background:

Home Investment Partnership Program (HOME) funds are federal dollars administered by the U.S. Department of Housing and Urban Development (HUD). As a HOME entitlement community, the City receives HOME dollars annually. HOME dollars are focused on affordable housing activities, primarily rehabilitation and new construction.

On a related note, the Iowa Finance Authority (IFA) offers affordable housing tax credits (Low Income Housing Tax Credits or LIHTC) through an annual, competitive application process. This year, the deadline for LIHTC applications is in early April. A successful financing strategy is to pair HOME with LIHTC to allow affordable housing projects to be financially sustainable.

Accordingly, there are several conditional approvals of HOME projects on this agenda. IFA will only award up to two LIHTC projects to a community in a single round. As a result, the City anticipates having sufficient HOME funding if the maximum number of LIHTC projects are awarded in Davenport.

This project is proposed by Indiana-based developer, Gratus Development who has completed development of over 100 affordable housing units since their founding in 2019. The proposed new construction project would provide 35 units, ranging from one- to four-bedrooms. Estimated at \$13.4 million, this project would be primarily funded by LIHTC and developer equity, State HOME, and conventional mortgage financing, with a City HOME loan of up to \$300,000.

Adoption of this Resolution would authorize the Interim City Administrator or her designee to sign necessary documents and reflect approval of City HOME funding contingent upon several items including, but not limited to:

- Award of LIHTCs in 2024 round
- Availability of City HOME funding
- Obtaining federal and City programmatic and underwriting requirements
- Meeting all federal environmental review requirements

Attachments:

1. Resolution
2. Gratus - Fairmount Apt Site Plan
3. Gratus - Fairmount Apt Elevations and Unit Plans

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION conditionally approving the City HOME funding application for the Fairmount Apartments housing project in the 4300 block of Fairmount Street (Gratus Development, Petitioner).

WHEREAS, Gratus Development, an Indiana-based developer, has secured site control of a property in the 4300 block of Fairmount Street and is planning to build 35 units of affordable housing; and

WHEREAS, the developer plans to apply for Low Income Housing Tax Credits (LIHTC) from the Iowa Finance Authority in early April 2024 through that competitive process for substantial funding which helps to make affordable housing projects financially sustainable; and

WHEREAS, the City of Davenport is an entitlement community, receiving annual allocations of Home Investment Partnership (HOME) Program from the U.S. Department of Housing & Urban Development (HUD) to assist with affordable housing activities; and

WHEREAS, the developer has applied for up to \$300,000 in City HOME financing to provide gap financing for this \$13.4 million new construction project, consisting of six (6) one-bedroom, nine (9) two-bedroom, sixteen (16) three-bedroom, and four (4) four-bedrooms units; and

WHEREAS, the project will need to pass an environmental review which is required by HUD and other program and financial requirements, in addition to being successful in obtaining sufficient LIHTCs through IFA's 2024 round.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that City HOME funding application for the Fairmount Apartments housing project in the 4300 block of Fairmount Street is hereby conditionally approved, and the Interim City Administrator and/or her designee is authorized to execute documents as necessary, subject to the aforementioned items, federal regulations, City ordinances, and the building permit process.

Passed and approved this 27th day of March, 2024.

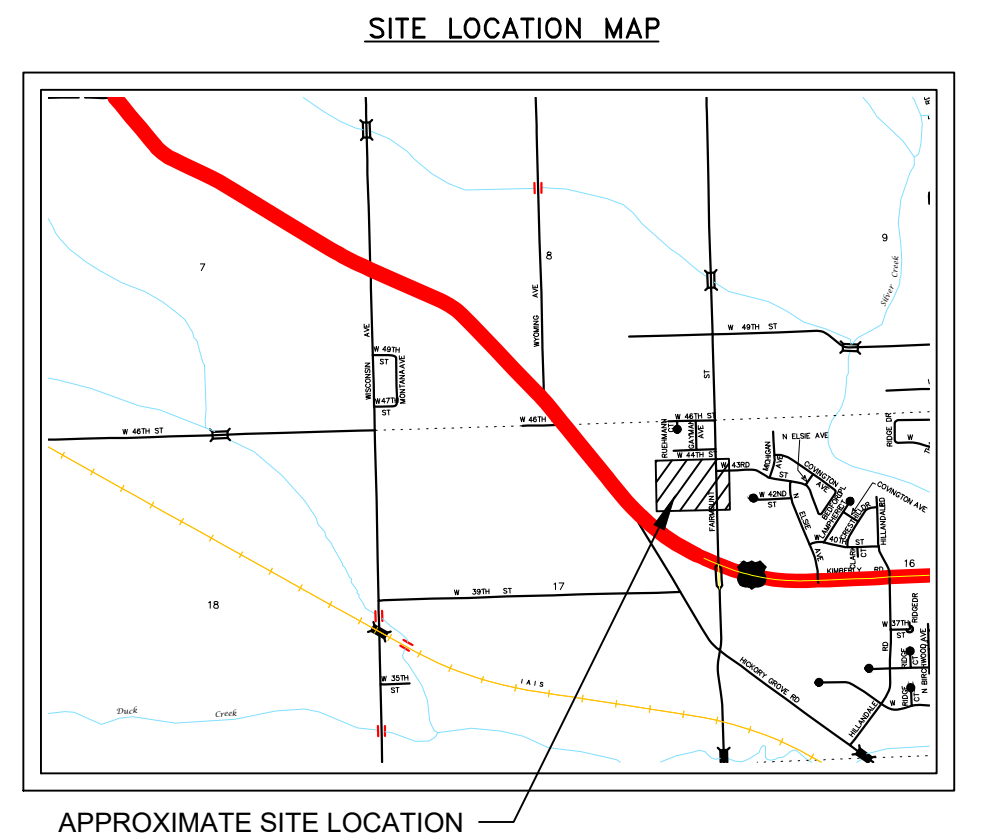
Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

GRATUS DEVELOPMENT MULTI-FAMILY RESIDENCES TO THE CITY OF DAVENPORT, IA



- ## R-MF Zoning Requirements

Front Yard Setback: 25' Minimum
 Corner Side Yard Setback: 20' Minimum
 Interior Side Yard Setback: 10' Minimum
 Rear Yard Setback: 25' Minimum

Parking: Dwelling - Multi-Family
1 Space for Each 1.5 Dwelling Unit
Total Required Parking Spaces =
Total Proposed Parking Spaces =

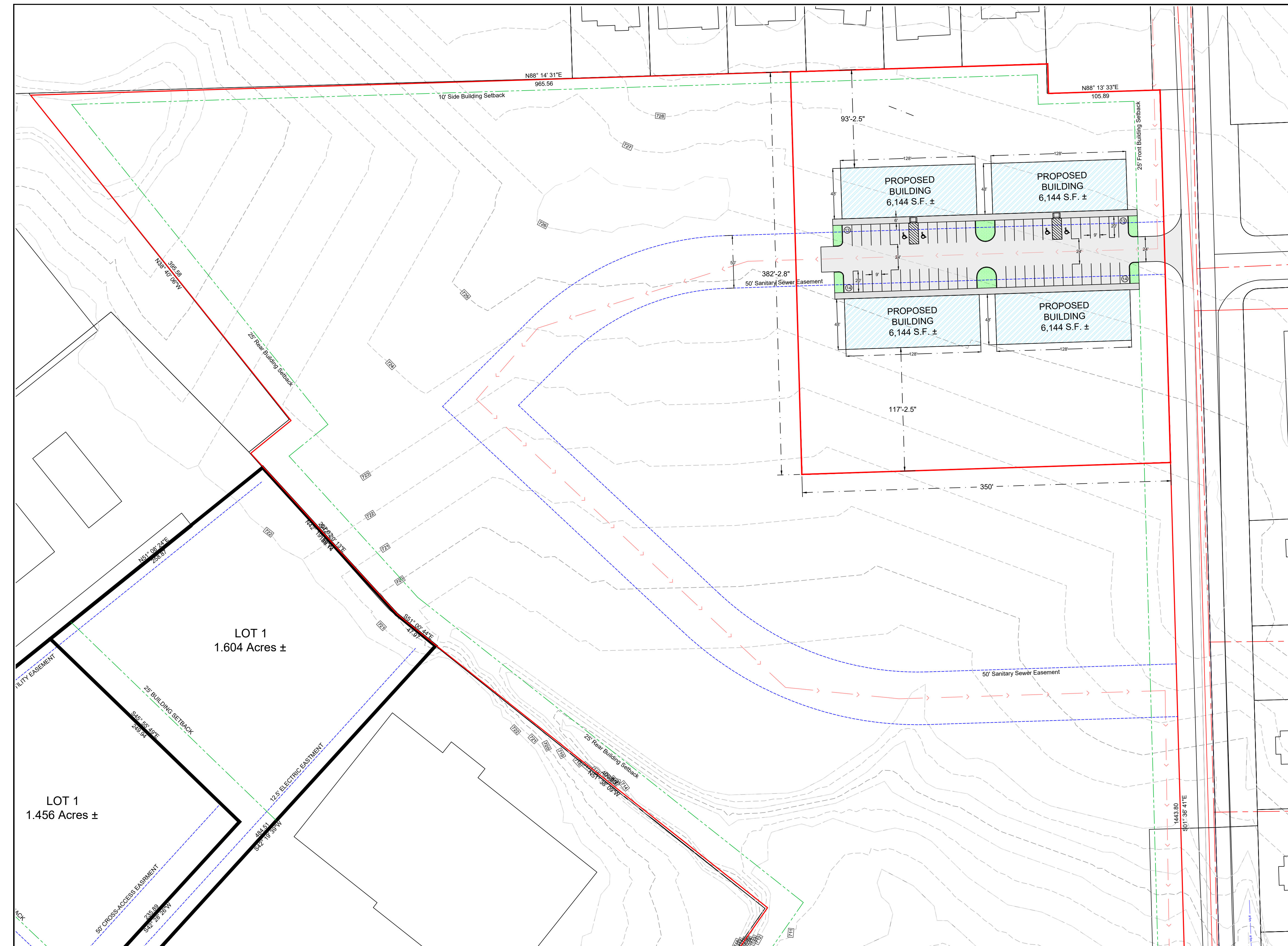
	REVISIONS:	
NO.	DESCRIPTION	DATE

PROJECT SITE PLAN
PARCEL ID: U1707-24
W. KIMBERLY ROAD
DAVENPORT, IOWA 52806

<u>DEVELOPER</u>
GRATUS DEVELOPMENT 8375 E. 96TH STREET #111 INDIANAPOLIS, IN 46256

SHEET NO.

C1



LEGEND:					
	EASEMENT		EXISTING GAS VALVE		EXISTING CONTOUR LINE
	SETBACK LINE		EXISTING WATER VALVE		PROPOSED CONTOUR LINE
	CENTERLINE		EXISTING UTILITY POLE		
	PROPERTY BOUNDARY		EXISTING LIGHT POLE		
	EXISTING FENCE		EXISTING TREE		SPOT ELEVATION TOP OF CURB
	EXISTING SANITARY		EXISTING BUSH		SPOT ELEVATION FL ● GUTTER
	PROPOSED SANITARY		EXISTING MANHOLE		SPOT ELEVATION SIDEWALK
	EXISTING STORM SEWER		EXISTING FIRE HYDRANT		FINISHED FLOOR ELEVATION
	PROPOSED STORM SEWER		FOUND PROPERTY PIN		
	EXISTING WATER		CONTROL POINT		
	PROPOSED WATER				
	EXISTING GAS LINE				
	EXISTING ELECTRIC				



TOWNSEND
ENGINEERING

CIVIL • STRUCTURAL • LAND DEVELOPMENT

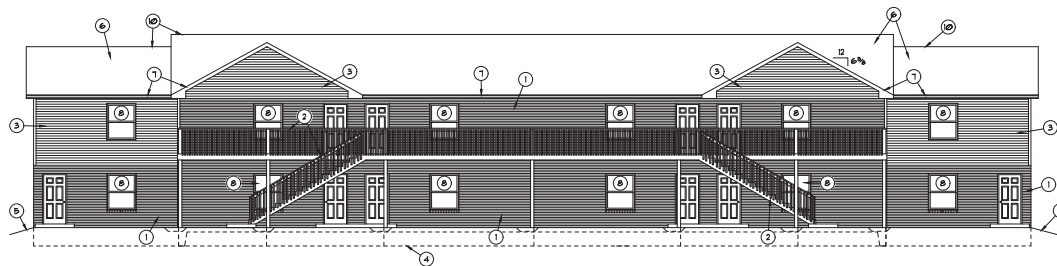
DATE: 1/12/2024

563 386.4236 office 386.4231 fax

2224 East 12th Street, Davenport, IA 52803

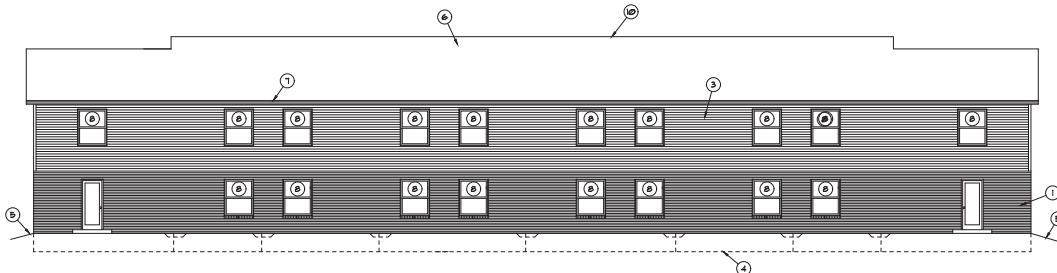
Note: Fairmount Apartments will be modeled after our existing project in Evansville, IN named Jacobsville Apartments. Below are the drawings from the Jacobsville for visuals while our architect finalizes drawings. (2) Building A, (1) Building B, (1), Building C

NO SCALE



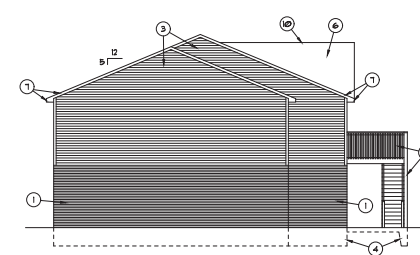
EXISTING BUILDING "C" FRONT ELEVATION

1/8" = 1'-0"



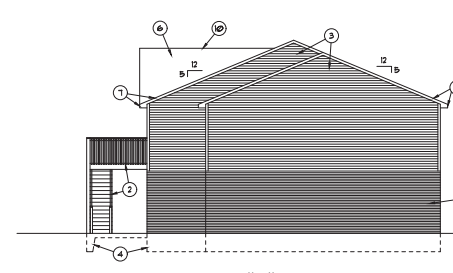
EXISTING BUILDING "C" REAR ELEVATION

1/8" = 1'-0"



EXISTING BUILDING "C" SIDE ELEVATION

1/8" = 1'-0"



EXISTING BUILDING "C" SIDE ELEVATION

1/8" = 1'-0"

KEYNOTES

- 1 EXISTING FACE BRICK TO REMAIN
- 2 EXISTING TREATED WOOD DECK AND RAILING - REPLACE WITH NEW TREATED WOOD AND TREX TYPE DECKING - ALTERNATE MATERIALS MAY BE USED IF ACCEPTED BY ARCHITECT VIA AN APPROVED SHOP DRAWING
- 3 REMOVE EXISTING VINYL SIDING AND REPLACE WITH NEW VINYL SIDING
- 4 LINE OF FOOTING
- 5 FINISH GRADE
- 6 REMOVE EXISTING FIBERGLASS SHINGLES AND FELT - REPLACE WITH NEW 40-YEAR ARCHITECTURAL SHINGLES OVER 150 FELT
- 7 REMOVE EXISTING PRE-FINISHED FASCIA & GUTTER AND REPLACE WITH NEW
- 8 REMOVE EXISTING VINYL DOUBLE-HUNG WINDOW AND REPLACE WITH NEW WINDOWS WITH A U-VALUE OF LESS THAN .30
- 9 REMOVE EXISTING INSULATED METAL ENTRY DOOR AND REPLACE WITH NEW METAL OR FIBERGLASS DOOR AND FRAME - PROVIDE FREE VISION PORT AND LEVER HARDWARE - USE 3" LONG SCREWS AT LATCH
- 10 REMOVE EXISTING CONTINUOUS RIDGE VENT AND REPLACE WITH NEW - CLOSE-OFF ATTIC SEPARATION WALL
- 11 REMOVE EXISTING PRE-FINISHED ALUM. DOWNSPOUT AND REPLACE WITH NEW
- 12 REPLACE EXISTING STRUCTURAL ALUMINUM COLUMN
- 13 REPLACE EXISTING ALUMINUM CLAD HEADER
- 14 REMOVE EXISTING DOOR AND FRAME - MODIFY AND BRICK SILL AS REQUIRED TO ACCEPT NEW WINDOW TO MATCH EXISTING WINDOW PROFILE AND CONSTRUCTION TO THE EAST
- 15 EXISTING ELECTRICAL SERVICE TO REMAIN - MOVE INTERIOR PANEL AND RELOCATE OR PROVIDE NEW PANEL AS INDICATED ON SHEET 54
- 16 REMOVE EXISTING VINYL SHUTTERS AND REPLACE WITH NEW
- 17 EXISTING HOSE BID TO REMAIN
- 18 REMOVE EXISTING DRYER VENTS AND PATCH OPENING TO MATCH EXISTING ADJACENT CONSTRUCTION
- 19 REPLACE EXISTING HVAC HEAT PUMP WITH NEW VRF HEAT PUMP - SEE SHEET 14 - CONTRACTOR'S OPTION TO KEEP OR REPLACE DISCONNECT
- 20 REPLACE EXISTING LIGHT FIXTURES AS INDICATED ON SHEET 14 - IF LIGHT IS TO BE REMOVED ONLY, AND NOT REPLACED, REMOVE WIRING TO SOURCE AND CLOSE OPEN WITH BRICK TO MATCH EXISTING ADJACENT CONSTRUCTION
- 21 REMOVE EXISTING VENDING MACHINE - RETAIN RECEPTICAL
- 22 REMOVE EXISTING WALK AS REQUIRED TO DIRECT DOWNSPOUT UNDER WALK - PATCH BACK - REPAIR DAMAGED BRICK
- 23 SEE SHEET 51 FOR INSULATION AND WEATHER SEALING NOTES
- 24 GRADE TO DRAIN



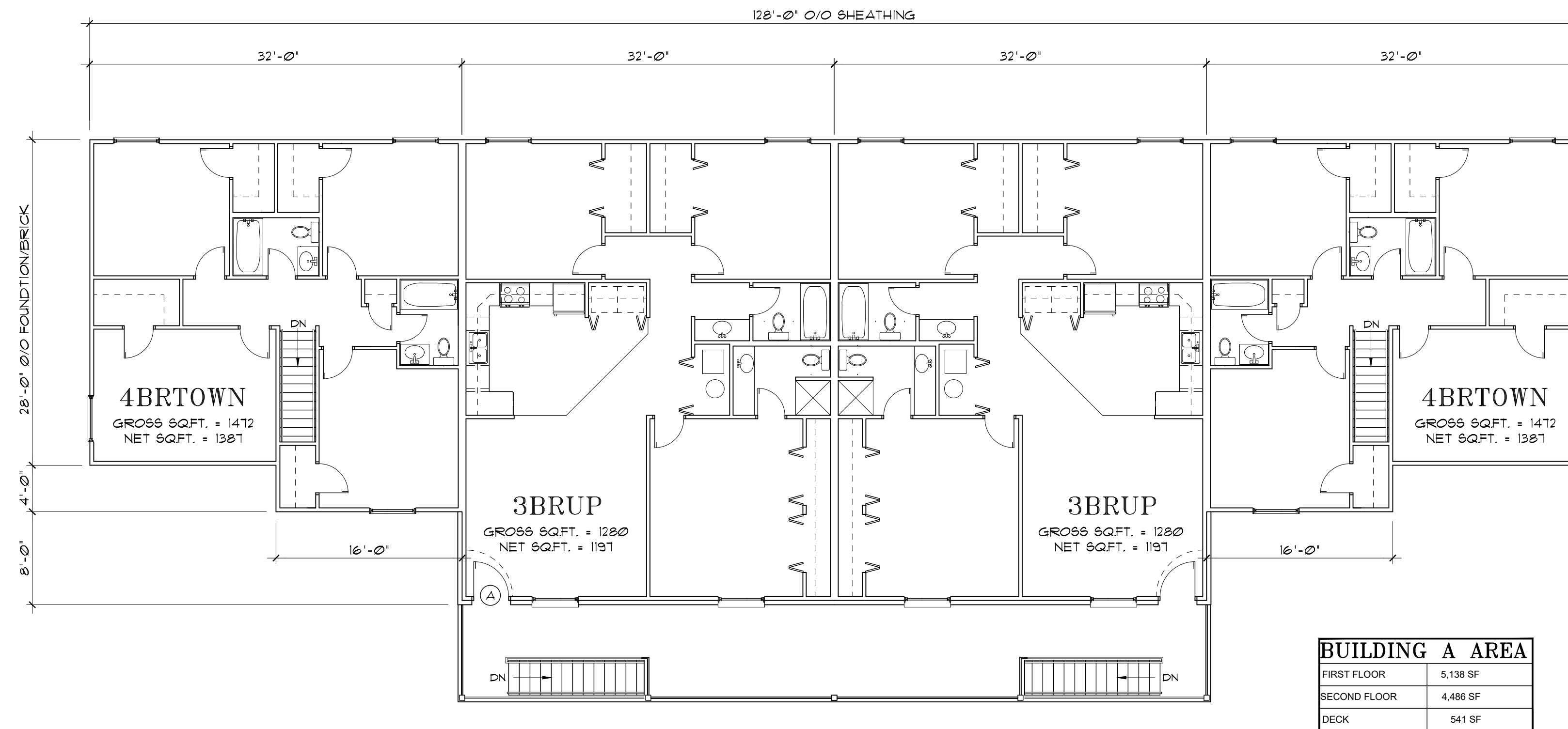
- 11 REMOVE EXISTING PRE-FINISHED ALUM. DOWNSPOUT AND REPLACE WITH NEW
- 12 REPLACE EXISTING STRUCTURAL ALUMINUM COLUMN
- 13 REPLACE EXISTING ALUMINUM CLAD HEADER

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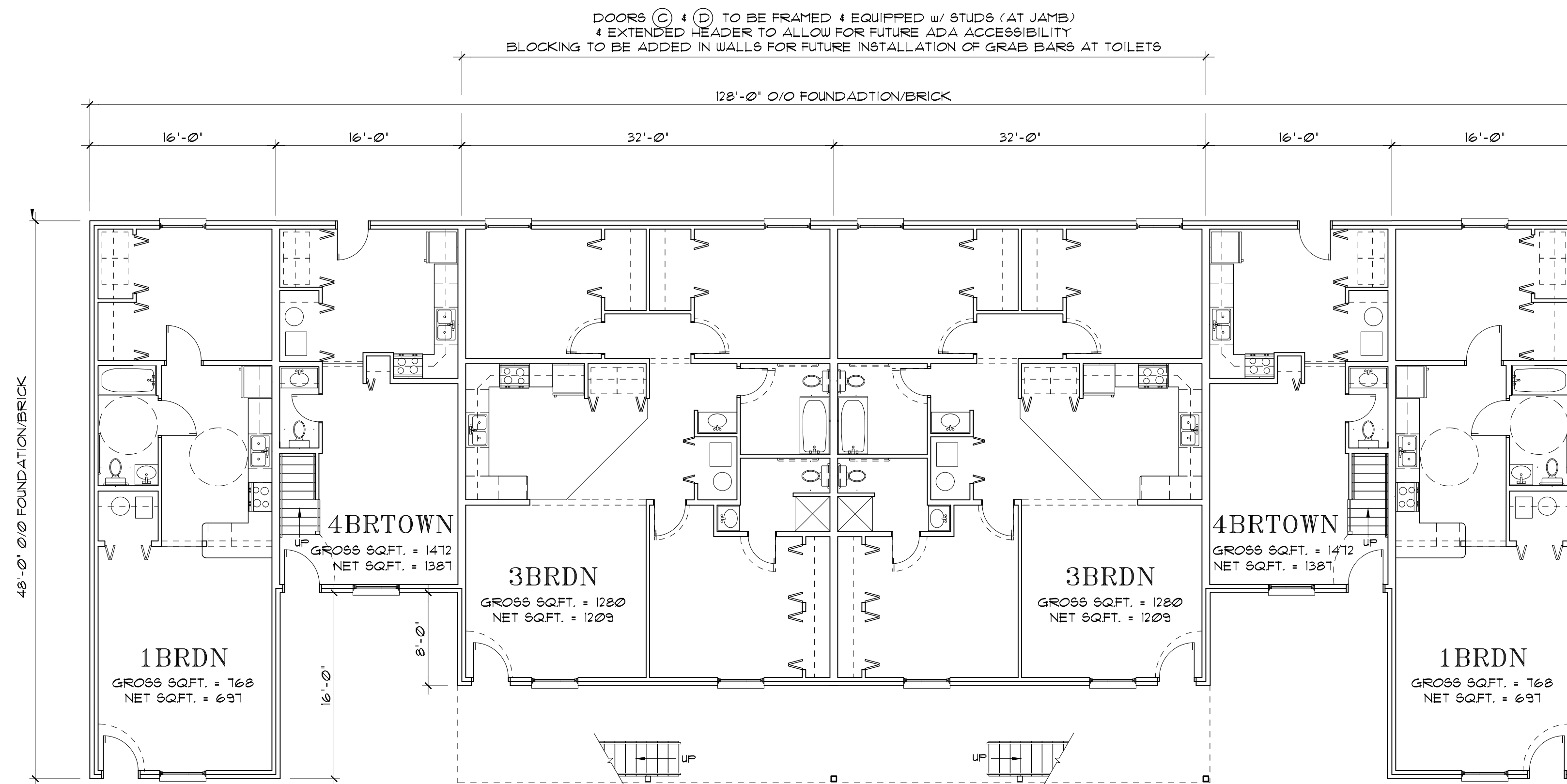
**UNPUBLISHED
WORK ©2021**

20814
JUNE 3,
2021

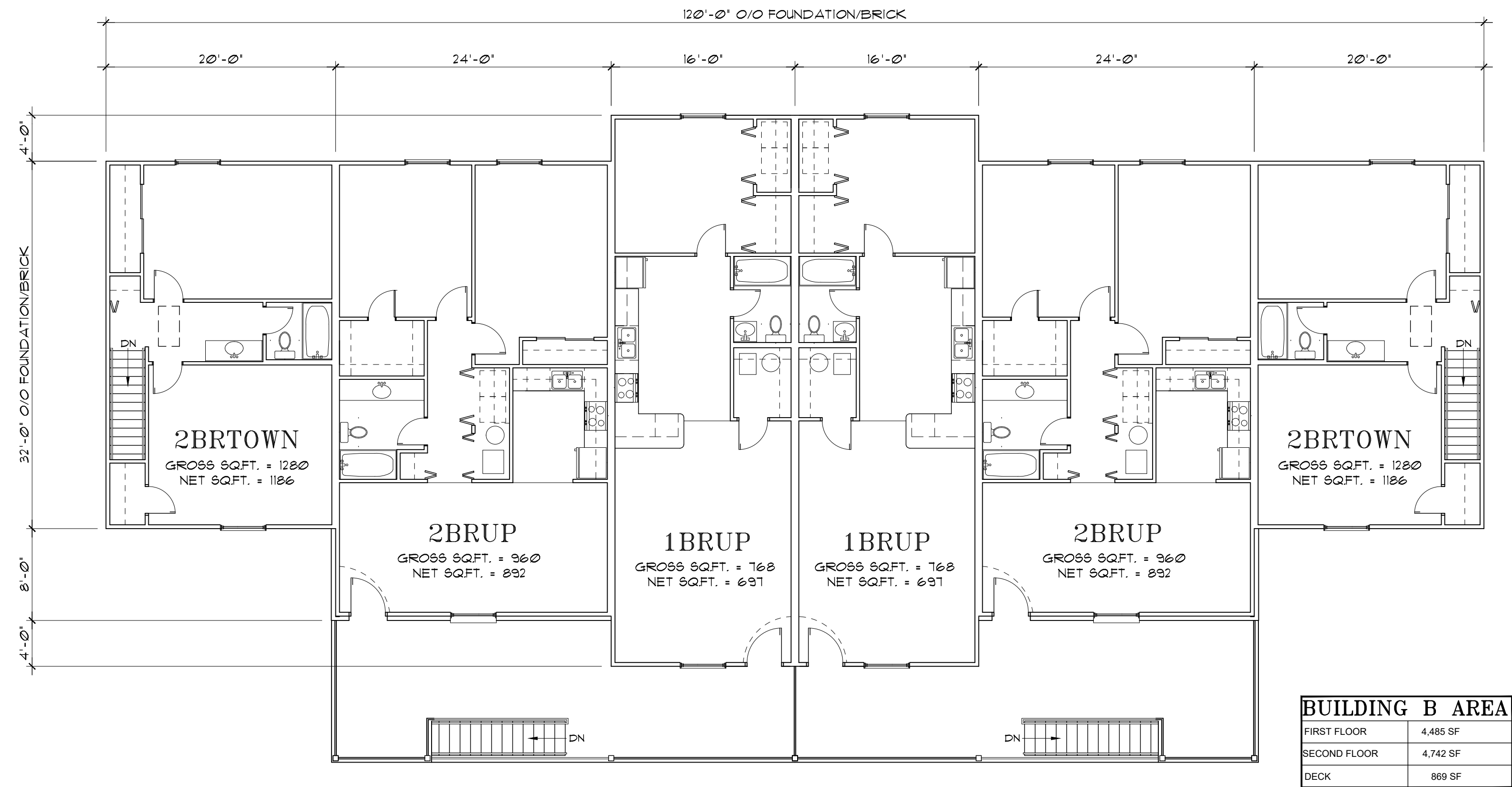


EXISTING BUILDING "A" SECOND FLOOR PLAN
1/8" = 1'-0"

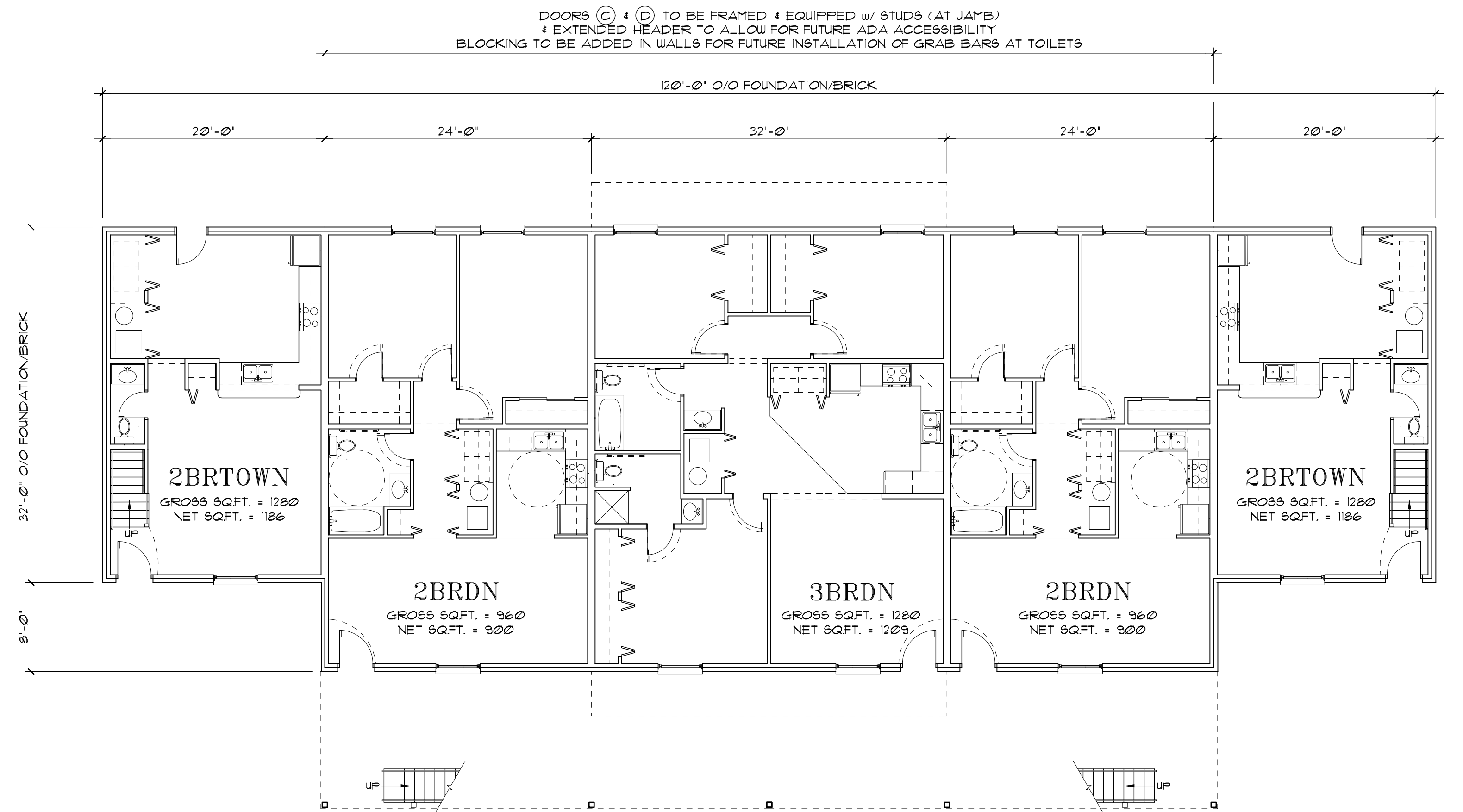
Square Footage for each
type of unit found here.



EXISTING BUILDING "A" FIRST FLOOR PLAN
1/8" = 1'-0"

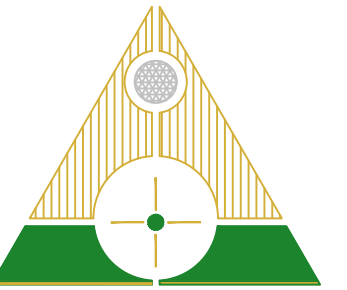


EXISTING BUILDING "B" SECOND FLOOR PLAN
1/8" = 1'-0"



EXISTING BUILDING "B" FIRST FLOOR PLAN
1/8" = 1'-0"

Square Footage for each
type of unit found here.



ARCHITECTURE PLUS PC
4424 VOGEL ROAD
SUITE 404
Evansville, Indiana 47715
(812) 475-1995
design@architecturepluspc.com
www.architecturepluspc.com

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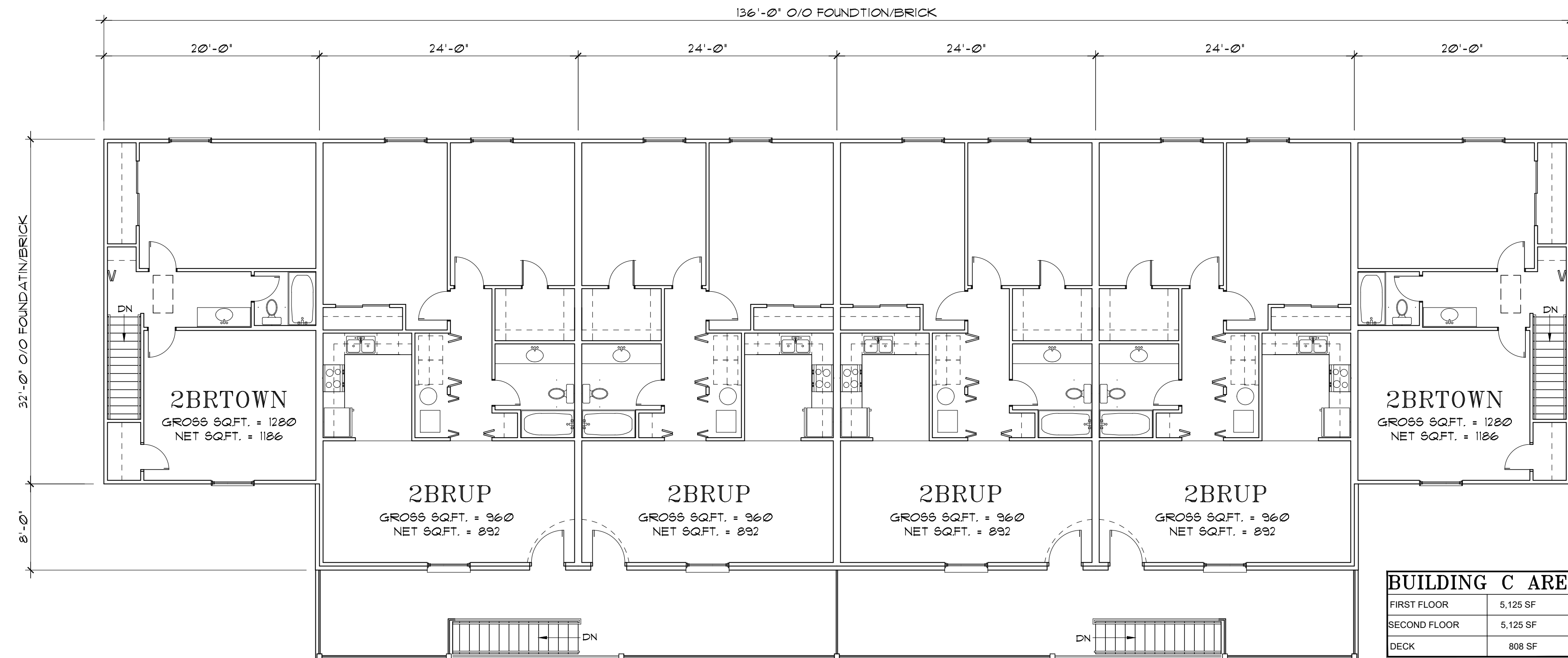
JACOBSVILLE 2 APARTMENTS REHAB
1212 BAKER AVENUE
EVANSVILLE, INDIANA

20814

JUNE 3,
2021

Date: _____
Author: _____

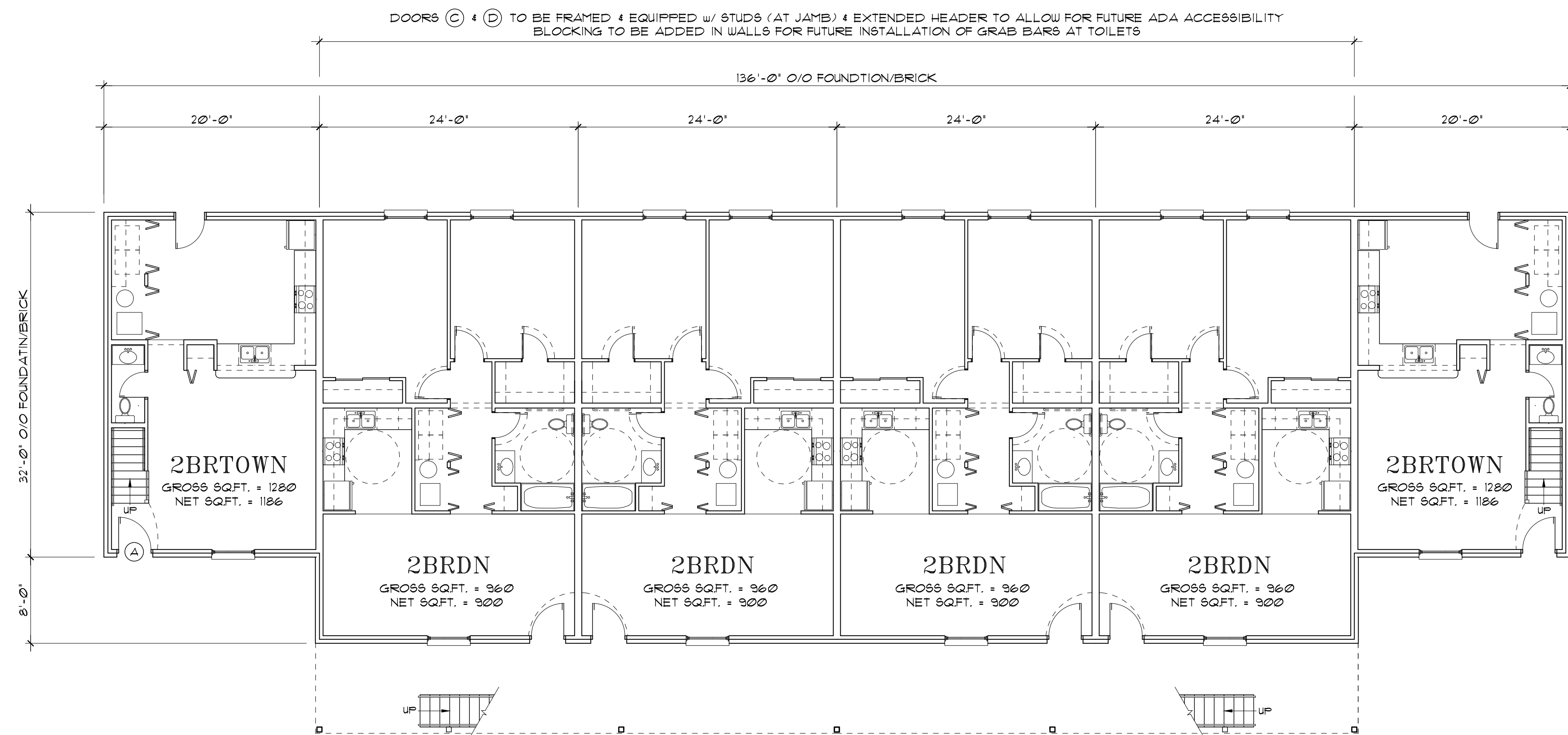
3.2



EXISTING BUILDING "C" SECOND FLOOR PLAN

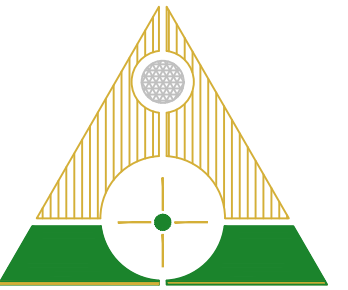
1/8" = 1'-0"

Square Footage for each type of unit found here.



EXISTING BUILDING "C" FIRST FLOOR PLAN

1/8" = 1'-0"



ARCHITECTURE +
4424 VOGEL ROAD
SUITE 404
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www.architecturepluspc.com

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JACOBSVILLE 2 APARTMENTS REHAB
1212 BAKER AVENUE
EVANSVILLE, INDIANA

20814

JUNE 3,
2021

Date: _____
Author: _____

3.3

City of Davenport

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

Action / Date
3/20/2024

Subject:

Resolution conditionally approving the City HOME funding application for the Priester Building housing project at 601 Brady Street (Newbury Living, Petitioner). [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

Home Investment Partnership Program (HOME) funds are federal dollars administered by the U.S. Department of Housing and Urban Development (HUD). As a HOME entitlement community, the City receives HOME dollars annually. HOME dollars are focused on affordable housing activities, primarily rehabilitation and new construction.

On a related note, the Iowa Finance Authority (IFA) offers affordable housing tax credits (Low Income Housing Tax Credits or LIHTC) through an annual, competitive application process. This year, the deadline for LIHTC applications is in early April. A successful financing strategy is to pair HOME with LIHTC to allow affordable housing projects to be financially sustainable.

Accordingly, there are several conditional approvals of HOME projects on this agenda. IFA will only award up to two LIHTC projects to a community in a single round. As a result, the City anticipates having sufficient HOME funding if the maximum number of LIHTC projects are awarded in Davenport.

This project is proposed by Des Moines-based developer Newbury Living who has completed development and continues to manage over 3,000 housing units since their founding in 1987. This rehabilitation project would involve the adaptive reuse of a vacant historic office building to provide 23 affordable units for seniors, ranging from efficiencies to two-bedrooms. Estimated at \$9.4 M, this project would be primarily funded by LIHTC equity, Federal and State Historic Tax Credits, and State HOME financing, with a City HOME loan of up to \$500,000.

Adoption of this resolution would authorize the Interim City Administrator or her designee to sign necessary documents and reflect approval of City HOME funding contingent upon several items including, but not limited to:

- Award of LIHTCs in 2024 round
- Availability of City HOME funding
- Obtaining federal and City programmatic and underwriting requirements
- Meeting all federal environmental review requirements

Attachments:

1. Resolution

2. Priester Building Site Plan
3. Priester Bldg Photos

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION conditionally approving the City HOME funding application for the Priester Building housing project at 601 Brady Street (Newbury Living, Petitioner).

WHEREAS, Newbury Living, a Des Moines-based developer, owns 601 Brady Street and is planning to rehab this historic, former office building into 23 units of affordable housing for seniors; and

WHEREAS, the developer plans to apply for Low Income Housing Tax Credits (LIHTC) from the Iowa Finance Authority in early April 2024 through that competitive process for substantial funding which helps to make affordable housing projects financially sustainable; and

WHEREAS, the City of Davenport is an entitlement community, receiving annual allocations of Home Investment Partnership (HOME) Program from the U.S. Department of Housing & Urban Development (HUD) to assist with affordable housing activities; and

WHEREAS, the developer has applied for up to \$500,000 in City HOME financing to provide gap financing for this \$9.4 million rehabilitation project, consisting of two (2) efficiency, sixteen (16) one-bedroom, and five (5) two-bedroom units; and

WHEREAS, the project will need to pass an environmental review which is required by HUD and other program and financial requirements, in addition to being successful in obtaining sufficient LIHTCs through IFA's 2024 round.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the City HOME funding application for the Priester Building housing project at 601 Brady Street is hereby conditionally approved, and the Interim City Administrator and/or her designee is authorized to execute documents as necessary, subject to the aforementioned items, federal regulations, City ordinances, and the building permit process.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



1 Conceptual Site Plan
1" = 30'-0"



UTILITY NOTES:

THE LOCATION OF ALL UTILITIES INDICATED ARE TAKEN FROM EXISTING PUBLIC RECORDS. EXACT LOCATION AND ELEVATION OF ALL UBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLAN MAY BE PRESENT.

WATER, SANITARY SEWER, AND STORM SEWERS SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF DAVENPORT STANDARDS AND BE DESIGNED BY A PROFESSIONAL ENGINEER.

WATER: THE WATER MAIN THAT SERVES THE SITE IS LOCATED IN 6TH STREET SOUTH OF THE SITE

SANITARY: THE SANITARY SEWER THAT SERVES THIS SITE IS LOCATED IN 6TH STREET SOUTH OF THE SITE

ELECTRIC, GAS, AND TELEPHONE SERVICE SHALL BE PROVIDED BY THEIR OWNERS AND ARE CURRENTLY SERVING THE SITE

LANDSCAPE PLANS SHALL BE PREPARED AS PART OF THE CONSTRUCTION DRAWINGS FOR THE SITE

NUMBER AND LOCATION OF PLANT MATERIALS SHALL BE CONSISTENT WITH CITY OF DAVENPORT STANDARDS AND ORDINANCES

SITE AMENITIES TO BE PROVIDED:

SCREENED AND COVERED TRASH AND RECYCLING CENTER

ACCESSIBLE RAMP AT VAN PARKING

(1) COVERED ACCESSIBLE VAN PARKING ON SITE

(5) COVERED PARKING STALLS ON SITE

(13) PARKING STALLS ON SITE

(22) SURFACE PARKING STALLS PROVIDED AT EXISTING LOT

(1) + (5) + (13) + (22)= (41) TOTAL PARKING STALLS

Rev. #	Issue / Revision	Date
1	IF A SUBMITTAL	4/19/2023

Job No. 20103
Proj. Mgr. AL
Sheet Title

SITE PLAN

Sheet No.

L01.01

4/12/2023 11:59:52 AM

PRIESTER BUILDING
601 BRADY ST.
DAVENPORT, IA 52803



PRIESTER ADAPTIVE REUSE-SENIOR
2023 9% IFA LIHTC FLOOR & UNIT PLAN REQUIREMENTS

PART A – APPLICATION REQUIREMENTS

SECTION 6. SCORING CRITERIA

6.3 Market Appeal (5 points maximum)

A. Ceiling Fans: 1 point

The Project will provide ceiling fan/light combination units, minimum 2 per 1 or more bedroom Units and 1 per studio Unit.

B. Trash and Recycling: 1 point

Trash chutes or a dedicated onsite recycling area.

C. Storage Units:

A dedicated and lockable (if outside the Unit) structurally strong and secure, floor-to-ceiling room that is at least 20 square feet. The storage unit shall be in addition to the required bedroom, linen, and coat closets and maintained in compliance with the requirements for fire safety and the 2020 NEC and the International Fire Code (IFC). Prefabricated steel mesh enclosures designed as storage units are acceptable.

Storage In Project; or 1 point

Storage In-Unit 2 points

D. Laundry:

Acquisition/Rehab projects without in-unit laundry that provide tenants unlimited access to the community laundry facility at no charge, or Acquisition/Rehab projects that add in-unit washers and dryers to all units during the rehabilitation.

Free Resident/Community Laundry 3 points

In-Unit washers and dryers (added to Acquisition/Rehab) 4 points

E. Exterior Materials: 5 points

Minimum of 30% of the gross exterior (excluding window and door areas), of 4" nominal brick, 4" nominal stone, stucco over masonry, architectural CMU block, or pre-cast concrete wall panels. The remaining 70% shall be constructed of 100% fiber cement board siding or engineered wood siding with quality standards similar to Smartside. The buildings' soffit and fascia shall be pre-finished aluminum, fiber cement board, or engineered wood siding with quality standards similar to Smartside. Soffits shall be vented.

PART C – CONSTRUCTION REQUIREMENTS

SECTION 14. PRIOR TO INITIATION OF CONSTRUCTION

14.6. Minimum Development Characteristics

A. General

- Construction Warranty.** Provide an enforceable minimum 1 year blanket construction warranty stipulating that the general contractor is responsible to do or have done any and all required warranty repair work, including consequential damages, at its own expense.
- No Smoking Policy.** Implement and enforce a "no smoking" policy in all Units and common areas, not including public areas of the exterior grounds.
- Community Room.** For senior Projects only, community room must be 20 square feet per unit up to the first 40 units made available exclusively to all tenants and guests of the Project, either in a stand-alone building or incorporated within a residential structure, located entirely on the Property. Does not apply to Scattered Site Projects.
- Sidewalks.** Concrete sidewalks providing access to a city public way from each entrance door.
- Trash Enclosures.** Screened trash removal areas.
- Internet Access.** High-speed internet wiring for broadband, wireless, or digital subscriber line for all Units.
- Radon System.** A passive radon system, including a drain tile loop below the building slab along with vertical vent pipes and junction boxes for new construction. Acquisition/Rehab Projects shall have a radon test, and a passive radon system is required, or an active system if the radon test exceeds permissible thresholds. Refer to Appendix F – "Radon Control Methods" in the 2012 International Residential Code.
- Video Security System.** The security system shall record activity at the site as follows: Parts of the site to be covered include parking areas and all levels of stairways. Cameras in corridors shall be placed in such a way that all unit entrances are covered. The recordings shall be maintained for a minimum of 30 days. To be eligible for points, single family or each building in Scattered Site Projects are required to have the Video Security System.

B. Exterior Construction

- Exterior Design.** The Project shall have a building design that is appealing and appropriate for the community and neighborhood, including varied facades, rooflines, and exterior materials.
- Exterior Siding.** Exterior siding shall be durable and impact-resistant. Vinyl does not qualify as durable. Exterior siding shall be a mix of 2 or more of the following (no single material shall constitute more than 70% of the siding): brick, fiber cement board siding, or engineered wood siding with quality standards similar to Smartside, and/or nominal, 2" nominal thickness manufactured stone over ¾" stucco, nail on stone panels or metal siding approved by IFA. The soffit and fascia shall be pre-finished aluminum, fiber cement board, or engineered wood siding with quality standards similar to Smartside. Soffits shall be vented.

- Main Entrance Areas.** Apartment building main entrances to interior shall have a foyer and be equipped with a remote security and intercom system to each Unit to control entry to common areas. Single-family, duplex, and rowhouse Unit main entrances to exterior shall have a storm door and a covered entry with a minimum depth and width of coverage of 4 feet by 4 feet.
- Roofs shall have a 30 year full warranty.** Flat roofs shall have a minimum 60 mil TPO or EPDM thickness and a 10 year full warranty. Full warranty includes: all labor and materials for the entire roofing system and insurance rider for consequential damage. All roofing applications shall include the removal of the existing roofing system down to the roof deck.
- Unit Doors.** Any Unit primary entry door may be solid core wood or solid wood panel type, insulated metal, or fiberglass panel type with optional glass insert, 180-degree peephole, lockset and deadbolt lock with 1 inch throw. Primary entry doors shall have steel frames. Metal frames at exterior doors shall be thermally broken or metal clad wood frames are acceptable at Unit entrances leading to the exterior.
- Interior Construction**
 - Appliances.** The kitchen shall have a cooktop, an oven, a microwave, a cooling/freezing unit, a built-in dishwasher, and a sink. Single-bowl sinks shall be minimum 20" x 30". Appliances shall be Energy Star. These requirements do not apply to Single Room Occupancy units.
 - Water Conserving Measures.** Toilets are high efficiency WaterSense toilets that use 1.28 gallons per flush or less; faucet aerators use 1.5 gallons per minute (gpm) or less in kitchens and 1.0 gpm or less in bathrooms; showerheads use 1.5 gpm or less. Dual flush toilets do not qualify.
 - Cabinetry.** Cabinetry and woodwork shall meet ANSI/AWI standards for Custom Grade Cabinetry and have the KCMA A161.1 Quality Certification Seal.
 - Closet Rods and Shelves.** Closet rods and shelves are required in each bedroom closet in each Unit. For Accessible Units only, the closet shelves and hanger bars shall be easy to adjust to different heights with no tools required with adjustable standards and brackets. Hanger rods shall attach to the shelving and provide continuous slide for hangers between supports. Shelves shall be 12" deep minimum and material vinyl coated steel or similar.
 - Paints and Primers, Adhesives, Caulks, and Sealants.** Paints, primers, adhesives, caulks, and sealants shall comply with Federal regulations applicable to low VOC requirements.
 - Minimum Bathroom Accessories:**
 - Towel bar(s) within reach of lavatory and tub/shower.
 - Toilet paper holder.
 - Shower curtain rod (if applicable).
 - Mirror.
 - Cabinet with drawers, shelf space, or medicine storage cabinet.

- Carpeting.** Carpets shall be 100% nylon or nylon/olefin blend.
- Resilient Flooring.** 1/8-inch vinyl composition tile with color and pattern full thickness, LVT, sheet vinyl, linoleum flooring, tile flooring, bamboo, wood, or polished concrete.
- Resilient Flooring for Bathrooms.** LVT, sheet vinyl, linoleum flooring, or tile flooring.
- Durable Window Sills.** All window sills/ledges shall be composed of moisture-resistant materials, such as plastic laminate, molded plastic, cultured marble, etc. Projects with Historic tax credits may provide wood sills if they are specifically required by the State Historic Preservation Office (SHPO).
- Window Covering.** Window coverings are required. A spring-loaded type window shade is not an approved covering.

D. Energy Requirements

- Heating and Air Conditioning.** All Units shall be heated and air conditioned. Air conditioning equipment shall be at least 13 SEER (14.5 SEER and 8.50 HSPF for electric heat pumps) and use R-410a refrigerant that is charged according to manufacturer specifications. Thru-wall A/C units, when used in conjunction with fluid based radiant heat systems, shall be at least 9.8 EER or 9.7 CEER, otherwise they shall be 10.7 EER or 10.6 CEER. Heating equipment shall be at least 95 AFUE for furnaces and 90 AFUE for boilers. Window units are not allowed. Electric resistance heating is not allowed as the primary heating source for new construction or adaptive reuse and must be approved at time of application if proposed for an Acquisition/Rehab or rehab project. AC sleeves shall be provided with a tight-fitting, insulated cover for thru wall AC units. Winter covers shall be provided for each AC unit. IFA may approve existing projects with electric resistance heating prior to Application submittal.
- Water Heaters.**
 - In-Unit water heaters that have a minimum energy factor (EF) of 0.61 for tank-type gas, 0.93 for tank-type electric, or 0.96 for tankless water heaters.
 - Central water heaters (serving entire building) – with a 90% Thermal Efficiency rating or minimum 95% efficient thermal water storage tanks coupled to a better than 90 AFUE boiler.

TOTAL BUILDING SF BREAK DOWN

LEVEL 1 GROSS SF	= 5,985 SF
LEVEL 2 GROSS SF	= 9,214 SF
LEVEL 3 GROSS SF	= 9,172 SF
TOTAL GROSS SF	= 24,371 SF

ARCHITECTURAL GENERAL NOTES

- GENERAL
 - CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS PRIOR TO MATERIAL FABRICATION AND CONSTRUCTION.
 - WHEN DRAWINGS AND SPECIFICATIONS ARE NOT IN AGREEMENT, THE BIDDER SHALL REQUEST WRITTEN CLARIFICATION PRIOR TO BIDDING AND CONSTRUCTION. IF NOT CLARIFIED PRIOR TO BIDDING, THE FOLLOWING PRECEDENCE SHALL BE USED TO DETERMINE SCOPE OF THE BID: SIZE/QUANTITY CONTROLLED BY DRAWINGS, MATERIAL QUALITY CONTROLLED BY SPECIFICATION, FINAL INTERPRETATION MUST BE ISSUED BY THE ARCHITECT/ENGINEER PRIOR TO MATERIAL FABRICATION OR CONSTRUCTION.
- FLOORS
 - PLACE VAPOR RETARDERS DIRECTLY BELOW ALL CONCRETE INTERIOR SLABS ON-GRADE UNLESS A WATERPROOFING MEMBRANE IS INDICATED.
 - SEE DRAWING A11.01 FOR TYPICAL FLOOR TRANSITION CONDITIONS.
 - ALL SIDEWALKS AND STOOPS SHALL SLOPE 1/4"FOOT MINIMUM AWAY FROM BUILDING.
 - PROVIDE RAISED CONCRETE EQUIPMENT PADS FOR MECHANICAL AND ELECTRICAL EQUIPMENT. COORDINATE EXACT PAD SIZE AND LOCATION BASED ON EQUIPMENT PROVIDED. PADS SHALL EXTEND 4" MINIMUM BEYOND EACH SIDE OF THE EQUIPMENT BASE OR AS OTHERWISE INDICATED. SEE AQ DRAWINGS FOR EQUIPMENT PADS REQUIRED FOR THE POOL AND SPA.
 - SLOPE CONCRETE FLOOR SLABS TO DRAINS. DRAINS SHALL BE SET 1/2" BELOW TYPICAL ROOM FLOOR FINISH ELEVATION WITH FLOORS UNIFORMLY SLOPING TO DRAIN UNLESS NOTED OTHERWISE. SET DRAINS FLUSH WITH FLOOR FINISH.
- WALLS/PARTITIONS
 - WALL TYPES ARE SHOWN ON SHEET A01.00, SEE SHEET FOR ADDITIONAL WALL GENERAL NOTES.
 - WATERPROOFING SHALL BE PLACED AT ALL WALLS WITH GRADE ELEVATION CHANGES ON OPPOSITE SIDES INCLUDING BASEMENTS, TUNNELS, ELEVATOR SHAFTS AND SIMILAR FITS.
- DETAILS
 - ALL VISUAL DISPLAY BOARDS (CHBD, MKRB, TKBD) ARE 4" HIGH WITH TOP AT +7'-0" AFF UNLESS NOTED OTHERWISE. CONFIRM VIA SHOP DRAWINGS.
 - EXTERIOR LOUVERS ARE BY THE GC. SIZES IF NOT SHOWN ON ARCHITECTURAL SHALL BE SHOWN ON THE MECHANICAL DRAWINGS.

RESTORATION GENERAL NOTES

- All work shall conform to the Secretary of the Interior's Standards for rehabilitation.
- Drawings are diagrammatic representations of a finished product. Consult the drawings and manufacturer's specifications for detailed installation, construction methods, specifications and additional materials and components required for a completed project. The drawings in combination with the specifications, manufacturer's specifications and instructions and building codes describe a finished product. All work is to conform to all local, state and national building codes. Notify the architect prior to construction of any discrepancies.
- Contractor to coordinate the installation of all owner's equipment.
- Salvage and reuse historic interior and exterior finish materials, including interior/exterior brick and interior wood flooring, where possible. Verify disposition of historic materials where not required for reuse on the project.
- All work is to be considered new to be provided and installed, unless otherwise noted. Verify any discrepancies with the architect prior to bidding and construction. All work is to be considered new to be provided and installed, unless otherwise noted. Verify any discrepancies with the architect prior to bidding and construction.
- All schedules, if shown, are for the convenience of the contractor. They do not list all the items contained in the drawings or manufacturers. Contractor to verify coordination of all items in all schedules.
- Existing floor elevations, existing structural grid centerlines, and existing building dimensions are shown diagrammatically, and vary in the field. Field verify all site conditions and elevations prior to construction.
- All exterior dimensions are from face of masonry, face of slab, or face of framing. Interior dimensions are to face of wall unless otherwise noted.
- This project is a renovation of an existing building. The contractor is to note that not all conditions can be represented in the drawings and specifications. The contractor is to account for all reasonable unforeseen conditions when submitting a bid or pricing for this work. All contractors and subcontractors are to field verify conditions prior to the submittal of a bid or price for their work.
- The contractor is to coordinate all work on all drawings or implied in the manufacturer's specifications.
- The Secretary of the Interior's Standards for Rehabilitation apply to historic buildings of all periods, styles, types, materials, and sizes. They apply to both the exterior and the interior of historic buildings.
- The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction.
- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- Exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- Adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- Clean masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.
- Inspect painted masonry surfaces to determine whether repainting is necessary.
- Remove damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., handscraping) prior to repainting.
- Apply compatible paint coating systems following proper surface preparation.
- Repaint with colors that are historically appropriate to the building and district.
- Evaluate the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to the masonry features will be necessary.

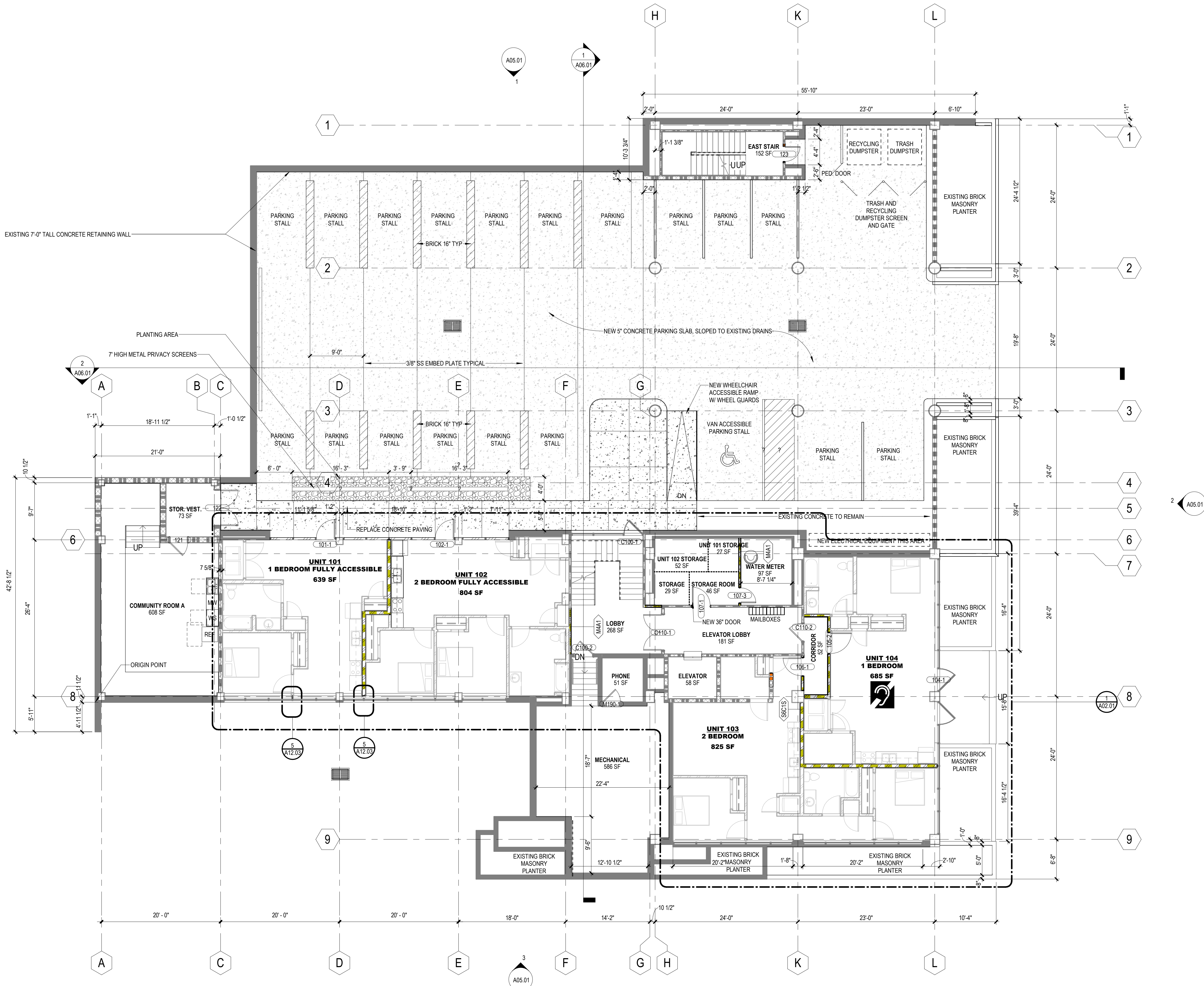


EXHIBIT 3B - PRIESTER BUILDING

Photos of the Site - looking north at the site from the south



EXHIBIT 3B - PRIESTER BUILDING

Photos of the Site - looking east at the site from the west



City of Davenport

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

Action / Date
3/20/2024

Subject:

Resolution approving an Intergovernmental Agreement among the City of Moline, Illinois; the City of Rock Island, Illinois; and the City of Davenport, Iowa to complete a regional Housing Needs Assessment. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

The Department of Housing and Urban Development (HUD) requires cities receiving Community Development Block Grant and HOME Investment Partnership funds to complete a Housing Needs Assessment every five years. The Housing Needs Assessment is intended to analyze the housing market and identify needs and gaps that impact low and moderate income households.

In 2019, the Cities of Davenport, Moline, and Rock Island worked together to develop a Housing Needs Assessment. It is now time for the three cities to update the assessment and Davenport, Moline, and Rock Island are interested in partnering again on the effort. The City is being asked to sign an Intergovernmental Agreement to work with Moline and Rock Island, and allow Moline to take the lead in undertaking this assessment.

For Davenport to continue to receive Community Development Block Grant and HOME Partnership Program funding through HUD, the assessment needs to be updated. This Intergovernmental Agreement will allow Davenport to share the cost of the update with regional partners. The Intergovernmental agreement will establish the means for hiring a consultant, paying costs, managing work, and completing the project in partnership with the cities of Moline and Rock Island. Under the terms of the agreement, each city will be responsible for providing information, data, assisting with public input meetings, and other assistance as required by the consultant. The consultant will recommend action steps for the cities both individually and regionally.

This Assessment is an eligible expense for Community Development Block Grant (CDBG) funds and Davenport's share will be paid from CDBG funds.

Approval of the Resolution will authorize the Mayor and Deputy City Clerk to execute the Intergovernmental Agreement for the purpose of completing a Housing Needs Assessment, and will authorize reimbursement of Davenport's share of the contract costs to the City of Moline.

Attachments:

1. Resolution
2. IGA

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION approving an Intergovernmental Agreement among the City of Moline, Illinois; the City of Rock Island, Illinois; and the City of Davenport, Iowa to complete a regional Housing Needs Assessment.

WHEREAS, the City of Davenport, Iowa; the City of Moline, Illinois; and the City of Rock Island, Illinois wish to collaborate on a regional Housing Needs Assessment; and

WHEREAS, the City of Moline (hereinafter "Moline") is a home rule unit pursuant to Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the City of Rock Island (hereinafter "Rock Island") is a home rule unit pursuant to Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, in order to proceed with the project the Parties desire to formalize their relationship to each other in order to establish a means of financing, paying, managing, and completing the Project; and

WHEREAS, intergovernmental cooperation between units of local government to contract, further combine, or transfer a lawful power or function in any manner not prohibited by law or ordinance is authorized by Article VII, Section 10 of the Illinois Constitution of 1970; and

WHEREAS, the Illinois General Assembly, in order to implement Article VI, Section 10 of the Illinois Constitution of 1970, adopted the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.); and

WHEREAS, all aspects of this Agreement are designed and intended to enhance the public health, safety, and welfare, and to provide efficiencies to the parties and their residents.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that the Intergovernmental Agreement among the City of Moline, Illinois; the City of Rock Island, Illinois; and the City of Davenport, Iowa to complete a regional Housing Needs Assessment is hereby approved.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**INTERGOVERNMENTAL AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN AND AMONGST THE CITIES OF MOLINE, ILLINOIS, ROCK ISLAND, ILLINOIS
AND DAVENPORT IOWA AND POINTS CONSULTING, LLC FOR A REGIONAL HOUSING
NEEDS ASSESSMENT**

THIS AGREEMENT is made and entered into this ____ day of March 2024, by and between the City of Moline, an Illinois home rule municipal corporation (“Moline”), the City of Rock Island, Illinois, an Illinois home rule municipal corporation (“Rock Island”), and the City of Davenport, Iowa, an Iowa municipal corporation (“Davenport”) and Points Consulting, LLC an Idaho limited liability company (“Points”). Hereinafter, Moline, Rock Island and Davenport may be cumulatively referred to as the “Cities” and the Cities and Points may be cumulatively referred to as the “Parties.”

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties do hereby covenant and agree as follows:

ARTICLE I

RECITALS

WHEREAS, Article VII, Section 10, of the Constitution of the State of Illinois of 1970 authorizes units of local government to contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and to use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, Intergovernmental cooperation is further authorized by the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.* (2012) (“the Act”); and

WHEREAS, Moline and Rock Island are “public agencies” (collectively referred to as the “Parties”) within the meaning of the Act; and

WHEREAS, Davenport is authorized to contract with Moline and Rock Island in accordance with the constitution and laws of the State of Iowa; and

WHEREAS, the Cities wish to collaborate with one another to contract for professional services in connection with the production of a regional Housing Needs Assessment as more particularly described herein (the “Project”); and

WHEREAS, in order to proceed with the Project, the Cities desire to formalize their relationship to each other in order to establish a means of financing, paying, managing, and completing the Project; and

WHEREAS, the Cities recently successfully partnered on a substantially similar project and the Cities are now desirous of collaborating again in accordance with the terms of this Agreement; and

WHEREAS, the Cities have received various bids for the Project and have found that splitting a larger project into smaller component parts will enable the Cities to achieve economies of scale and leverage private-sector partnership opportunities and further believe that Points is qualified to efficiently and successfully complete the Project; and

WHEREAS, the Parties have negotiated the terms of this Agreement and the Cities have determined that this Agreement is designed and intended to enhance the public health, safety, and welfare, and to provide efficiencies to the Cities and their respective residents; and

WHEREAS, Points is desirous of performing the professional services associated with the Project.

ARTICLE II

AGREEMENT BY AND AMONGST THE CITIES

LEAD ENTITY

Moline will serve as the lead entity of the collaboration and be the signatory to the professional services contract with Points. All Parties will be responsible for lawfully authorizing entry into this Agreement, but Moline shall additionally undertake any measures that may be required to authorize entry into a no-bid contract with Points to provide professional services associated with the Project.

ROLES/RESPONSIBILITIES OF CITIES

Moline will serve as the lead entity and as such will, be the counterparty to this or any other agreement with Points for the scope of services detailed in the bid documents and associated instructions cumulatively affixed hereto as **Exhibit A** and incorporated by this reference as though fully set forth herein (“Bid Package”). Each individual City shall be responsible for providing information, data, assisting with public input meetings, and generally cooperate as may be reasonable necessary for Points to complete its services or as may be reasonably required by Points.

FINANCIAL CONTRIBUTION

Each of the Cities shall share equally in and cost of the Project and shall promptly, and in any event no longer than fifteen (15) calendar days of receiving written notice of payment by Moline, reimburse in full any payment made to Points by Moline representing the reimbursing party's agreed-upon one-third share of the Project Cost.

SPECIAL CONDITIONS

In consideration of the mutual covenants and promises herein contained, the Program Participants hereby agree as follows:

1. The recitals hereto are incorporated herein by this reference thereto as if fully set out herein.
2. The City of Moline will pay Points in full for services rendered by Points to the Cities within the authorized scope of work and will be reimbursed by Rock Island and Davenport for payments remitted to Points on consulting cost for which the City of Moline will be reimbursed from the Program Participants. The cost of the Project is \$74,990.00 to be split in equal thirds by and amongst the Cities.
3. Each section of this Agreement and each sentence, clause or phrase contained in such section shall be considered severable and, if for any reason, any section or sentence, clause or phrase contained in such section is determined to be invalid or contrary to any existing or future laws, such invalidity shall not impair the operation of or affect that portion of this Agreement which is valid.
4. This instrument contains the sole agreement of the Cities hereto and all prior negotiations or correspondence shall be deemed merged into this

Agreement; and the terms of this Agreement shall govern the rights of the Cities exclusively.

5. This Agreement shall be governed by the laws of the State of Illinois, and the sole and exclusive venue for any disputes arising out of this Agreement shall be any state court located within Rock Island County, Illinois, or federal court located within the appropriate venue. A waiver of any part of this Agreement shall be limited to that specific event and shall not be a waiver of the entire Agreement.
6. The roles/responsibilities of the collaborating program participants will be identified as part of the agreement with the consultant.
7. Program participants will be responsible for ensuring that their jurisdiction's analysis, priorities, and goals are sufficient and suitable for inclusion in the Project. The scope of the responsibilities to be carried out by the participants, individually and jointly, will ultimately be established during negotiations regarding the specific scope of work with the selected consultant.

ARTICLE III

MOLINE – POINTS PROFESSIONAL SERVICES AGREEMENT

A. TERMS FOR COMPLETION OF WORK PLAN

Points shall develop a Project for the Cities of Davenport, Iowa; Moline, Illinois; and Rock Island, Illinois in accordance with the scope of work set forth in the proposal dated **December 18, 2023** submitted by Points to Moline, which is attached and incorporated herein by reference as **Exhibit B** ("Proposal") and as further specified by the Bid Package. The terms of the Proposal and Bid Package shall remain the same, except for the amount of compensation owed and the timeline set forth in this Agreement.

B. COMPENSATION

Points shall provide the services outlined in the above-referenced proposal for a fee of \$74,990.00. This fee includes all expenses incurred by Points, including personnel,

travel, printing, and other costs. Payments will be made monthly to Points, who will provide invoices with itemized work to date for the requested compensation.

C. TIME SCHEDULE

Work on this engagement will begin upon Points's receipt of an executed contract by all Parties hereto. Points will complete the full work plan outlined in the above-referenced Proposal by **September 30, 2024**. Interim project milestones and deliverables are outlined in the project timeline contained in Points's proposal and incorporated herein by reference.

D. OWNERSHIP OF FINAL DOCUMENTS

Following delivery of the final assessment by Points, the document will become property of Moline. Accordingly, Moline as owner of the document will have the right to duplicate the master copy and shall share it with the Cities upon request.

E. TERMINATION FOR CAUSE

In the event of default or violation of the terms contained herein, this Agreement may be terminated for cause by either party. The terminating party shall provide written notice to the defaulting party specifying the conditions of its default or violation hereunder and, after the defaulting party fails to cure such default within fifteen (15) days after receipt of such written notice, the termination shall be effective. Such termination shall be without prejudice to any of Moline's or Points's rights or remedies by law or in equity.

F. TERMINATION BY MUTAL CONSENT

This Agreement may be terminated in whole or in part, prior to completion of the scope when both parties agree that continuation is not feasible or would not produce beneficial results commensurate with further expenditure of funds. The parties must agree on the termination conditions, including effective date and the portion to be terminated. Points will be paid for those services actually performed through the effective date of termination, but will not incur new obligations as possible. Partially completed performance of the agreement will be compensated upon a signed statement of completion submitted by Points which will itemize each element of the performance and associated costs.

G.ASSIGNMENT

Points shall not assign, in whole or part, its rights or obligations pursuant to this Agreement, or any monies due to become due hereunder, without prior written consent of Moline.

ARTICLE IV

MISCELLANEOUS

A. SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this agreement.

B. WAIVER

A failure to act by any Party to this Agreement with respect to a breach by another Party does not waive the right to act with respect to subsequent or similar breaches. The failure of the Party to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

C.RESOULTION OF DISPUTES

Any action concerning a breach of this Agreement shall be resolved pursuant to the laws of the State of Illinois with venue in Rock Island, Illinois.

D.STANDARD OF CARE

Deliverables prepared by Points shall conform to accepted standards of professional practice. Points shall abide by all federal laws, regulations, and guidelines applicable to the work.

E. SEVERABILITY

Should any provision of this Agreement be determined to be void, invalid, unenforceable or illegal for whatever reason, such provisions shall be null and void; provided, however, that the

remaining provisions of this Agreement shall be unaffected thereby and shall continue to be valid and enforceable.

F. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, whether oral or written, covering the same subject matter. This agreement may not be modified or amended except by written agreement signed by both parties.

By executing this Agreement, the Parties acknowledge that they have fully read the agreement and that they fully understand and agree to all terms and conditions expressed herein. The undersigned hereto represent that they have authority to represent and bind the respective parties which they purport to represent to the conditions set forth with this agreement.

CITY OF MOLINE

By: Sangeetha Rayapati
Its: Mayor

Date

CITY OF ROCK ISLAND

By: Mike Thoms
Its: Mayor

POINTS CONSULTING, LLC

By: Brian Points
Its: Points Consulting LLC

Date

CITY OF DAVENPORT

By: Mike Matson
Its: Mayor

EXHIBIT A

BID PACKAGE

EXHIBIT B

Points PROPOSAL

City of Davenport

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

Action / Date
3/20/2024

Subject:

Resolution approving an Intergovernmental Agreement among the City of Moline, Illinois; the City of Rock Island, Illinois; and the City of Davenport, Iowa to complete an Analysis of Impediments to Fair Housing Choice. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

The Department of Housing and Urban Development (HUD) requires cities receiving Community Development Block Grant and HOME Investment Partnership funds to complete an Analysis of Impediments to Fair Housing Choice every five years. The Analysis is intended to meet requirements of Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) and identify obstacles to fair housing that may exist in the community and make recommendations for how they might be addressed.

In 2019, the Cities of Davenport, Moline, and Rock Island worked together to develop an Analysis of Impediments to Fair Housing Choice. It is now time for the three cities to update the Analysis and Davenport, Moline, and Rock Island are interested in partnering again on the effort. The City is being asked to sign an Intergovernmental Agreement to work with Moline and Rock Island, and allow Moline to take the lead in undertaking this Analysis.

For Davenport to continue to receive Community Development Block Grant and HOME Partnership Program funding through HUD, the Analysis needs to be updated. This Intergovernmental Agreement will allow Davenport to share the cost of the update with regional partners. The Intergovernmental agreement will establish the means for hiring a consultant, paying costs, managing work, and completing the project in partnership with the cities of Moline and Rock Island. Under the terms of the agreement, each city will be responsible for providing information, data, assisting with public input meetings, and other assistance as required by the consultant. The consultant will recommend action steps for the cities both individually and regionally.

This Analysis is an eligible expense for Community Development Block Grant (CDBG) funds and Davenport's share will be paid from CDBG funds.

Approval of the resolution will authorize the Mayor and City Clerk to execute the Intergovernmental Agreement for the purpose of completing a Housing Needs Assessment, and will authorize reimbursement of Davenport's share of the contract costs to the City of Moline.

Attachments:

1. Resolution
2. IGA

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION approving an Intergovernmental Agreement among the City of Moline, Illinois; the City of Rock Island, Illinois; and the City of Davenport, Iowa to complete a regional Analysis of Impediments to Fair Housing Choice.

WHEREAS, the City of Davenport, Iowa; the City of Moline, Illinois; and the City of Rock Island, Illinois (hereinafter "Parties") wish to collaborate on a regional Analysis of Impediments to Fair Housing Choice; and

WHEREAS, the City of Moline (hereinafter "Moline") is a home rule unit pursuant to Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, the City of Rock Island (hereinafter "Rock Island") is a home rule unit pursuant to Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, in order to proceed with the project the Parties desire to formalize their relationship to each other in order to establish a means of financing, paying, managing, and completing the Project; and

WHEREAS, intergovernmental cooperation between units of local government to contract, further combine, or transfer a lawful power or function in any manner not prohibited by law or ordinance is authorized by Article VII, Section 10 of the Illinois Constitution of 1970; and

WHEREAS, the Illinois General Assembly, in order to implement Article VI, Section 10 of the Illinois Constitution of 1970, adopted the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.); and

WHEREAS, all aspects of this Agreement are designed and intended to enhance the public health, safety, and welfare, and to provide efficiencies to the parties and their residents.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Intergovernmental Agreement among the City of Moline, Illinois; the City of Rock Island, Illinois; and the City of Davenport, Iowa to complete a regional Analysis of Impediments to Fair Housing Choice is hereby approved.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**INTERGOVERNMENTAL AGREEMENT FOR PROFESSIONAL CONSULTING SERVICES
BETWEEN AND AMONGST THE CITIES OF MOLINE, ILLINOIS, ROCK ISLAND, ILLINOIS
AND DAVENPORT IOWA AND MOSAIC COMMUNITY PLANNING FOR A REGIONAL
ANALYSIS OF FAIR HOUSING CHOICE IMPEDIMENTS**

THIS AGREEMENT is made and entered into this ____ day of March 2024, by and between the City of Moline, an Illinois home rule municipal corporation (“Moline”), the City of Rock Island, Illinois, an Illinois home rule municipal corporation (“Rock Island”), and the City of Davenport, Iowa, an Iowa municipal corporation (“Davenport”) and Mosaic Community Planning, LLC a limited liability company headquartered in Atlanta, Georgia (“Mosaic”). Hereinafter, Moline, Rock Island and Davenport may be cumulatively referred to as the “Cities” and the Cities and Mosaic may be cumulatively referred to as the “Parties.”

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the Parties do hereby covenant and agree as follows:

ARTICLE I

RECITALS

WHEREAS, Article VII, Section 10, of the Constitution of the State of Illinois of 1970 authorizes units of local government to contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and to use their credit, revenues, and other resources to pay costs related to intergovernmental activities; and

WHEREAS, Intergovernmental cooperation is further authorized by the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.* (2012) (“the Act”); and

WHEREAS, Moline and Rock Island are “public agencies” (collectively referred to as the “Parties”) within the meaning of the Act; and

WHEREAS, Davenport is authorized to contract with Moline and Rock Island in accordance with the constitution and laws of the State of Iowa; and

WHEREAS, the Cities wish to collaborate with one another to contract for professional services in connection with the production of a regional Analysis of Impediments to Fair Housing Choice (the “Project”); and

WHEREAS, in order to proceed with the Project the Cities desire to formalize their relationship to each other in order to establish a means of financing, paying, managing, and completing the Project; and

WHEREAS, the Cities recently successfully partnered on a substantially similar project and the Cities are now desirous of collaborating again in accordance with the terms of this Agreement; and

WHEREAS, the Cities have received various bids for the Project and have found that splitting a larger project into smaller component parts will enable the Cities to achieve economies of scale and leverage private-sector partnership opportunities and further believe that Mosaic is qualified to efficiently and successfully complete the Project at-hand; and

WHEREAS, the Parties have negotiated the terms of this Agreement and the Cities have determined that this Agreement is designed and intended to enhance the public health, safety, and welfare, and to provide efficiencies to the Cities and their respective residents; and

WHEREAS, Mosaic is desirous of performing the professional services associated with the Project.

ARTICLE II

AGREEMENT BY AND AMONGST THE CITIES

LEAD ENTITY

Moline will serve as the lead entity of the collaboration and be the signatory to the professional services contract with Mosaic. All Parties will be responsible for lawfully authorizing entry into this Agreement, but Moline shall additionally undertake any measures that may be required to authorize entry into a no-bid contract with Mosaic to provide professional services associated with the Project.

ROLES/RESPONSIBILITIES OF CITIES

Moline will serve as the lead entity and as such will, be the counterparty to this or any other agreement with Mosaic for the scope of services detailed in the bid documents and associated instructions cumulatively affixed hereto as **Exhibit A** and incorporated by this reference as though fully set forth herein (“Bid Package”). Each individual City shall be responsible for providing information, data, assisting with public input meetings, and generally cooperate as may be reasonable necessary for Mosaic to complete its services or as may be reasonably required by Mosaic.

FINANCIAL CONTRIBUTION

Each of the Cities shall share equally in and cost of the Project and shall promptly, and in any event no longer than fifteen (15) calendar days of receiving written notice of payment by Moline, reimburse in full any payment made to Mosaic by Moline representing the reimbursing party’s agreed-upon one-third share of the Project Cost.

SPECIAL CONDITIONS

In consideration of the mutual covenants and promises herein contained, the Program Participants hereby agree as follows:

1. The recitals hereto are incorporated herein by this reference thereto as if fully set out herein.
2. The City of Moline will pay Mosaic in full for services rendered by Mosaic to the Cities within the authorized scope of work and will be reimbursed by Rock Island and Davenport for payments remitted to Mosaic on consulting cost for which the City of Moline will be reimbursed from the Program Participants. The cost of the Project is \$70,821.00 to be split in equal thirds by an amongst the Cities.
3. Each section of this Agreement and each sentence, clause or phrase contained in such section shall be considered severable and, if for any reason, any section or sentence, clause or phrase contained in such section is determined to be invalid or contrary to any existing or future laws, such invalidity shall not impair the operation of or affect that portion of this Agreement which is valid.
4. This instrument contains the sole agreement of the Cities hereto and all prior negotiations or correspondence shall be deemed merged into this

Agreement; and the terms of this Agreement shall govern the rights of the Cities exclusively.

5. This Agreement shall be governed by the laws of the State of Illinois, and the sole and exclusive venue for any disputes arising out of this Agreement shall be any state court located within Rock Island County, Illinois, or federal court located within the appropriate venue. A waiver of any part of this Agreement shall be limited to that specific event and shall not be a waiver of the entire Agreement.
6. The roles/responsibilities of the collaborating program participants will be identified as part of the agreement with the consultant.
7. Program participants will be responsible for ensuring that their jurisdiction's analysis, priorities, and goals are sufficient and suitable for inclusion in the Project. The scope of the responsibilities to be carried out by the participants, individually and jointly, will ultimately be established during negotiations regarding the specific scope of work with the selected consultant.

ARTICLE III

MOLINE – MOSAIC PROFESSIONAL SERVICES AGREEMENT

A. TERMS FOR COMPLETION OF WORK PLAN

Mosaic shall develop a Project for the Cities of Moline, Illinois; and Rock Island, Illinois and Davenport, Iowa, in accordance with the scope of work set forth in the proposal dated **December 19, 2023** submitted by Mosaic to Moline, which is attached and incorporated herein by reference as **Exhibit B** ("Proposal") and as further specified by the Bid Package. The terms of the Proposal and Bid Package shall remain the same, except for the amount of compensation owed and the timeline set forth in this Agreement.

B. COMPENSATION

Mosaic shall provide the services outlined in the above-referenced proposal for a fee of **\$70,821.00**. This fee includes all expenses incurred by Mosaic, including personnel, travel,

printing, and other costs. Payments will be made monthly to Mosaic, who will provide invoices with itemized work to date for the requested compensation.

C. TIME SCHEDULE

Work on this engagement will begin upon Mosaic's receipt of an executed contract by all Parties hereto. Mosaic will complete the full work plan outlined in the above-referenced Proposal by or before **October 31, 2024**. Interim project milestones and deliverables are outlined in the project timeline contained in Mosaic's proposal and incorporated herein by reference.

D. OWNERSHIP OF FINAL DOCUMENTS

Following delivery of the final assessment by Mosaic, the document will become property of Moline. Accordingly, Moline as owner of the document will have the right to duplicate the master copy and shall share it with the Cities upon request.

E. TERMINATION FOR CAUSE

In the event of default or violation of the terms contained herein, this Agreement may be terminated for cause by either party. The terminating party shall provide written notice to the defaulting party specifying the conditions of its default or violation hereunder and, after the defaulting party fails to cure such default within fifteen (15) days after receipt of such written notice, the termination shall be effective. Such termination shall be without prejudice to any of Moline's or Mosaic's rights or remedies by law or in equity.

F. TERMINATION BY MUTUAL CONSENT

This Agreement may be terminated in whole or in part, prior to completion of the scope when both parties agree that continuation is not feasible or would not produce beneficial results commensurate with further expenditure of funds. The parties must agree on the termination conditions, including effective date and the portion to be terminated. Mosaic will be paid for those services actually performed through the effective date of termination, but will not incur new obligations as possible. Partially completed performance of the agreement will be compensated upon a signed statement of completion submitted by Mosaic which will itemize each element of the performance and associated costs.

G.ASSIGNMENT

Mosaic shall not assign, in whole or part, its rights or obligations pursuant to this Agreement, or any monies due to become due hereunder, without prior written consent of Moline.

ARTICLE IV

MISCELLANEOUS

A. SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this Agreement are included for convenience only and shall not limit or otherwise affect the terms of this agreement.

B. WAIVER

A failure to act by any Party to this Agreement with respect to a breach by another Party does not waive the right to act with respect to subsequent or similar breaches. The failure of the Party to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

C.RESOULTION OF DISPUTES

Any action concerning a breach of this Agreement shall be resolved pursuant to the laws of the State of Illinois with venue in Rock Island, Illinois.

D.STANDARD OF CARE

Deliverables prepared by Mosaic shall conform to accepted standards of professional practice. Mosaic shall abide by all federal laws, regulations, and guidelines applicable to the work.

E. SEVERABILITY

Should any provision of this Agreement be determined to be void, invalid, unenforceable or illegal for whatever reason, such provisions shall be null and void; provided, however, that the

remaining provisions of this Agreement shall be unaffected thereby and shall continue to be valid and enforceable.

F. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, whether oral or written, covering the same subject matter. This agreement may not be modified or amended except by written agreement signed by both parties.

By executing this Agreement, the Parties acknowledge that they have fully read the agreement and that they fully understand and agree to all terms and conditions expressed herein. The undersigned hereto represent that they have authority to represent and bind the respective parties which they purport to represent to the conditions set forth with this agreement.

CITY OF MOLINE

**MOSAIC COMMUNITY
PLANNING, LLC**

By: Sangeetha Rayapati
Its: Mayor

By: Jeremy D. Gray
Its: Mosaic Principal

Date

Date

CITY OF ROCK ISLAND

CITY OF DAVENPORT

By: Mike Thoms
Its: Mayor

By: Mike Matson
Its: Mayor

Date

Date

EXHIBIT A

BID PACKAGE

EXHIBIT B

Mosaic PROPOSAL

City of Davenport

Department: Legal

Contact Info: Brian Heyer | 563-326-7735

Action / Date

3/20/2024

Subject:

Resolution setting a Public Hearing on the proposed conveyance of vacated public right-of-way, that being a part of West 43rd Street lying between El Rancho Drive and Rodeo Road (Del Vecchio, Frost, and Infante, Petitioners). [Ward 2]

Recommendation:

Adopt the Resolution.

Background:

The City of Davenport currently owns a vacated public right-of-way known as part of West 43rd Street located in Brunsview Park Third Addition and Brunsview Park Fourth Addition, to the City of Davenport, Scott County, Iowa. The City of Davenport desires to sell its interest in the aforementioned real estate and the abutting property owners have offered to acquire said property.

Iowa law requires a city to hold a Public Hearing prior to conveying its interest in real property. Adoption of this Resolution will set the Public Hearing for the April 3, 2024 Committee of the Whole Meeting beginning at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION setting a Public Hearing on the proposed conveyance of vacated public right-of-way, that being a part of West 43rd Street lying between El Rancho Drive and Rodeo Road (Del Vecchio, Frist, and Infante, Petitioners).

WHEREAS, the City of Davenport currently owns the following vacated public right-of-way:

part of West 43rd Street located in Brunsview Park Third Addition and Brunsview Park Fourth Addition, to the City of Davenport, Scott County, Iowa; and

WHEREAS, the City of Davenport desires to sell its interest in the aforementioned real estate; and

WHEREAS, the abutting property owners, Del Vecchio, Frost, and Infante, have offered to acquire said property; and

WHEREAS, Iowa law requires a city to hold a Public Hearing prior to conveying its interest in real property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a Public Hearing on the proposed conveyance of vacated public right-of-way, that being a part of West 43rd Street lying between El Rancho Drive and Rodeo Road, will be held on April 3, 2024 at the Committee of the Whole Meeting beginning at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
3/20/2024

Subject:

Motion approving the allocations for Year 50 (July 1, 2024 – June 30, 2025) 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 50 CDBG program, which is a subpart of the City's FY 25 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 4, 2024 when the CAC passed a motion on its Year 50 funding recommendations for the Federal FY 2024 CDBG estimated entitlement of \$1,611,691. 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 FY23, the estimated HOME awarded entitlement is \$493,128.

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 50 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.

Awarding of these funds is 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%. If the allocation is more than +/-20% from the estimated amount, the CAC will meet again to make new recommendations.

A Public Hearing on these recommendations was held at the March 20 Committee of the Whole Meeting.

Attachments:

1. Year 50 CDBG Recommendations

Year 50 (July 1, 2024 – June 30, 2025) 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	\$26,672
BOYS & GIRLS CLUBS OF THE IOWA MISSISSIPPI VALLEY	Provides recreation, education, cultural arts and leadership programs	DAVENPORT YOUTH CENTER	\$27,951
CENTER FOR ACTIVE SENIORS	Provides case management & advocacy for seniors	SENIOR ADVOCACY PROGRAM	\$19,883
COMMON CHORD	Provides music mentorship to youth	IN-TUNE MUSIC MENTORSHIP PROGRAM	\$18,451
FAMILY RESOURCES	Provides legal advocacy services to survivors	DOMESTIC ABUSE COMPREHENSIVE PROGRAM	\$22,592
FRIENDLY HOUSE	Provides afterschool and summer social, recreational, and educational activities	YOUTH SERVICES PROGRAM	\$28,891
HUMILITY HOMES AND SERVICES	Provides emergency and winter shelter	EMERGENCY and WINTER SHELTER	\$25,789
IOWA LEGAL AID	Provides legal services & advocacy to tenants	EVICITON DIVERSION PROGRAM	\$21,238
PROJECT RENEWAL	Provides after school program with social, recreational, educational activities	AFTER SCHOOL YOUTH PROGRAM	\$30,246
SALVATION ARMY FAMILY SERVICE CENTER	Provides short term financial assistance, budgeting and case management	HOMELESS PREVENTION PROGRAM	\$24,604
VERA FRENCH COMM MENTAL HEALTH CENTER	Provides supportive service to persons who suffer from severe and chronic mental illness	SUPPORTED COMMUNITY LIVING	\$23,683
PUBLIC SERVICE TOTAL:			\$270,000

Year 50 (July 1, 2024 – June 30, 2025) 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	\$328,002 ¹
ECONOMIC DEVELOPMENT:			
CPED ECONOMIC DEVELOPMENT FUND	Formulation, coordination, and implementation of local economic development strategies	STAFF	\$0 ²
		ECONOMIC DEVELOPMENT FUND	\$181,438 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	\$353,765 ³
		CITY REHAB LOANS/ GRANTS/RELOCATION	\$478,486 ⁴
		HOME STAFF & OPERATIONS	\$49,312
		HOME LOANS / GRANTS	\$388,896
NON PUBLIC SERVICE TOTAL:			\$1,341,691
HOME TOTAL:			\$ 493,128

¹\$0.00 in CDBG Program Income for grant administration

² \$54,828 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: Administration
Contact Info: Brian Krup | 563-326-6163

Action / Date
3/20/2024

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 20, 2024; **Closures:** West 6th Street from Gaines Street to Marquette Street; Warren Street from West 5th Street to West 6th Street. [Ward 3]

Brian Doerrfeld; The Cities Spring Classic; Brady Street Stadium | 3603 North Brady Street; 7:30 a.m. - 11:00 a.m. Saturday, April 20, 2024; **Closures:** East George Washington Boulevard from Brady Street to Farnam Street; Farnam Street from East George Washington Boulevard to East 32nd Street. [Ward 5]

Cornbelt Running Club; Quad-City Times Bix 7 and Prairie Farms Quick Bix; Saturday, July 27, 2024 4:00 a.m. – 12:00 p.m. (unless otherwise noted); **Closures:** Brady Street from River Drive to Kirkwood Boulevard; Kirkwood Boulevard from Brady Street to Jersey Ridge Road; Jersey Ridge Road from Kirkwood Boulevard to Middle Road; Middle Road from Kirkwood Boulevard to McClellan Boulevard; McClellan Boulevard from Middle Road to River Drive; East 4th St from Main Street to River Drive (East 4th Street from Pershing Avenue to River Drive closed beginning at 1:00 p.m. Friday, July 26); East 3rd Street from Main Street to River Drive (East 3rd Street from Iowa Street to River Drive closed beginning at 1:00 p.m. on Friday, July 26 to set up finish line); East 2nd Street from Main Street to Perry Street; East 15th Street from Brady Street to Perry Street; Perry Street from East 15th Street to East 4th Street; LeClaire Street from East 2nd Street to East 4th Street (beginning at 11:00 a.m. on Friday, July 26); Iowa Street from East 3rd Street to East 4th Street (beginning at 1:00 p.m. Friday, July 26); River Street from McClellan Boulevard to Hillcrest Avenue. [Wards 3 & 5]

Recommendation:

Adopt the Resolution.

Background:

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

Attachments:

1. Resolution
2. Project Renewal Fit-Fest Map
3. Project Renewal Fit-Fest Letter to Neighbors
4. The Cities Spring Classic Route Map
5. Bix 7 Route
6. Bix 7 Info
7. Quick Bix Info

Resolution No. _____

Resolution offered by Alderman Jobgen.

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

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 20, 2024; **Closures:** West 6th Street from Gaines Street to Marquette Street; Warren Street from West 5th Street to West 6th Street. [Ward 3]*

*Brian Doerrfeld; The Cities Spring Classic; Brady Street Stadium | 3603 North Brady Street; 7:30 a.m. - 11:00 a.m. Saturday, April 20, 2024; **Closures:** East George Washington Boulevard from Brady Street to Farnam Street; Farnam Street from East George Washington Boulevard to East 32nd Street. [Ward 5]*

*Cornbelt Running Club; Quad-City Times Bix 7 and Prairie Farms Quick Bix; Saturday, July 27, 2024 4:00 a.m. – 12:00 p.m. (unless otherwise noted) **Closures:** Brady Street from River Drive to Kirkwood Boulevard; Kirkwood Boulevard from Brady Street to Jersey Ridge Road; Jersey Ridge Road from Kirkwood Boulevard to Middle Road; Middle Road from Kirkwood Boulevard to McClellan Boulevard; McClellan Boulevard from Middle Road to River Drive; East 4th St from Main Street to River Drive (East 4th Street from Pershing Avenue to River Drive closed beginning at 1:00 p.m. Friday, July 26); East 3rd Street from Main Street to River Drive (East 3rd Street from Iowa Street to River Drive closed beginning at 1:00 p.m. on Friday, July 26 to set up finish line); East 2nd Street from Main Street to Perry Street; East 15th Street from Brady Street to Perry Street; Perry Street from East 15th Street to East 4th Street; LeClaire Street from East 2nd Street to East 4th Street (beginning at 11:00 a.m. on Friday, July 26); Iowa Street from East 3rd Street to East 4th Street (beginning at 1:00 p.m. Friday, July 26); River Street from McClellan Boulevard to Hillcrest Avenue. [Wards 3 & 5]*

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.

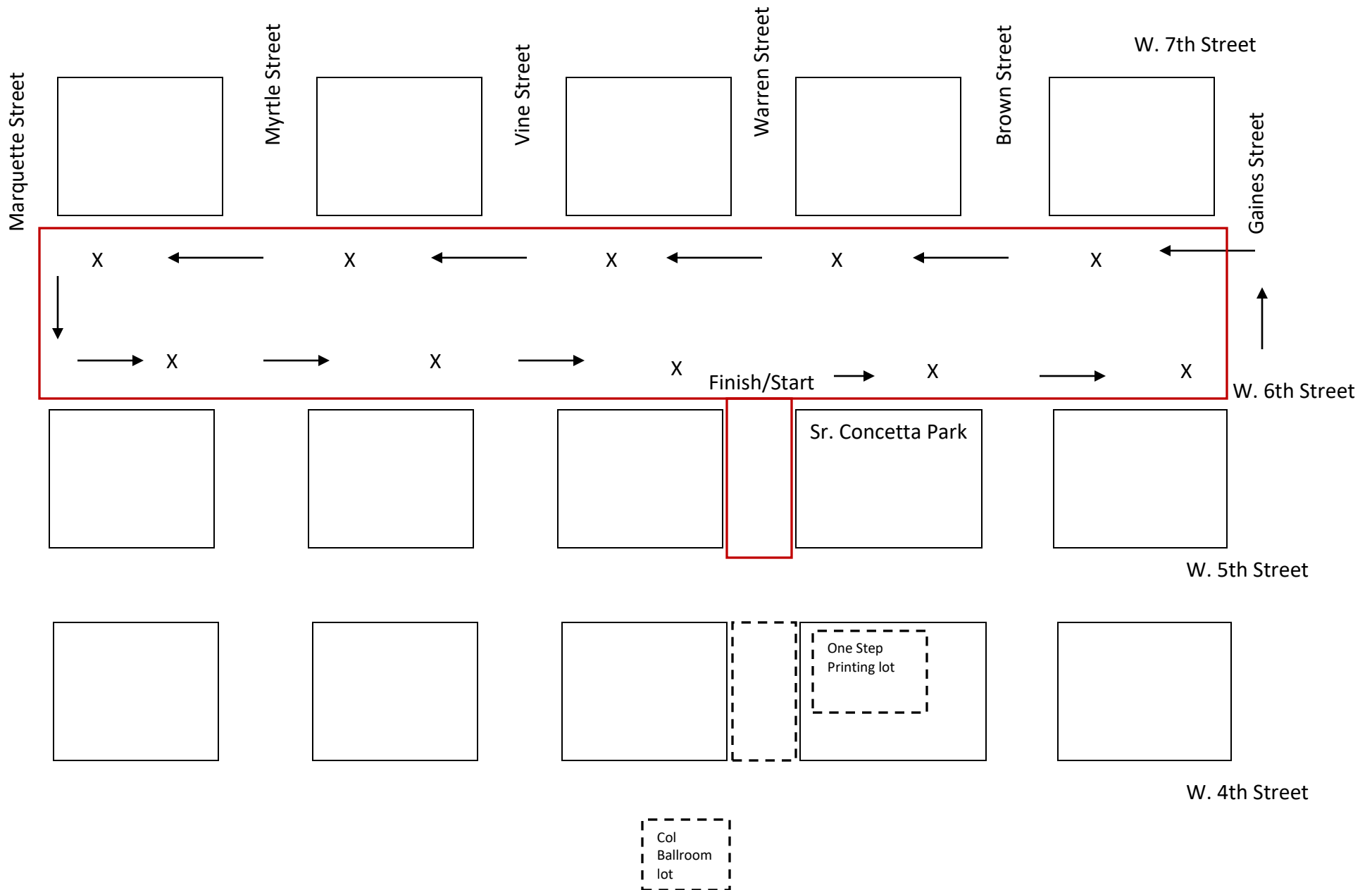
Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



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

**PROJECT RENEWAL
FIT-FEST
April 20, 2024**

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 20, 2024** - 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 20, 2024 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.***

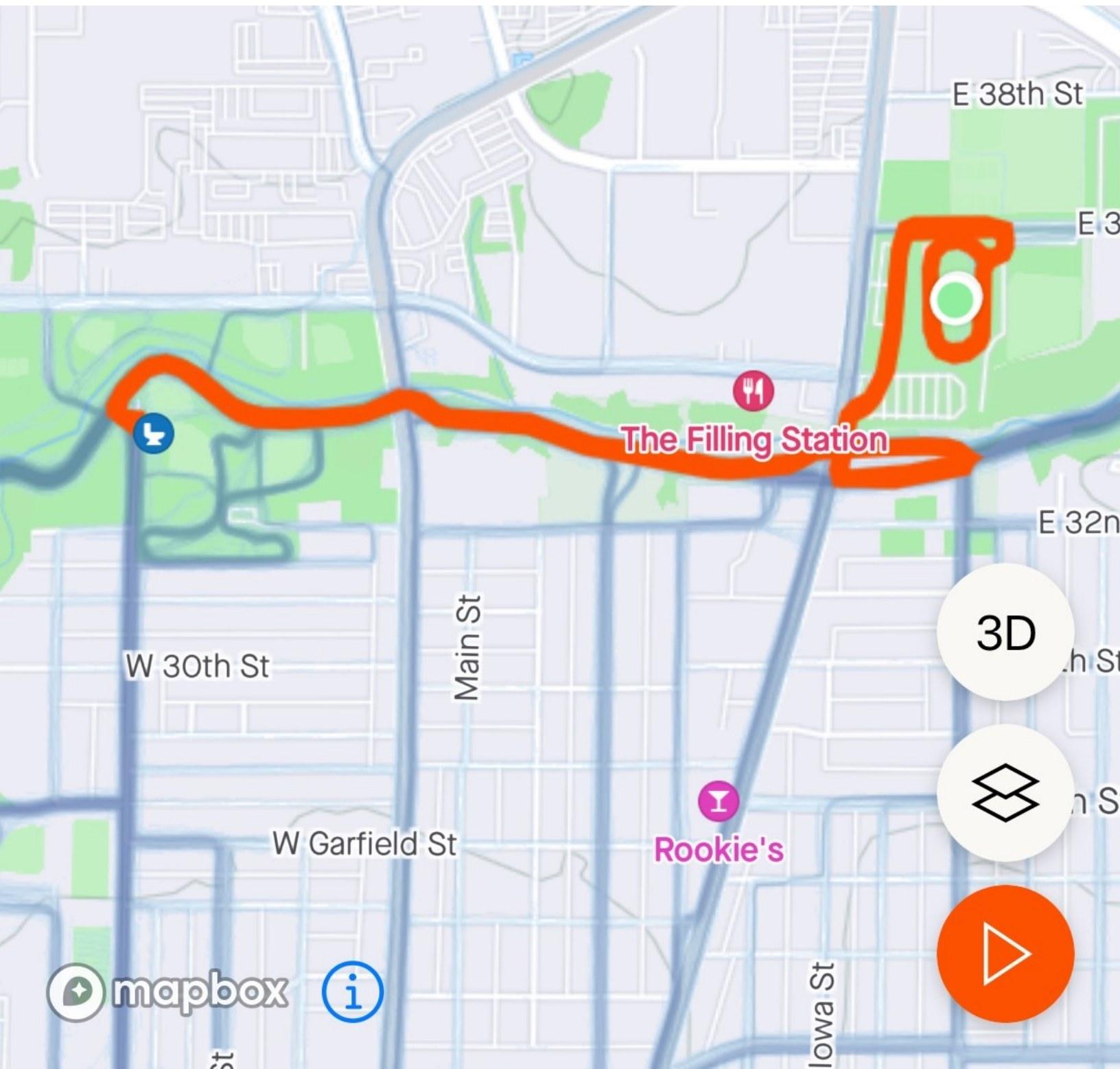
This event promotes physical well being and healthy lifestyle choices among area youth and adults. It also brings awareness of positive developments in the surrounding neighborhood. In addition, this fundraising opportunity is a chance for people to learn more about the service Project Renewal provides 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!

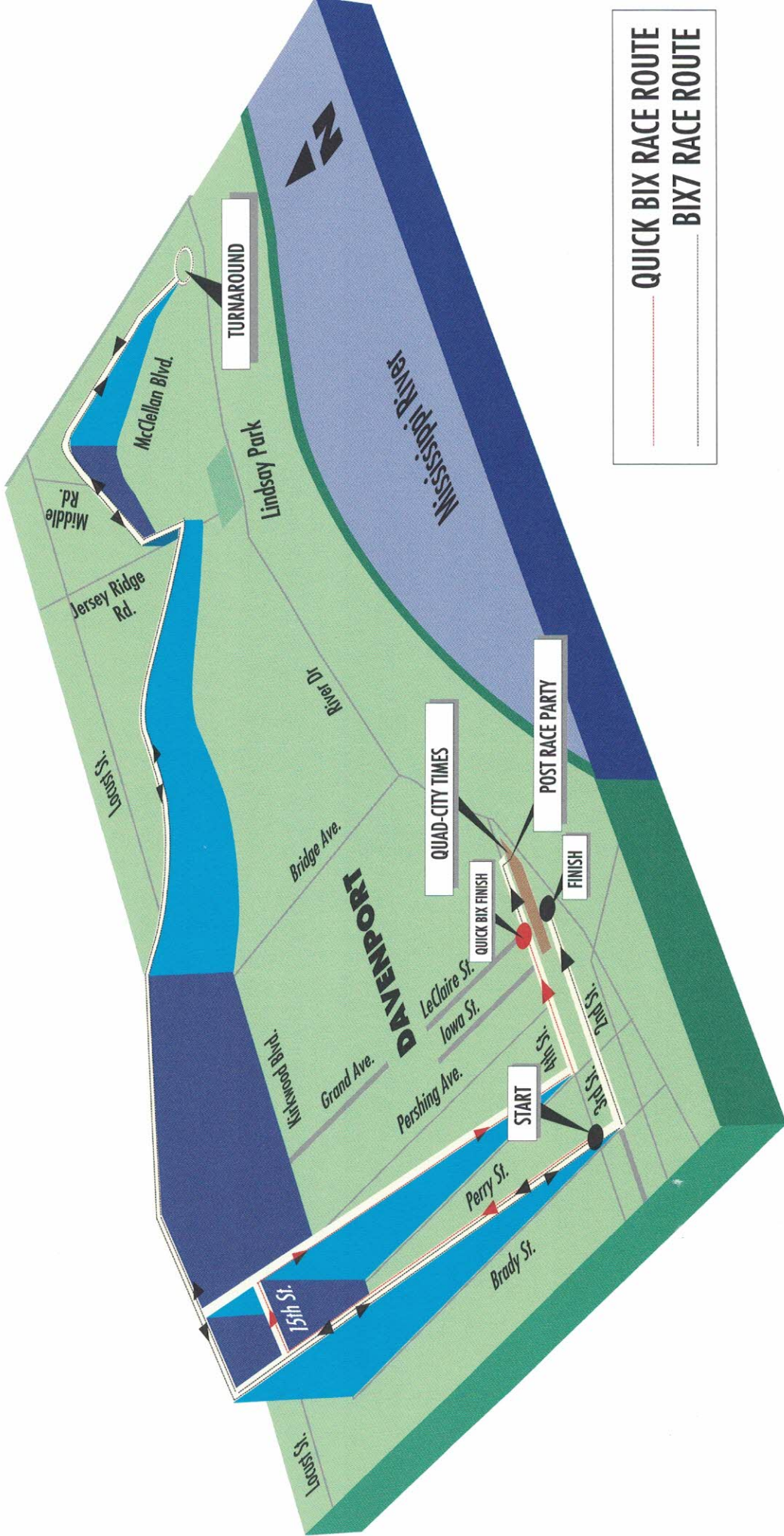
Project Renewal provides educational and recreational activities for children during the school year and summer in a safe, loving environment. Staff and volunteers are positive role models for the children, reinforcing values needed in order to live healthy and productive lives. Project Renewal is an 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





QUICK BIX RACE ROUTE

BIX7 RACE ROUTE

"50th Running"

The 50th Running of the annual Bix 7 road race will be held on July 27th, 2024. The event will attract up to 20,000 participants and will use 4,000+ volunteers to ensure the safety and welfare of all participants.

The Cornbelt Running Club is requesting the following.

1. Closing the entire course route on July 27th, 2024. We will need to have "no parking" allowed from 5:00 am until 11:30 am. We are also requesting the closure of E River Drive/River St, between Hillcrest Ave and McClellan Blvd, during this time. This will allow emergency access to and from our secondary medical tent on River St near the turnaround.
2. No parking should start the evening before to ensure there are no cars on the course race day.
3. The "Start Line" will again be at 4th St. & Brady St. Due to the recent bump-out curb on the Northeast corner of 4th and Brady, the Bix 7 will work with Davenport Public Works to make sure our participants cross this intersection safely.
4. At the start up of the race on Brady St., it will be necessary to notify all businesses in this area that the crowd of participants will make it impossible for access to their establishments until after the start of the event. At approximately 8:15 am., the Running Club will notify them that access is available.
5. The finish of the race will be on 3rd St. This year we will be turning left onto 3rd St. after coming down Brady St. The finish will be approximately at Le Claire St. The flow of the entrants will take them down 3rd St. into the Quad-City Times parking lot.
6. We are requesting to have 3rd St. closed to traffic at 1:00 pm on July 26th for set up of the finish line. 3rd St. from Iowa to River Dr. will need to be shut off.
7. We are requesting LeClaire St from 2nd to 4th Sts. beginning at 11 am Friday for Medical tent set-up.
8. We request the closure of Iowa St. from 3rd to 4th Sts. beginning at 1:00 p.m. Friday.
9. We request the closure East 4th from Pershing to River Dr. beginning at 1:00 p.m. on Friday.
10. We request the closure of Iowa St between 2nd and 3rd Sts beginning at 5 am Saturday morning.
11. We request 3rd St to remain open until 9:00 pm for packet pickup.
12. We will need no parking signs put up on Thursday so that there will not be cars on the street during set up.
13. The after race party for the 20,000 participants will take place in the Quad-City Times parking lot.
14. We are requesting closing off 4th St. from River Dr. to Le Claire St. for additional room for the after race party. This will need to be closed off Saturday morning, 6:00 am until noon on July 27th.
15. We will also need barricades and other material, snow fence, etc.

2024 Quad-City Times Bix 7

"Prairie Farms Quick Bix"

For the 50th Running of the Quad-City Times Bix 7, we will present the "Prairie Farms Quick Bix". The Quick Bix is a two mile fun run or walk. It goes up Brady Street hill to 15th St. where it turns right for one block to Perry Street. The course then turns right onto Perry St. and then down the hill to 4th Street. At 4th St. the course takes a left turn to the finish at Le Claire St. Everyone will continue to sign up for the Bix 7 and then on race day decide which event to run.

See attached map of the course.

The Cornbelt Running Club is requesting the following:

1. Closing the "Quick Bix" course on July 27th, 2024 to traffic and no parking signs on 15th Street from Brady St. to Perry St. and no parking on Perry St. from 15th St. to 4th Street. Also no parking on 4th St. from Brady St. to River Dr.
2. Course would need to be closed from 7:00 am. to 11:00 am.
3. There were over 1,400 participants in the Quick Bix in 2023.

City of Davenport

Department: Finance
Contact Info: Jamie Swanson | 563-326-7795

Action / Date
3/20/2024

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

RME Courtyard (Common Chord) - 121 West 2nd Street - Outdoor Area - Recurring Temporary License - License Type: Class C Liquor (On-Premises)

Ward 7

Assumption High School (Assumption High School) - 1020 West Central Park Avenue - Recurring Temporary Event - License Type: Class C Liquor (On-Premises)

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

Ward 1

QC Marts (Bethany Enterprises, Inc) - 2747 Rockingham Road - License Type: Class C Beer (Carry-Out)

Ward 2

Hawkeye Sports Bar & Grill (Ortiz Holdings, LLC) - 4646 Cheyenne Avenue - Outdoor Area - License Type: Class C Liquor (On-Premises)

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

Las Margaritas Mexican Restaurant (Rubio Brothers, LLC) - 3559 West Kimberly Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 3

Devon's Complaint Dept (Triple Crown Whiskey Bar, LLC) - 304 East 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

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

Ward 4

Hy-Vee Market Cafe (Hy-Vee, Inc) - 2351 West Locust Street (Cafe Area) - License Type: Class C Liquor (On-Premises)

Wise Guys Pizza & Pub (PB&B, LLC) - 2824 West Locust Street #3a - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 5

Brew In the Village (3 Blessings, Inc) - 1104 Jersey Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Stadium Club (Sis, Inc) - 2828 Brady Street - License Type: Class C Liquor (On-Premises)

Ward 6

Camp McClellan Cellars (Julie Keehn) - 2302 East 11th Street - License Type: Class B Beer/Wine (Carry-Out)

El Compita (El Compita Mexican Bar & Grill in Kimberly, Inc) - 1720 East Kimberly Road - License Type: Class C Liquor (On-Premises)

Los Agaves Mexican Grill (Los Agaves, Inc) - 4876 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

QC Mart (Bethany Enterprises, Inc) - 2415 East 53rd Street - License Type: Class C Beer (Carry-Out)

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

Ward 7

Los Portales Mexican Restaurant 2, Inc (Los Portales Mexican Restaurant 2, Inc) - 1012 East Kimberly Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 8

QC Marts (Bethany Enterprises, Inc) - 6807 Northwest Boulevard - License Type: Class C Beer (Carry-Out)

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: Brian Schadt | 563-326-7923

Action / Date
3/20/2024

Subject:

First Consideration: Ordinance amending Chapter 12.16 entitled "Curbs" of the Municipal Code of Davenport, Iowa by eliminating sections and updating language. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

The current Municipal Code identifies the street curb as the duty of the property owner to maintain. Staff recommends that since the curb functions both as a component of the street and as a storm water device, the City should maintain the curb.

Curb defects can be summarized into the following categories:

- Structural Defects (i.e., broken, heaving, leaning into traveled way)
- Drainage Issues (ponding after rains or icing issues in the winter)
- Missing
- Aesthetic (scrapes, visual cracks, deformation) – Not considered critical to the performance of the curb.

A priority based system will be instituted to determine needed curb repairs or replacement based upon their direct impact to the safety of the traveling public or impedance to storm drainage or created icing conditions. It is anticipated structural defects, missing curbs or drainage issues will be addressed utilizing existing street or stormwater repair contracts.

Attachments:

1. Ordinance
2. Current Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12.16 ENTITLED "CURBS" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY ELIMINATING SECTIONS AND UPDATING LANGUAGE.

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

Section 1. That Section 12.16.020 entitled "Duty of owner to maintain" of the Municipal Code of Davenport, Iowa is hereby repealed and a new 12.16.020 entitled "Construction standards" is enacted in its place to read as follows:

12.16.020 Construction standards.

Curbs constructed within the limits of the City shall conform to the current accepted construction standards or as directed by the city engineer.

Section 2. That Section 12.16.030 entitled "Power of department of construction and engineering" of the Municipal Code of Davenport, Iowa is hereby repealed and labeled RESERVED.

12.16.030 (RESERVED)

Section 3. That section 12.16.040 entitled "Assessment and levy of costs" of the Municipal Code of Davenport, Iowa is hereby repealed and labeled RESERVED.

12.16.040 (RESERVED)

Section 4. That Section 12.16.050 entitled "Permit required – Permit charge" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

12.16.050. Permit required — Permit charge.

No person, firm or corporation shall construct any curbs on public right-of-way or public easements without first having obtained a permit from the Public Works Department. The application for permit shall be in writing and shall state the owner of the property, the street upon which, and the lot, lots or parcels of ground in front of or adjacent to which the curb is to be built, the length and height and the time when the curb will be completed. The charge for each permit issued shall be as set by City Council policy.

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 12.16 CURBS

12.16.010. Power of Council. [Prior code § 35-123]

The City Council shall have power to provide for the construction, reconstruction, repair, location and width of permanent curbs upon any street, highway, avenue or public ground within the limits of the City.

12.16.020. Duty of owner to maintain. [Prior code § 35-124]

It shall be the duty of every owner of a lot or piece of ground fronting on any street to keep and maintain in repair the permanent curb, which is, or shall be laid along said street in front of said lot or piece of ground.

12.16.030. Power of department of construction and engineering. [Prior code § 35-125]

The department of construction and engineering shall have power to repair curbs in a defective condition liable to cause injury to persons using the same, without notice to owners of adjacent property, and assess the expenses thereof on the property in front of which such repairs are made, and such costs and expenses shall be assessed, levied and collected as provided for the collection of the cost of the construction or laying or repairing of permanent or temporary sidewalks after notice to property owner, as provided in this chapter.

12.16.040. Assessment and levy of costs. [Ord. 74-248 § 1; prior code S 35-126]

The department of construction and engineering shall report all expenses incurred under this section to the City Council, giving a description of the lot, or part of lots, and the amount of expenses chargeable to each parcel which shall have been paid from the street fund, and the Council shall levy the same, together with all costs, as a special tax upon the lot or lots, or parts thereof, or land in front of which the said work was done, but such levy shall not be in excess of 50% of costs of curb due from each lot or part of lot or lands, and the same shall be a lien upon such land until paid and collected as other special taxes. Such assessment may be by resolution and the same shall be assessed and levied as provided by law.

12.16.050. Permit required — Permit charge. [Ord. 87-275 § 3]

No person, firm or corporation shall construct any curbs on public right-of-way or public easements without first having obtained a permit from the department of construction and engineering. The application for permit shall be in writing and shall state the owner of the property, the street upon which, and the lot, lots or parcels of ground in front of or adjacent to which the curb is to be built, the length and height and the time when the curb will be completed. The charge for each permit issued shall be \$10.

City of Davenport

Department: Public Works
Contact Info: Brian Schadt | 563-326-7923

Action / Date
3/20/2024

Subject:

First Consideration: Ordinance amending Section 13.34.130 entitled "Storm Sewers" of the Municipal Code of Davenport, Iowa by updating language for storm sewer inspections. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

Current Municipal Code requires new storm sewers within the City to be televised by the Sewer Division of Public Works. In order to provide timely inspection of new sewers as well as maintain Sewer Division operational flexibility, the proposed wording will allow developers to televise new pipe utilizing City standards and submit for staff review prior to acceptance.

There is currently precedence in multiple communities within the State of Iowa that allow privately installed sewer that is to become public to be televised for inspection by private contractors. This televising must be completed per the Statewide Urban Design and Specifications (SUDAS) requirements. All inspection reports will need to be submitted to the Department of Engineering and Capital Projects for review. Prior to recommendation for acceptance by the City Council, any deficiencies identified by City staff will need to be corrected, prior to acceptance by the City Council.

Attachments:

1. Ordinance
2. Current Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 13.34.130 ENTITLED "STORM SEWERS" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY UPDATING LANGUAGE FOR STORM SEWER INSPECTIONS.

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

Section 1. That Section 13.34.130 entitled "Storm Sewers" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

13.34.130 Storm sewers.

D. Prior to acceptance of storm sewers installed by a private contractor, all storm sewers and structures must be cleaned and televised to ensure that they meet acceptable City standards. Televising will be completed as detailed by the City standards. Fees for this service shall be set from time to time by City Council resolution and will be billed to the developer or property owner and must be paid before the system will be accepted and released for further development.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained 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

SUBCHAPTER II.
Storm Sewers and Stormwater Routing

13.34.110. Applicability. [10-23-2019 by Ord. No. 2019-446]

The provisions of Sections 13.34.120 through 13.34.160 shall apply to the following areas under development:

- A. All residential development of two acres or more and all commercial and industrial developments in excess of one acre;
- B. Any development where the percentage of the impervious area of the lot is 50% or greater;
- C. Any development which, in the opinion of the City Engineer, lacks an adequate internal or external passage of stormwaters as to not exceed the capacity of the receiving storm sewer system.

13.34.120. Runoff calculation. [10-23-2019 by Ord. No. 2019-446]

- A. Design flows shall normally be calculated using the procedures outlined in the Soil Conservation Service's Technical Release No. 55, "Urban Hydrology for Small Watersheds," and the "Iowa Users Guide and Supplement" for said Technical Release No. 55. For drainage basins of 20 acres or less, the Rational Method may be used.
- B. In all cases, all areas are to be considered fully developed, in accordance with the City's current Sanitary Sewer Master Plan Map, which is available from the City Engineer.

13.34.130. Storm sewers. [10-23-2019 by Ord. No. 2019-446]

- A. Storm sewers and intakes shall be designed for a ten-year frequency storm in such a manner that the flooded street width shall not exceed:

Street Width (feet)	Allowable Flooded Width Each Side (feet)	Required Nonflood Lanes
27	8	1 10-foot lane
31	10	1 10-foot lane
35	9	2 8-foot lanes
41	10	2 10-foot lanes
45	11	2 11-foot lanes
49 and wider	12	2 12-foot lanes

- B. An acceptable method of determining the flooded width of the street shall be the

use of width-discharge curves provided by the City.

- C. An acceptable method of determining catch basin capacity for various conditions shall be the use of capacity charts provided by the City.
- D. Prior to acceptance of storm sewers installed by a private contractor, the City of Davenport Sewer Division must televise the lines to ensure that they meet acceptable City standards. Fees for this service shall be set from time to time by City Council resolution and will be billed to the developer or property owner and must be paid before the system will be accepted and released for further development.

13.34.140. Excess stormwater passageway. [10-23-2019 by Ord. No. 2019-446]

- A. An excess stormwater passageway easement shall be provided for all developments. Such passage shall have the capacity to convey through the proposed development the excess stormwater from the tributary watershed. The capacity of such excess stormwater passage shall be constructed in such a manner as to transport the peak rate of runoff from a 100-year return frequency storm, assuming all storm sewers are inoperative, all upstream areas are fully developed in accordance with the City's current land use plan, and that antecedent rainfall has saturated the tributary watershed.
- B. No buildings or structures shall be constructed within such passage; however, streets, parking lots, playgrounds, park areas, pedestrian walkways, utility easements and other open space uses shall be considered compatible uses. In the event such passageway is reshaped or its capacity to transport excess stormwater otherwise restricted, the City Engineer shall notify the agency, party or parties causing said restriction to remove the same and set a reasonable time for its removal. If said persons refuse to or are unable to comply with said order, the City Engineer shall cause said restrictions to be removed at the expense of said persons.
- C. Where specifically approved by the City Engineer, the excess stormwater passageway may consist of a conduit. In such cases, the inlet capacity shall be twice the capacity necessary to convey the 100-year stormwater flow.
- D. Where a proposed development contains existing natural drainage, appropriate land planning shall be undertaken to preserve said natural drainage as part of the excess stormwater passage.
- E. Individual lot grading in a subdivision or other larger common plan of development must comply with the City-approved final grading plan and the lowest entry elevation of the approved plat or construction plans. Final grading shall maintain the original intent and function of final grading plan, drainage areas, stormwater overland flow design and storm sewer system design. Final grading shall also maintain positive drainage away from structures; must not direct water directly toward any downgrade structure foundations; and must comply with Chapter 12.28, Driveway and Approaches, SUDAS Section 7030, International Residential Code (IRC) for frost protection of footing, and the City of Davenport SUDAS

Supplemental Specifications.

- F. Water entry levels for structures adjacent to the excess stormwater passageway shall be established one foot above the 100-year flood elevation.

13.34.150. Open channels. [10-23-2019 by Ord. No. 2019-446]

- A. The size and shape of open channels shall be designed to meet the requirements of runoff, depth, side slopes, gradient, and velocity limitations in accordance with the site conditions. Runoff shall be based on the 100-year storm frequency. Manning's Formula, as cited in most civil engineering handbooks, shall be used in hydraulic design of open channels. Channel banks shall be protected by use of low vegetation, rip-rap, or paving as design velocity dictates, subject to the approval of the City Engineer.

City of Davenport

Department: Public Works
Contact Info: Brian Schadt | 563-326-7923

Action / Date
3/20/2024

Subject:

First Consideration: Ordinance amending Section 16.28.050 entitled "Sewers" of the Municipal Code of Davenport, Iowa by updating language for sanitary sewer inspections and sewer extensions. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

The current Municipal Code requires new sanitary sewers within the City to be televised by the Sewer Division of Public Works. In order to provide timely inspection of new sewers as well as maintain Sewer Division operational flexibility, the proposed wording will allow developers to televise new pipe utilizing City standards and submit for staff review prior to acceptance.

There is currently precedence in multiple communities within the State of Iowa that allow privately installed sewer that is to become public to be televised for inspection by private contractors. This televising must be completed per the Statewide Urban Design and Specifications (SUDAS) requirements. All inspection reports will need to be submitted to the Department of Engineering and Capital Projects for review. Prior to recommendation for acceptance by the City Council, any deficiencies identified by City staff will need to be corrected, prior to acceptance by the City Council.

Also included in the update is clarification language for extension of sanitary sewer main across developed properties. If a property is developed, this language will ensure sanitary sewer is provided through the new development as appropriate to undeveloped properties upstream.

Attachments:

1. Ordinance
2. Current Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 16.28.050 ENTITLED "SEWERS" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY UPDATING LANGUAGE FOR SANITARY SEWER INSPECTIONS AND SEWER EXTENSIONS.

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

Section 1. That Section 16.28.050 entitled "Sewers" of the Municipal Code of Davenport, Iowa be and the same is hereby amended to read as follows:

16.28.050 **Sewers.**

Where a public sanitary sewer is reasonably accessible, the subdivider shall connect or provide for the connection with such sanitary sewer and shall provide within the subdivision the sanitary sewer system required to make the sewer accessible to each lot in his subdivision. If additional developable land is present adjacent to the subdivision, sanitary sewer shall be extended through the property in a manner reasonably accessible to serve the undeveloped land as directed by the City Engineer or designee.

Adequate provision shall be made for the disposal of stormwater, subject to the approval of the City Engineer and the City Council. Prior to acceptance of a sanitary sewer installed by a private contractor, all sanitary sewer and structures must be cleaned and televised to ensure that they meet acceptable City standards. Televising will be completed as detailed by the City standards. Fees for this service shall be set from time to time by City Council resolution and will be billed to the developer or property owner and must be paid before the system will be accepted and released for further development.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained 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

16.28.050. Sewers. [8-26-2020 by Ord. No. 2020-351 ; 12-4-2019 by Ord. No. 2019-530 ; Ord. 2015-85 ; Ord. 92-529]

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

City of Davenport

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

Action / Date
3/20/2024

Subject:

Resolution accepting work completed under the Goose Creek Trail Phase II project by Midwest Concrete, Inc of Peosta, Iowa in the amount of \$1,891,393.60, CIP #28019. [Wards 7 & 8]

Recommendation:

Adopt the Resolution

Background:

The Goose Creek Trail Phase II project extended the existing trail, located south of East 53rd Street, northwest along the creek to the frontage road along Brady Street at 59th Street. An important component of the project was the construction of an underpass beneath East 53rd Street to create a safe crossing of a heavily traveled arterial roadway.

The total cost of the contract was \$1,891,393.60 budgeted in CIP #28019.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION accepting work completed under the Goose Creek Trail Phase II project by Midwest Concrete, Inc of Peosta, Iowa in the amount of \$1,891,393.60, CIP #28019.

WHEREAS, the City of Davenport entered into a contract with Midwest Concrete, Inc of Peosta, Iowa for the Goose Creek Trail Phase II project; and

WHEREAS, work on the project has been satisfactorily completed; and

WHEREAS, the final cost of the project is \$1,891,393.60.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Goose Creek Trail Phase II project by Midwest Concrete, Inc of Peosta, Iowa in the amount of \$1,891,393.60 is hereby accepted.

Passed and approved this 27th day of March, 2024.

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
3/20/2024

Subject:

Resolution awarding a contract for the Forest Road (East Kimberly Road to East 39th Street) Reconstruction project to N.J. Miller, Inc of Bettendorf, Iowa in the amount of \$524,395.25, CIP #35062. [Ward 6]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on February 23, 2024 and sent to contractors. On March 13, 2024 the Purchasing Division opened and read seven (7) responsive and responsible bids. N.J. Miller, Inc of Bettendorf, Iowa was the lowest responsive and responsible bidder and is recommended for award.

The proposed improvements of the project include, but are not limited to, the furnishing of all labor, materials and equipment for the reconstruction of the existing concrete roadway, subdrain installation, sidewalk ADA-compliant ramps, resetting all existing utility surface features to finish grade, replacement of the adjacent driveway approaches, topsoil, sodding, and erosion control.

Funding for this project is from CIP #35062 | CY23 Neighborhood 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 Forest Road (East Kimberly Road to East 39th Street) Reconstruction project to N.J. Miller, Inc of Bettendorf, Iowa in the amount of \$524,395.25, CIP #35062.

WHEREAS, the City needs to contract for the Forest Road (East Kimberly Road to East 39th Street) Reconstruction project; and

WHEREAS, N.J. Miller, Inc of Bettendorf, 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 Forest Road (East Kimberly Road to East 39th Street) Reconstruction project is hereby awarded to N.J. Miller, Inc of Bettendorf, Iowa in the amount of \$524,395.25.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: Forest Road Reconstruction (Kimberly Road to East 39th Street)

BID NUMBER: 24-80

OPENING DATE: March 13, 2024

FUNDING: 70636684 530350 35062 | CY23 Neighborhood Program

RECOMMENDATION: Award the contract to N.J. Miller, Inc. of Bettendorf, Iowa in the amount of \$524,395.25.

<u>VENDOR NAME</u>	<u>PRICE</u>
N.J. Miller, Inc. of Bettendorf, IA	\$524,395.25
Emery Construction Group Inc. of Moline, IL	\$537,612.41
Centennial Contractors of the Quad Cities of Moline, IL	\$541,926.50
Hawkeye Paving Corporation of Davenport, IA	\$585,508.70
Langman Construction, Inc. of Rock Island, IL	\$591,350.80
Midwest Concrete, Inc. of Peosta, IA	\$598,466.44
Brandt Construction Co of Milan, IL	\$739,850.50

Approved By  03/13/2024
Purchasing Date

Approved By  3-13-24
Dept. Director Date

Approved By  3/13/2024
Budget/CIP Date

Approved By  3/14/2024
Interim City Administrator Date

City of Davenport

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

Action / Date
3/20/2024

Subject:

Resolution awarding a contract for the Lorton Place Intersection (at Lombard Street and Lorton Avenue) Reconstruction project to Midwest Concrete, Inc of Peosta, Iowa in the amount of \$487,654.90, CIP #35062. [Ward 6]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on February 23, 2024, and sent to contractors. On March 13, 2024, the Purchasing Division opened and read seven (7) responsive and responsible bids. See attached bid tab. Midwest Concrete, Inc of Peosta, Iowa was the lowest responsive and responsible bidder.

The location of this project is the intersection of Lorton Place and Lombard Street and the intersection of Lombard Street and Lorton Avenue. 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, partial street intersection removal, drainage improvements, patching, sidewalk ADA-compliant ramps, reset all existing utility surface features to finish grade, replacement of the adjacent driveway approaches, topsoil, sodding, and erosion control.

Funding for this project is from CIP #35062 | CY23 Neighborhood 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 Lorton Place Intersection (at Lombard Street and Lorton Avenue) Reconstruction project to Midwest Concrete, Inc of Peosta, Iowa in the amount of \$487,654.90 CIP #35062.

WHEREAS, the City needs to contract for the Lorton Place Intersection (at Lombard Street and Lorton Avenue) Reconstruction project; and

WHEREAS, Midwest Concrete, Inc of Peosta, 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 Lorton Place Intersection (at Lombard Street and Lorton Avenue) Reconstruction project is hereby awarded to Midwest Concrete, Inc of Peosta, Iowa in the amount of \$487,654.90.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: Lorton Place Intersection Reconstruction (At Lombard Street and Lorton Avenue)

BID NUMBER: 24-81

OPENING DATE: March 13, 2024

FUNDING: 70636684 530350 35062 | CY23 Neighborhood Program

RECOMMENDATION: Award the contract to Midwest Concrete, Inc. of Peosta, Iowa in the amount of \$487,654.90

<u>VENDOR NAME</u>	<u>PRICE</u>
Midwest Concrete, Inc of Peosta, IA	\$487,654.90
N.J. Miller, Inc of Bettendorf, IA	\$493,135.00
Emery Construction Group Inc. of Moline, IL	\$540,366.25
Langman Construction, Inc of Rock Island, IL	\$555,778.37
Centennial Contractors of the Quad Cities of Moline, IL	\$562,951.00
Hawkeye Paving Corporation of Davenport, IA	\$574,244.00
Collins concrete LTD of Davenport, IA	\$653,829.00

Approved By

Purchasing

Date

Approved By

Dept. Director

Date

Approved By

Budget/CIP

Date

Approved By

Interim City Administrator

Date

City of Davenport

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

Action / Date
3/20/2024

Subject:

Resolution awarding a contract for CY 2024 Contract Milling Program to Porter Brothers Construction of Rock Falls, Illinois in the amount of \$146,719.24, CIP #35041. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on February 20, 2024, and sent to contractors. On March 12, 2024, the Purchasing Division opened and read five (5) responsive and responsible bids. See attached bid tab. Porter Brothers Construction of Rock Falls, IL was the lowest responsive and responsible bidder.

The proposed improvements consist of scarifying asphalt, concrete, and composite pavement to the depth specified in the contract documents, and disposal of the millings. City crews will perform the base preparation and resurfacing of the milled streets.

Funding for this project is from CIP #35041 | Contract Milling Program.

Attachments:

1. Resolution
2. 24-79 bid Tab for Greensheet_Redacted

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 CY 2024 Contract Milling Program to Porter Brothers Construction of Rock Falls, Illinois in the amount of \$146,719.24, CIP #35041.

WHEREAS, the City needs a contract for the CY 2024 Contract Milling Program; and

WHEREAS, Porter Brothers Construction of Rock Falls, Illinois 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 CY 2024 Contract Milling Program is hereby awarded to Porter Brothers Construction in the amount of \$146,719.24. Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

**CITY OF DAVENPORT, IOWA
BID TABULATION**

DESCRIPTION: CY 2024 Contract Milling Program

BID NUMBER: 24-79

OPENING DATE: March 12, 2024

FUNDING: 70065684 530350 35041 | Contract Milling Program

RECOMMENDATION: Award the contract to Porter Brothers Construction of Rock Falls, Illinois in the amount of \$146,719.24.

<u>VENDOR NAME</u>	<u>PRICE</u>
Porter Brothers Construction of Rock Falls, IL	\$146,719.24
Langman Construction, Inc. of Rock Island, IL	\$193,958.11
Manatts, Inc. – Eastern Iowa Division of Camanche, IA	\$195,402.25
Brandt Construction Company of Milan, IL	\$243,713.00
CDMI Concrete Contractors Inc of Port Byron, IL	\$285,941.75

Approved By

[Redacted Signature]

Purchasing

3/13/24

Date

Approved By

[Redacted Signature]

Dept. Director

3-13-24

Date

Approved By

[Redacted Signature]

Budget/CIP

3/13/2024

Date

Approved By

[Redacted Signature]

Interim City Administrator

3/14/2024

Date

City of Davenport

Department: Public Works
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
3/20/2024

Subject:

Resolution awarding the Davenport Municipal Airport 5-Year On-Call Aviation Consulting and Engineering Service Agreement to McClure Engineering Co, of Coralville, Iowa. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

A Request for Proposals was issued on February 2, 2024. On March 1, 2024, the Purchasing Division received and opened two (2) proposals.

Proposals were evaluated by a selection committee on the following criteria: (1) Recent experience in similar airport projects - 25%; (2) Professional qualifications of key personnel - 20%; (3) Ability to meet schedules within budget - 20%; (4) Knowledge of FAA Standards & Policies - 15%; (5) Interest shown and conveyed in statement - 10%; and (6) Demonstration of understanding of the projects - 10%.

In the next five years, the City anticipates submitting grant applications for the following projects:

- Taxiway C design and reconstruction.
- Taxiway A design and reconstruction.
- North Apron design and reconstruction.

If awarded, a recommendation will be made to be included in the City's Capital Improvement Plan. This service includes, but is not limited to, engineering services for preliminary design, bidding, and construction phases, including incidental/special services such as topographic surveys, geotechnical investigations, and pavement analysis for these potential grant-funded projects.

Attachments:

1. Resolution
2. 24-69 bid Tab for Greensheet_Redacted

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding the Davenport Municipal Airport 5-Year On-Call Aviation Consulting and Engineering Service Agreement to McClure Engineering Co of Coralville, Iowa.

WHEREAS, the City needs to contract for the Davenport Municipal Airport 5-Year On-Call Aviation Consulting and Engineering Service Agreement; and

WHEREAS, McClure Engineering Co of Coralville, Iowa submitted the proposal that best fits the City's needs.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Davenport Municipal Airport 5-Year On-Call Aviation Consulting and Engineering Service Agreement is hereby awarded to McClure Engineering Co of Coralville, Iowa.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
RFQ TABULATION

DESCRIPTION: Davenport Municipal Airport 5-Year On-Call Aviation Consulting and Engineering Service Agreement

BID NUMBER: 24-69

OPENING DATE: March 1, 2024

FUNDING: Anticipated to be funded under the FAA Airport Improvement Program

RECOMMENDATION: Award the contract to McClure Engineering Co. of Coralville, Iowa.

<u>VENDOR NAME</u>	<u>LOCATION</u>
McClure Engineering Co	Coralville, IA
Crawford, Murphy and Tilly Inc	Moline, IL

Approved By

Purchasing

3/13/24

Date

Approved By

Dept. Director

3-13-24

Date

Approved By

Budget/CIP

3/13/2024

Date

Approved By

Interim City Administrator

3/14/2024

Date

City of Davenport

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

Action / Date
3/20/2024

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Garfield Park ADA Access Improvements, CIP #64071. [Ward 5]

Recommendation:

Adopt the Resolution

Background:

The project includes upgrading the ball field facilities at Garfield Park to ensure compliance with expanded Federal Americans with Disabilities Act (ADA) guidelines. These expanded guidelines mandate that all competitive athletic fields within the City shall have an accessible route to the playing surface and dugout/team facilities.

Construction is expected to begin summer of 2024 upon the conclusion of the East Little League season. Funding is available through CIP #64071

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 covering the Garfield Park ADA Access Improvements project, CIP #64071.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa, for the Garfield Park ADA Access Improvements project; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Garfield Park ADA Access Improvements project.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Brian Schadt | 563-326-7923

Action / Date
3/20/2024

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Colony Drive (Brown Street to Gaines Street) Reconstruction project, CIP #35062. [Ward 7]

Recommendation:

Adopt the Resolution.

Background:

This project is a reconstruction of Colony Drive from Brown Street to Gaines Street. The proposed improvements include, but are not limited to, the reconstruction of the existing concrete roadway, installing ADA compliant sidewalk ramps, adjusting existing manholes and intakes to finish grade, replacing affected sidewalk and driveway approaches, placing topsoil, sod and erosion control.

The project is scheduled to be bid this spring with construction occurring during the 2024 construction season. Funding for the Colony Drive (Brown Street to Gaines Street) Reconstruction Project is established within CIP #35062.

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 Colony Drive (Brown Street to Gaines 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 the Colony Drive (Brown Street to Gaines Street) Reconstruction project; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Colony Drive (Brown Street to Gaines Street) Reconstruction project.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Brian Schadt | 563-326-7923

Action / Date
3/20/2024

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Colony Drive (Western Avenue to Ripley Street) Reconstruction project, CIP #35062. [Ward 7]

Recommendation:

Adopt the Resolution.

Background:

This project is a reconstruction of Colony Drive from Western Avenue to Ripley Street. The proposed improvements include, but are not limited to, the reconstruction of the existing concrete roadway, installing ADA-compliant sidewalk ramps, adjusting existing manholes and intakes to finish grade, replacing affected sidewalk and driveway approaches, and placing topsoil, sod, and erosion control.

The project is scheduled to be bid this spring with construction occurring during the 2024 construction season. Funding for the Colony Drive (Western Avenue to Ripley Street) Reconstruction project is established within CIP #35062.

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 Colony Drive (Western Avenue to Ripley 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 the Colony Drive (Western Avenue to Ripley Street) Reconstruction project; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Colony Drive (Western Avenue to Ripley Street) Reconstruction project.

Passed and approved this 27th day of March, 2024.

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
3/20/2024

Subject:

Resolution approving the purchase of wetland credits from Nahant Marsh in the amount of \$298,760 for the Water Pollution Control Plant and Compost Facility Flood Mitigation, Stormwater, and Effluent Pumping System project (EDA Project #06-79-06258), CIP #39012. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

The Water Pollution Control Plant (WPCP) and Compost Facilities are critical infrastructure for the cities of Davenport, Bettendorf, Panorama Park, and Riverdale. Per the Iowa Department of Natural Resources Administrative Order No. 2013-WW-07-A3, flood protection must be provided to protect the facilities from catastrophic flood events and provide access during flooding.

The proposed WPCP & Compost Facility Flood Mitigation, Stormwater, and Effluent Pumping System project is an earthen berm system surrounding critical infrastructure at a height three feet over the 500-year Mississippi River flooding event. Included in the project is an internal storm water pumping station and an effluent pumping station which will ensure the WPCP continues to operate during Mississippi River high water events. The United States Economic Development Administration (EDA) has awarded a \$9.9M grant to assist the City in funding the overall project.

The proposed project unavoidably impacts existing wetlands adjacent to the facilities. In accordance with the United States Army Corps of Engineers (USACE) requirements, compensatory wetland mitigation bank credits must be purchased to offset the disturbed area. A wetlands mitigation bank is a wetlands area that has been restored to a healthy, self-sufficient ecosystem. This bank is then protected by a formal agreement between the USACE and the owner/sponsor of the area to remain undisturbed and performance is monitored. The USACE then determines the amount of environmental credits the bank contains for use to offset impacts from other projects permitted by the USACE under Section 404 of the Clean Water Act. The standards implemented by the USACE ensure a "No Net Loss" of wetlands.

A total of 2.38 emergent wetlands and 2.50 forested wetlands credits will be purchased from Nahant Marsh to meet the USACE requirements for this project.

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 purchase of wetland credits from Nahant Marsh in the amount of \$298,760 for the Water Pollution Control Plant and Compost Facility Flood Mitigation, Stormwater, and Effluent Pumping System project (EDA Project #06-79-06258), CIP #39012.

WHEREAS, per Iowa Department of Natural Resources Administrative Order No. 2013-WW-07-A3, flood protection must be provided to protect the Waste Water Pollution Control Plant and Compost Facility from catastrophic flood events and provide access during flooding; and

WHEREAS, in accordance with the United States Army Corps of Engineers requirements, compensatory wetland mitigation bank credits must be purchased to offset the disturbed area; and

WHEREAS, a total of 2.38 emergent wetlands and 2.50 forested wetlands credits will be purchased.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the purchase of wetlands credits from Nahant Marsh in the amount of \$298,760 for the Water Pollution Control Plant and Compost Facility Flood Mitigation, Stormwater, and Effluent Pumping System project (EDA Project #06-79-06258) is hereby approved.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
3/20/2024

Subject:

Resolution setting a Public Hearing on amending the FY 2024 Operating and Capital Improvement Budgets. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

This Resolution sets the Public Hearing for the purpose of amending the FY 2024 Operating and Capital Budgets.

The operating budget is amended to incorporate new programs, budget changes to revenue estimates, budget grant funding, transfer funds between programs, and adopt full-time personnel adjustments. The capital budget is amended to close out completed projects, adjust grant funding levels, and move unspent bonded financing sources forward to the current year.

This Resolution formally sets the Public Hearing for Committee of the Whole Meeting on April 17, 2024 beginning at 5:30 p.m. in Council Chambers at Davenport City Hall, 226 West 4th Street. Specific amendment information will be provided with the agenda item appearing on that Council cycle.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderwoman Newton.

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

RESOLUTION setting a Public Hearing on amending the FY 2024 Operating and Capital Improvement Budgets.

WHEREAS, amending the Operating Budget is necessary to incorporate new programs, budget changes to revenue estimates, budget grant funding, transfer funds between programs, and adopt full-time personnel adjustments; and

WHEREAS, amending the Capital Budget is necessary to close out completed projects, adjust grant funding levels, and move unspent bonded financing sources forward to the current year; and

WHEREAS, a Public Hearing is necessary prior to the amendment of the Operating and Capital Improvement Budgets.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a Public Hearing on amending the FY 2024 Operating and Capital Improvement Budgets shall be held at the Committee of the Whole Meeting on April 17, 2024 beginning at 5:30 p.m. in Council Chambers at Davenport City Hall, 226 West 4th Street.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
3/20/2024

Subject:

Resolution setting April 10, 2024 as date for sale of General Obligation Corporate Bonds, Series 2024 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 10, 2024 as the date of sale for the General Obligation Corporate Bonds, Series 2024. On April 19, 2023, a Public Hearing was held on the issuance of not-to-exceed \$31M 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 the bonds for sale.

Attachments:

1. Resolution
2. Preliminary Official Statement

SET DATE FOR SALE OF GENERAL
OBLIGATION CORPORATE BONDS,
SERIES 2024

629872-94

Davenport, Iowa

March 20, 2024

The City Council of the City of Davenport, Iowa, met on March 20, 2024, 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 2024.

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 10, 2024, as date for sale of General Obligation Corporate Bonds, Series 2024 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 April 19, 2023, has proposed that it is in the best interest of the City that not to exceed \$31,000,000 General Obligation Corporate Bonds, Series 2024 (the “Series 2024 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; and municipal housing projects; and

WHEREAS, it is deemed advisable and in the best interest of the City that the Series 2024 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 2024 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 2024 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 2024 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 2024 Bonds shall be received until 10:00 a.m., Central Time, on April 10, 2024, at the office of the CFO/Interim City Administrator, City Hall, Davenport, Iowa, and the City Council shall meet to consider the bids received and take action thereon at 5:30 p.m. on April 10, 2024, 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 2024 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
\$27,715,000* General Obligation Corporate Bonds,
Series 2024

Bids will be received on behalf of the City of Davenport, Iowa, until 10:00 a.m., Central Time, on April 10, 2024, for the purchase of \$27,715,000* General Obligation Corporate Bonds, Series 2024 (the “Series 2024 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/Interim City Administrator, City Hall, Davenport, Iowa.

Electronic Internet Bidding: Electronic Internet bids will be received through PARITY.

After the deadline for receipt of bids has passed, sealed bids will be opened and announced, and electronic internet bids will be accessed and announced. All bids will be presented to the City Council for consideration at its meeting to be held at 5:30 p.m. on April 10, 2024, at the Council Chambers, City Hall, Davenport, Iowa, at which time the Series 2024 Bonds will be sold to the best bidder for cash.

The Series 2024 Bonds will be issued as fully registered bonds in denominations of \$5,000 or any integral multiple thereof, will be dated May 8, 2024, will bear interest payable semiannually on each June 1 and December 1 to maturity, commencing December 1, 2024, 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>
2025	\$1,975,000	2033	\$1,735,000
2026	\$2,170,000	2034	\$1,825,000
2027	\$1,455,000	2035	\$1,925,000
2028	\$1,530,000	2036	\$2,020,000
2029	\$1,600,000	2037	\$2,130,000
2030	\$1,500,000	2038	\$2,250,000
2031	\$1,575,000	2039	\$2,370,000
2032	\$1,655,000		

*The City reserves the right to increase or decrease the aggregate principal amount of the Series 2024 Bonds and to increase or reduce each scheduled maturity thereof after the determination of the successful bidder.

The right is reserved to the City to call and redeem all of the Series 2024 Bonds maturing in the years 2033 to 2039, inclusive, in whole or from time to time in part, in one or more units of \$5,000, on June 1, 2032, or on any date thereafter prior to and in any order of maturity (and within a maturity by lot), upon terms of par and accrued interest.

Bidders must specify a price of not less than \$27,437,850, 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 \$277,150 is required from the successful bidder and may be forfeited to the City in the event the successful bidder fails or refuses to take and pay for the Series 2024 Bonds.

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

The Series 2024 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 2024 Bonds contain additional bidding terms and information relative to the Series 2024 Bonds, including, without limitation, requirements regarding the establishment of issue price for the Series 2024 Bonds. Bidders should prepare their bids on the assumption that the Series 2024 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 2024 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 2024 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 2024 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 2024 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 2024 Bonds and the ordinance that will be adopted to authorize the issuance of the Series 2024 Bonds, and the appropriate City officials are hereby authorized to execute the final Official Statement for the Series 2024 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 2024 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 20, 2024.

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 2024, and approving a preliminary official statement for the sale of the Series 2024 Bonds, as referred to herein.

WITNESS MY HAND this _____ day of _____, 2024.

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 2024, 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 _____, 2024.

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

\$ 27,715,000* General Obligation Corporate Bonds, Series 2024

Bonds Dated: Date of Delivery (May 8, 2024) **Principal Due:** June 1 as shown inside front cover

The \$27,715,000* General Obligation Corporate Bonds, Series 2024 (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; and municipal 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 Interim City Administrator & 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, 2025. Interest on the Bonds, payable initially on December 1, 2024, 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: \$27,437,850
GOOD FAITH DEPOSIT: \$277,150 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: Interim City Administrator & Chief Financial Officer
BIDS RECEIVED UNTIL: 10:00 A.M. Central Time on Wednesday, April 10, 2024
Office of the Interim City Administrator & Chief Financial Officer,
City Hall, Davenport, Iowa
BIDS CONSIDERED: 5:30 P.M. Central Time on Wednesday, April 10, 2024
City Council Chambers, City Hall, Davenport, Iowa
DELIVERY: Delivery is anticipated to occur on May 8, 2024

The date of this Preliminary Official Statement is March 20, 2024.

*Preliminary; subject to change.

CITY OF DAVENPORT, IOWA

\$27,715,000* General Obligation Corporate Bonds, Series 2024

MATURITY: June 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Interest Rate</u> ⁽¹⁾	<u>Yield</u> ⁽¹⁾	<u>CUSIP Base 238388</u> ⁽¹⁾	<u>Year</u>	<u>Amount*</u>	<u>Interest Rate</u> ⁽¹⁾	<u>Yield</u> ⁽¹⁾	<u>CUSIP Base 238388</u> ⁽¹⁾
2025	\$ 1,975,000	— %	— %	—	2033	\$ 1,735,000	— %	— %	—
2026	2,170,000	— %	— %	—	2034	1,825,000	— %	— %	—
2027	1,455,000	— %	— %	—	2035	1,925,000	— %	— %	—
2028	1,530,000	— %	— %	—	2036	2,020,000	— %	— %	—
2029	1,600,000	— %	— %	—	2037	2,130,000	— %	— %	—
2030	1,500,000	— %	— %	—	2038	2,250,000	— %	— %	—
2031	1,575,000	— %	— %	—	2039	2,370,000	— %	— %	—
2032	1,655,000	— %	— %	—					

*** 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 \$30,000,000. 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, 2024 and semiannually thereafter.

**OPTIONAL
REDEMPTION:**

Bonds due after June 1, 2032 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 \$27,715,000 General Obligation Corporate Bonds, Series 2024 (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; and municipal 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, 2032 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 2025 through 2039.	
Interest Payments:	Interest on the Bonds is payable on June 1 and December 1 of each year commencing December 1, 2024.	
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 Ms. Mallory Merritt, Interim City Administrator & Chief Financial Officer, City Hall, 226 West Fourth Street, Davenport, Iowa 52801 (phone: 563-326-7792).

DESCRIPTION OF THE BONDS

Authorization and Purpose

The Bonds are issued pursuant to the authority of the Davenport City Charter and Division III of Chapter 384 of the Code of Iowa. The Bonds will be issued pursuant to the ordinance to be adopted by the City Council on April 10, 2024.

The Bonds are being issued to pay the costs in connection with making improvements to sanitary 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 department, solid waste collection, and the municipal library; repair and maintenance of bridges; information technology improvements and municipal 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	\$ 27,715,000
Uses:	
Deposit to Project Fund	\$ 27,285,000
Underwriter's Discount	277,150
Estimated Cost of Issuance and Contingency	<u>152,850</u>
Total Uses of Funds	<u>\$ 27,715,000</u>

*Preliminary; subject to change.

Interest Computation

Interest on the Bonds will be payable semi-annually commencing December 1, 2024. 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, 2032 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 Interim City Administrator & 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 2023-2024 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 ten fixed routes within the City, one of which provides service to Rock Island and Bettendorf. The Quad-Cities Metropolitan Area is served by 58 passenger motor carriers.

In addition to its prominence as a commercial center, the City is home to Genesis Health System, the largest employer in Davenport, Iowa and the fourth largest in the Quad Cities metropolitan area with 4,700 employees. Genesis Health System serves a 17-county, bi-state region of the Quad Cities metropolitan area and the surrounding communities of Iowa and Illinois. Genesis Health System has earned distinction as a national Top 15 Health System and is nationally recognized for its quality of care.

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

Mallory L. Merritt, Interim City Administrator & Chief Financial Officer
Latrice Lacey, Director of Civil Rights
Bruce E. Berger, Director of Community and Economic Development
Alison Fleming, Director of Human Resources
Cory J. Smith, Director of Information Technology
Michael P. Carlsten, Fire Chief
Brian Heyer, Interim Corporation Counsel
Jeffrey E. Bladel, Police Chief
Jeffrey Collins, Director of Library
Nicole E. Gleason, Public Works Director/Assistant City Administrator
Chad B. Dyson, Director of Parks and Recreation
Richard E. Oswald, Director of Development and Neighborhood Services Department
Clay Merritt, Director of Engineering and Capital Projects

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 1,990 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 107 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.

Development and 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, 2023, the City had 1,044 employees, consisting of 749 full-time employees and 295 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>
2023	749	295
2022	757	313
2021	759	376
2020	751	389
2019	756	399

Source: City of Davenport Department of Human Resources.

Table 3
Employees by Department – December 31, 2023

	<u>Full-time</u>	<u>Part-time</u>
City Council	0	10
Mayor	1	0
Finance	22	2
Administration	6	1
Information Technology	9	1
Legal	4	0
Human Resources	10	2
Community & Economic Development	15	0
Civil Rights	4	1
Neighborhood Services	22	4
Engineering & Capital Projects ⁽¹⁾	34	0
Public Works ⁽¹⁾	242	27
Police	177	0
Fire	136	0
Leisure Facilities and Services	23	225
Library	44	22

Source: City of Davenport Department of Human Resources.

Retirement Systems and Other Post Employment Benefits

The City participates in two statewide employee retirement systems, the Iowa Public Employees Retirement System (“IPERS”) and the Municipal Fire and Police Retirement System of Iowa (“MFPRSI”). The State of Iowa administers IPERS and a nine-member Board of Trustees governs the MFPRSI. Though separate and apart from state government, the MFPRSI board is authorized by state legislature, which also establishes by statute the pension and disability benefits and the system’s funding mechanism. All full-time employees must participate in either IPERS or MFPRSI.

Iowa Public Employees Retirement System (“IPERS”): The City contributes to IPERS, which is a cost-sharing multiple-employer, contributory defined benefit public employee retirement system administered by IPERS. IPERS provides retirement and death benefits, which are established by state statute, to plan members and beneficiaries. IPERS is authorized to adjust the total contribution rate up or down each year, by no more than 1 percentage point, based upon the actuarially required contribution rate. The City’s contributions to IPERS for the Fiscal Years ended June 30, 2021, 2022, and 2023 as shown below equal the required contributions for each year:

	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>
IPERS City Contribution	\$ 3,163,803	\$ 3,244,415	\$ 3,376,145

The IPERS Annual Comprehensive Financial Report is available on the IPERS website, or by contacting IPERS at 7401 Register Drive P.O. Box 9117, Des Moines, IA 50321. However, the information presented in such financial reports or on such websites is not incorporated into this Preliminary Official Statement by any references.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS website, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the IPERS website.

Pursuant to Governmental Accounting Standards Board (“GASB”) Statement No. 68, the City reported a liability of \$16,017,669 within its Annual Comprehensive Financial Report (the “ACFR”) as of June 30, 2023 for its proportionate share of the net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2022, 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, 2022, the City’s collective proportion was 0.423956% which was a increase of 0.591174% from its proportion measured as of June 30, 2021.

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 71 of the City’s June 30, 2023 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, 2021, 2022 and 2023 as shown below equal the required contributions for each year:

	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>
MFPRSI City Contribution	\$ 6,259,468	\$ 6,383,734	\$ 5,812,884

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. However, the information presented in such financial reports or on such websites is not incorporated into this Preliminary Official Statement by any references.

Bond Counsel, the City and the Municipal Advisor undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from 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 \$40,620,631 within its ACFR as of June 30, 2023 for its proportionate share of the MFPRSI net pension liability. The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability was measured as of June 30, 2022, 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, 2022, the City’s collective proportion was 7.233399% which was a decrease of 0.324022% from its proportion measured as of June 30, 2021.

For additional information on the City’s Employee Retirement Systems, refer to Note IX Section B beginning on page 75 of the City’s June 30, 2023 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, 2021, 2022 and 2023 are shown below:

	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>FY 2022-23</u>
457 Deferred Contribution	\$ 2,460,498	\$ 2,541,801	\$ 2,589,251

For additional information on the City’s Employee Retirement Systems, refer to Note IX Section C beginning on page 78 of the City’s June 30, 2023 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, 2023, there were 752 active and 45 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, 2023, retirees receiving benefits contributed \$748,067 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.

	Total OPEB Liability
Balance as of July 1, 2022	\$ 22,094,025
Changes for the year:	
Service cost	1,645,601
Interest	798,023
Differences between expected and Actual experience	-
Changes in assumptions or other inputs	1,113,638
Contributions and payments made	(934,750)
Net changes	<u>\$ 2,622,512</u>
Balance as of June 30, 2023	<u><u>\$ 24,716,537</u></u>

For additional information on the City’s Other Post Employment Benefits (OPEB), refer to Note XII beginning on page 87 of the City’s June 30, 2023 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 9, 2024

<u>Union</u>	<u>Employees Represented</u>	<u>Contract Expiration Date</u>
Davenport Association of Professional Firefighters, Local #17	124	June 30, 2027
Union of Professional Police Organization, Local #2	144	June 30, 2027
American Federation of State, County and Municipal Employees, General Local #887	97	June 30, 2025
American Federation of State, County and Municipal Employees, Library Local #887	45	June 30, 2025
Chauffeurs, Teamsters and Helpers Local Union #238	182	June 30, 2025
Division #312 of the Amalgamated Transit Union	36	June 30, 2025

Source: City of Davenport Payroll Department.

ECONOMIC AND DEMOGRAPHIC INFORMATION

Population

The City covers an area of approximately 65 square miles. Table 5 presents demographic data for the City based on the past 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>
Genesis Health System	Health Care System	4,700
Davenport Community Schools	Education	2,500
Arconic ⁽²⁾	Aluminum, Sheet, Plate & Foil	2,000
John Deere Davenport Works	Heavy Equipment Manufacturing	2,000
Amazon	Distribution Center	1,400
Tri-City Electric Co.	Electrical Contractor	1,200
City of Davenport	Government	1,044
Nestle Purina PetCare Company	Pet Food Manufacturing	1,000
Eaton/Cobham Mission Systems	Defense and Aerospace Mfg.	950
Kraft Heinz	Meat Packing	724
Eastern Iowa Community College	Education	685
Sterilite	Plastic Houseware Manufacturing	650
United Parcel Service	Parcel Delivery Service	640
MidAmerican Energy Company	Utility Service	633
Wells Fargo-Davenport Region	Finance	610
Von Maur	Headquarters/Distribution for Retail Stores	600
Sears Manufacturing	Tractor Seats	580
St. Ambrose University	Education	550
Scott County	Government	489
Per Mar Security	Security Systems & Investigation	460
Rhythm City Casino	Casino, Hotel & Entertainment	450

⁽¹⁾ Includes full and part time employees.

⁽²⁾ 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>
John Deere	Agricultural, Construction & Forestry Manufacturing	8,572
Rock Island Arsenal	Defense Manufacturing	6,300 ⁽³⁾
UnityPoint Health/Trinity	Health Care	6,100
Genesis Health System	Health Care	4,700
Hy-Vee	Retail Grocery	4,200
HNI Corporation	Office Furniture Manufacturing	3,800
Walmart	Warehouse Clubs and Supercenters	3,600
Davenport Community Schools	Education	2,500
Arconic	Aerospace and Defense Aluminum Manufacturing	2,400
Tyson Fresh Meats	Food Manufacturing	2,400
Amazon	Distribution Center	1,400
Kraft/Heinz	Food Manufacturing	1,200
Tri-City Electric Co.	Electrical Contractor	1,200
City of Davenport	Government	1,044
Kent Corporation	Animal Feed & Food Manufacturing	1,000
Nestle Purina PetCare Company	Pet Food Manufacturing	1,000
XPAC	Supply Chain Management & Logistics	1,000
Eaton: Cobham Mission Systems	Defense and Aerospace Manufacturing	950

⁽¹⁾ Includes largest employers within the Quad Cities region. Year to year comparisons may not be accurate due to variability of source data.

⁽²⁾ Includes full and part time employees.

⁽³⁾ Civilian employee count only; military count considered classified information.

Source: 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 2019 through November 2023.

Table 8
Labor Force and Unemployment Statistics

	Davenport-Moline-Rock Island CSA			Unemployment Rates		
	Labor <u>Force</u>	<u>Employed</u>	Unemployment <u>Rate</u>	City of <u>Davenport</u>	State of <u>Iowa</u>	United <u>States</u>
2023	231,684	222,003	4.2%	3.8%	2.9%	3.6%
2022	231,076	222,627	3.7%	3.6%	2.7%	3.6%
2021	230,003	218,380	5.1%	5.6%	3.8%	5.4%
2020	230,660	213,111	7.6%	7.8%	5.2%	8.1%
2019	240,738	231,391	3.9%	3.8%	2.7%	3.7%

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 2019 through 2023.

Table 9
Buying Income/Per Capita Retail Sales

	Effective Buying Income			Per Capita Retail Sales		
	City of <u>Davenport</u>	Quad-Cities <u>Area</u>	State of <u>Iowa</u>	City of <u>Davenport</u>	Quad-Cities <u>Area</u>	State of <u>Iowa</u>
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
2019	43,187	47,556	50,853	28,389	19,050	19,504

Source: Claritas, Inc.

Construction

Construction activity in the City as shown by its building permit records is summarized in Table 10. Permits are calculated on a fiscal year basis.

Table 10
Building Permits ⁽³⁾

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>
2024 ⁽³⁾	9	\$ 16,132,576	0	\$ 0	240	\$ 5,778,890	33	\$ 12,762,563	\$ 86,022,567
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
2020	27	47,353,022	0	0	401	7,372,325	54	8,964,231	106,838,115

⁽¹⁾ Includes schools, churches, and other institutions.

⁽²⁾ Remodeling and other miscellaneous permits.

⁽³⁾ As of December 31, 2023.

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>
2023	2024-25	13,786
2022	2023-24	14,164
2021	2022-23	14,412
2020	2021-22	14,470
2019	2020-21	14,930

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.

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INDEBTEDNESS

Authority to Incur Debt

The Bonds are issued pursuant to the provisions of Division III of Chapter 384 of the Code of Iowa and the City's Charter. The City's special charter from the State of Iowa allows general obligation bonds to be issued upon approval of the City Council and does not require the vote of the taxpayers unless future interest payments on all debt reach a point where they exceed 75% of ordinary annual City revenues.

Debt Limit

The Constitution of the State of Iowa, Article XI, Section 3, provides as follows:

"Indebtedness of political or municipal corporations No county, or other political or municipal corporation, shall be allowed to become indebted in any manner, or for any purpose, to an amount, in the aggregate, exceeding five per centum on the value of taxable property within such county or corporation to be ascertained by the last state and county tax lists, previous to the incurring of such indebtedness."

Table 12
Debt Limit Computation
Upon the Issuance of the Bonds
(May 8, 2024)

Legal debt limit of 5% of 100% of actual value for Fiscal Year 2024 as of January 1, 2022 ⁽¹⁾	\$ 423,816,426
Debt chargeable against limit:	
Bonded debt (includes the Bonds)	236,365,000 *
TIF Rebate Agreements	<u>4,417,249</u>
Total debt subject to debt limit (56.81%)	<u>\$ 240,782,249 *</u>
Legal debt limit margin (43.19%)	<u>\$ 183,034,177 *</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, 2024.

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	\$ 15,785,000	48.87%	\$ 7,714,130
Davenport Community School District	0	87.26%	0
North Scott Community School District	25,000,000	22.74%	5,685,000
Bettendorf Community School District	0	23.11%	0
Eastern Iowa Community College (Area IX)	54,400,000	29.24%	<u>15,906,560</u>
Total Overlapping Debt			\$ 29,305,690

⁽¹⁾ Based on 1/1/2022 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>
2024	101,724 ⁽⁵⁾	\$ 5,192,311,115	\$ 236,365,000 ⁽⁷⁾	\$ 39,679,838	\$ 62,095,000	\$ 19,035,000	\$ 0	\$ 115,555,162	2.23%	\$ 1,136
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
2020	99,685 ⁽⁶⁾	4,757,224,920	207,415,000 ⁽⁸⁾	27,572,931	56,010,000	26,680,000	70,000	97,082,069	2.04%	974

⁽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 8, 2024 as debt per capita, percent of actual value, and percent of debt service valuation as of January 1, 2022 payable in Fiscal Year 2023-24 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 (\$8,476,328,519)</u> ⁽⁵⁾	<u>Net Bonded Debt to Debt Service Valuation (\$5,192,311,115)</u> ⁽⁶⁾
G.O. Bonded Debt	\$ 236,365,000 *	\$ 39,679,838	\$ 62,095,000	\$ 19,035,000	\$ 0	\$ 115,555,162	\$ 1,136	1.36%	2.23%
Overlapping Debt	<u>29,305,690</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>29,305,690</u>	<u>288</u>	<u>0.35%</u>	<u>0.56%</u>
Total	<u>\$ 265,670,690</u>	<u>\$ 39,679,838</u>	<u>\$ 62,095,000</u>	<u>\$ 19,035,000</u>	<u>\$ 0</u>	<u>\$ 144,860,852</u>	<u>\$ 1,424</u>	<u>1.71%</u>	<u>2.79%</u>

⁽¹⁾ Includes the Bonds.

⁽²⁾ Represents the Fund Balance of the Debt Service Fund as of June 30, 2023. 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, 2022 Actual Valuation as provided by the Scott County Auditor. Includes TIF Increment, Agricultural Land, Agricultural Buildings and all Utilities.

⁽⁶⁾ Based on January 1, 2022 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, 2023 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, 2023</u>	<u>May 8, 2024</u>
03/10/15	Corporate Ser A	\$ 17,715,000	3.00% - 5.00%	06/01/30	\$ 8,180,000	\$ 8,180,000
03/23/16	Corporate Ser A	42,450,000	2.00% - 5.00%	06/01/31	25,205,000	25,205,000
03/23/16	Refunding Ser B	6,085,000	2.15% - 2.70%	06/01/28	1,935,000	1,935,000
03/23/16	Refunding Ser C	7,140,000	2.00%	06/01/24	1,145,000	1,145,000
03/21/17	Corporate Ser A	20,825,000	3.00% - 4.00%	06/01/32	13,100,000	13,100,000
03/21/17	Refunding Ser B	7,345,000	2.00% - 3.00%	06/01/29	4,140,000	4,140,000
03/21/17	Refunding Ser C	13,685,000	4.00% - 5.00%	06/01/25	4,270,000	4,270,000
04/03/18	Refunding Ser A	31,620,000	3.00% - 5.00%	06/01/33	17,205,000	17,205,000
04/03/18	Refunding Ser B	8,275,000	3.00% - 3.55%	06/01/33	5,060,000	5,060,000
03/19/19	Corporate Ser A	21,590,000	3.00% - 5.00%	06/01/34	16,305,000	16,305,000
05/01/20	Corp & Ref	40,290,000	2.04%	06/01/35	26,625,000	26,625,000
12/01/20	Corporate Ser B	21,675,000	2.00% - 5.00%	06/01/36	17,745,000	17,745,000
03/17/21	Refunding Ser A	8,175,000	1.00% - 5.00%	06/01/32	6,435,000	6,435,000
03/10/22	Corp & Ref	34,450,000	2.00% - 5.00%	06/01/37	29,420,000	29,420,000
05/10/23	Corporate Ser	31,880,000	4.00% - 5.00%	06/01/38	31,880,000	31,880,000
05/08/24	Corporate Ser	27,715,000 *	TBD	06/01/39	<u>0</u>	<u>27,715,000 *</u>
Total General Obligation Bonds					\$208,650,000	\$ 236,365,000 *
Total Abatement Supported ⁽¹⁾					<u>(73,220,000)</u>	<u>(81,130,000) *</u>
Net General Obligation Bonded Debt					<u>\$ 135,430,000</u>	<u>\$ 155,235,000 *</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>
2024	\$ 32,915,000	\$ 3,747,661 ⁽¹⁾	\$ 0	\$ 0	\$ 32,915,000	\$ 3,747,661	\$ 36,662,661
2025	22,620,000	6,100,646	1,975,000	1,530,699	24,595,000	7,631,345	32,226,345
2026	19,275,000	5,277,421	2,170,000	1,340,028	21,445,000	6,617,449	28,062,449
2027	18,420,000	4,533,825	1,455,000	1,231,528	19,875,000	5,765,353	25,640,353
2028	18,810,000	3,807,285	1,530,000	1,158,778	20,340,000	4,966,063	25,306,063
2029	18,135,000	3,133,644	1,600,000	1,082,278	19,735,000	4,215,922	23,950,922
2030	16,300,000	2,454,861	1,500,000	1,002,278	17,800,000	3,457,139	21,257,139
2031	15,545,000	1,890,947	1,575,000	927,278	17,120,000	2,818,225	19,938,225
2032	11,925,000	1,385,536	1,655,000	848,528	13,580,000	2,234,064	15,814,064
2033	10,055,000	1,011,422	1,735,000	764,123	11,790,000	1,775,545	13,565,545
2034	7,875,000	698,495	1,825,000	673,903	9,700,000	1,372,398	11,072,398
2035	6,280,000	490,101	1,925,000	578,090	8,205,000	1,068,191	9,273,191
2036	5,025,000	327,720	2,020,000	476,065	7,045,000	803,785	7,848,785
2037	3,545,000	189,138	2,130,000	367,995	5,675,000	557,133	6,232,133
2038	<u>1,925,000</u>	<u>77,000</u>	<u>2,250,000</u>	<u>252,975</u>	<u>4,175,000</u>	<u>329,975</u>	<u>4,504,975</u>
2039			<u>2,370,000</u>	<u>130,350</u>	<u>2,370,000</u>	<u>130,350</u>	<u>2,500,350</u>
	\$ 208,650,000	\$ 35,125,702	\$27,715,000	\$ 12,364,896	\$ 236,365,000	\$ 47,490,598	\$ 283,855,598

⁽¹⁾ Excludes the December 1, 2023 interest payment in the amount of \$3,835,447.

* 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 8, 2024.

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⁾
2024 ⁽³⁾	\$ 26,176,303	\$ 6,878,364	\$ 2,480,238	\$ 165,468	\$ 0	\$ 36,500	\$ 834,764	\$ 91,025	\$ 36,662,662
2025	19,948,779	8,296,184	2,772,220	171,692		<u>41,600</u>	892,820	103,050	32,226,345
2026	16,712,636	7,725,359	2,684,508	<u>117,346</u>			721,250	101,350	28,062,449
2027	15,918,542	6,407,133	2,676,628				539,250	98,800	25,640,353
2028	15,940,228	6,243,627	2,676,208				344,750	101,250	25,306,063
2029	15,632,602	5,780,882	2,255,138				<u>183,750</u>	98,550	23,950,922
2030	13,661,714	5,236,522	2,258,053					100,850	21,257,139
2031	12,676,427	4,900,260	2,258,539					<u>103,000</u>	19,938,226
2032	10,922,313	4,060,277	831,474						15,814,064
2033	9,316,800	3,513,915	<u>734,830</u>						13,565,545
2034	8,145,446	2,926,952							11,072,398
2035	6,919,135	2,354,057							9,273,192
2036	5,819,460	2,029,325							7,848,785
2037	4,443,955	1,788,178							6,232,133
2038	3,221,665	1,283,310							4,504,975
2039	<u>1,798,775</u>	<u>701,575</u>							<u>2,500,350</u>
Total	\$ 187,254,780	\$ 70,125,920	\$ 21,627,836	\$ 454,506	\$ 0	\$ 78,100	\$ 3,516,584	\$ 797,875	\$ 283,855,601

⁽¹⁾ Downtown Davenport Development Self-Supported Municipal Improvement District.

⁽²⁾ Totals may vary due to rounding.

⁽³⁾ Excludes the December 1, 2023 interest payment.

TIF Rebate Agreements

Presented in Table 19 are the City's tax increment rebate agreements as of May 8, 2024.

Table 19
TIF Rebate Agreements

<u>TIF Agreement</u>	<u>Assessment</u>	<u>Remaining Term</u>	<u>Total Obligation Outstanding as of May 8, 2024</u>	<u>Total Obligation Subject to Debt Limit</u>	<u>Annual Payment as of May 8, 2024</u>
M.A. Ford (Miracle Tools)	\$ 2,041,200	7 years	\$ 62,913	\$ 5,826	\$ 2,913
Tri City Electric	9,533,840	1 year	52,887	105,774	52,887
Von Maur	9,027,610	3 years	273,485	106,970	53,485
Von Maur e-commerce	9,027,610	5 years	485,757	91,514	45,757
Von Maur HQ & Distribution	14,564,160	6 years	725,688	118,876	59,438
Fidlar	5,344,930	5 years	452,954	85,108	42,554
Heart of America	12,000,000	7 years	2,725,835	445,835	445,835
Putnam	23,166,662	14 years	10,557,079	799,162	399,581
Parker	16,452,733	14 years	7,753,049	582,098	291,049
Kraft Heinz	48,640,480	7 years	5,989,123	941,434	470,717
Sterilite	66,567,570	11 years	5,899,794	499,588	249,794
Eastern Iowa Comm. College	12,449,600	10 years	4,038,300	360,064	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			\$ 39,741,864	\$ 4,417,249	\$ 2,389,010

⁽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 8, 2024</u>
6/10	\$ 10,000,000	Improvements	Sewer Net Revenues	6/41	\$ 7,096,000
12/15	5,781,107 ⁽¹⁾	Improvements	Sewer Net Revenues	6/34	3,301,000
4/16	6,989,833 ⁽²⁾	Improvements	Sewer Net Revenues	6/36	4,683,833
12/11	310,791	Rail Extension	Land	1/26	62,158 ⁽³⁾
8/16	1,953,840	Recycling Carts	Solid Waste Net Revenues	9/26	551,678 ⁽⁴⁾
12/19	10,470,376	Improvements	Sewer Net Revenues	6/40	9,145,000 ⁽⁵⁾
3/20	299,677	Golf Carts	Golf Course Net Revenue	2/25	142,017
3/20	35,561	Golf Carts	Golf Course Net Revenues	2/25	16,882
8/20	8,249,000	Improvements	Sewer Net Revenues	6/41	7,563,000 ⁽⁶⁾
5/23	31,812	UMAXI Pickers	Golf Course Net Revenues	10/27	29,641
3/23	18,906	Utility Vehicles	Golf Course Net Revenues	2/28	17,695
		Police Enterprise			
8/23	2,051,001	Software & Equipment	General Fund Revenues	8/27	1,658,187

⁽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 \$9,958,341 of the \$10,470,376 as of January 2024. Principal outstanding assumes the City will draw the full amount.

⁽⁶⁾ The City has drawn \$7,045,026 of the \$8,249,000 as of January 2024. 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 Interim City Administrator & Chief Financial Officer. The Interim City Administrator & 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.

Prior to Fiscal Year 1981, the City's accounting records for general governmental operations were maintained on a cash basis. Beginning in Fiscal Year 1981, the City's records have been maintained consistent with generally accepted accounting principles.

Prior to 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, 2022. 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 2024 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 2023. 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, \$10,418,691 of the claims payable as of June 30, 2023 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 2023. 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 \$894,176 as of June 30, 2023 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, 2020 through 2023 derived from the City's Comprehensive Annual Financial Report and Annual Comprehensive Financial Reports. In addition, the City has included its budget for Fiscal Year 2024. 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, 2020 through 2023 derived from the City's Comprehensive Annual Financial Report and Annual Comprehensive Financial Reports. In addition, the City has included its budget for Fiscal Year 2024.

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

	Budget 2024	2023	2022	2021	2020
Revenue					
Taxes	\$ 73,120,997	\$ 73,484,058	\$ 71,420,651	\$ 70,826,581	\$ 66,042,040
Licenses and Permits	1,974,000	2,449,905	3,293,786	2,518,495	2,064,778
Intergovernmental	3,347,130	6,647,604	6,255,080	8,903,896	5,175,448
Charges for Services	4,442,275	4,498,792	4,224,240	3,343,256	3,827,728
Use of Monies & Property	1,104,300	2,787,995	679,565	861,196	943,080
Fines and Forfeits	1,292,000	1,844,143	1,955,730	1,743,177	1,863,841
Other	391,500	978,389	986,607	854,312	732,508
Total Revenue	<u>85,672,202</u>	<u>92,690,886</u>	<u>88,815,659</u>	<u>89,050,913</u>	<u>80,649,423</u>
Expenditures					
Current:					
Public Safety	51,992,914	50,802,350	50,432,834	50,212,040	49,325,192
Public Works	3,878,086	4,947,813	4,340,738	4,603,285	3,975,563
Culture and Recreation	14,354,690	13,609,344	13,557,140	12,313,812	12,239,189
Community & Economic Development	1,992,415	1,126,245	1,076,244	927,276	1,431,834
General Government	14,126,130	14,786,983	13,044,031	11,312,023	10,706,934
Capital Outlay	-	184,573	-	-	-
Debt Service:					
Principal Retirement	-	46,156	-	-	-
Interest	-	148	-	-	-
Total Expenditures	<u>86,344,235</u>	<u>85,503,612</u>	<u>82,450,987</u>	<u>79,368,436</u>	<u>77,678,712</u>
Excess of Revenue Over (Under)					
Expenditures	<u>(672,033)</u>	<u>7,187,274</u>	<u>6,364,672</u>	<u>9,682,477</u>	<u>2,970,711</u>
Other Financing Sources (Uses)					
Sale of Capital Assets	-	7,010	239,658	13,044	23,065
Operating Transfers (Net)	(411,421)	(7,035,758)	(761,150)	(2,303,572)	(2,559,052)
Leases, SBITA's and Other	<u>-</u>	<u>184,573</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(411,421)</u>	<u>(6,844,175)</u>	<u>(521,492)</u>	<u>(2,290,528)</u>	<u>(2,535,987)</u>
Excess of Revenue and Other Sources Over (Under) Expenditures and Other Uses	(1,083,454)	343,099	5,843,180	7,391,949	434,724
Beginning Fund Balance	<u>37,228,546</u>	<u>36,885,447</u>	<u>31,042,267</u>	<u>23,606,635</u>	<u>22,779,838</u>
Ending Fund Balance	<u>\$ 36,145,092</u>	<u>\$ 37,228,546</u>	<u>\$ 36,885,447</u>	<u>\$ 30,998,584</u>	<u>\$ 23,214,562</u>

⁽¹⁾ The General Fund is the general operating fund of the City. It accounts for all financial resources except those required legally or by sound financial management to be accounted for in another fund.

Source: The City's Comprehensive Annual Financial Report, 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 2024	2023	2022	2021	2020
Revenue					
Taxes ⁽²⁾	\$ 18,297,453	\$ 24,759,882	\$ 25,703,142	\$ 21,891,454	\$ 20,112,042
Special Assessments	-	-	78,747	11,506	118,084
Licenses and permits	150,000	176,357	169,428	162,058	174,696
Intergovernmental	24,999,266	26,905,441	21,894,939	21,841,239	19,856,519
Charges for Services	235,000	164,819	234,463	184,177	240,660
Use of Monies and Property	270,590	1,903,401	864,777	455,131	463,761
Revolving Loan Repayments	-	846,332	968,173	1,416,342	531,235
Other	605,000	84,026	382,839	749,898	1,214,094
Total Revenue	44,557,309	54,840,258	50,296,508	46,711,805	42,711,091
Expenditures					
Debt Service:					
Principal retirement	-	6,500	-	70,000	65,000
Interest	-	-	-	3,500	6,750
Bond issue expense	-	-	-	-	-
Capital Outlay		25,722			
Public Safety	657,160	889,932	995,537	471,124	492,673
Public Works	15,630,397	15,396,028	14,291,739	14,043,334	14,509,308
Culture and Recreation	508,921	1,540,626	482,857	264,086	304,743
Community & Economic					
Development	13,234,466	12,275,235	11,081,962	9,712,371	8,917,561
General Government	399,741	833,130	387,315	262,879	215,426
Total Expenditures	30,430,685	30,967,173	27,239,410	24,827,294	24,511,461
Excess of Revenue Over (Under)					
Expenditures	14,126,624	23,873,085	23,057,098	21,884,511	18,199,630
Other Financing Sources (Uses)					
Sale of Fixed Assets	-	150,551	67,232	65,881	20,040
Operating Transfers (Net)	(14,640,929)	(18,194,962)	(20,603,616)	(17,148,362)	(14,829,963)
Refunding proceeds	-	-	-	-	-
Premium on debt issued	-	-	-	-	-
Leases, SBITA's and Other	-	25,722	-	-	-
Total Other Financing Sources (Uses)	(14,640,929)	(18,018,689)	(20,536,384)	(17,082,481)	(14,809,923)
Excess of Revenue and Other Sources					
Over (Under) Expenditures and					
Other Uses ⁽²⁾	(514,305)	5,854,396	2,520,714	4,802,030	3,389,707
Beginning Fund Balance	31,482,394	25,627,998	23,107,284	18,300,373	14,891,982
Ending Fund Balance	\$ 30,968,089	\$ 31,482,394	\$ 25,627,998	\$ 23,102,403	\$ 18,281,689

- ⁽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 Comprehensive Annual Financial Report, 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 2024	2023	2022	2021	2020
Revenue					
Taxes	\$ 17,822,650	\$ 17,620,038	\$ 17,556,876	\$ 16,552,056	\$ 15,193,692
Special Assessments	-	2,491	41,901	6,882	24,735
Intergovernmental	142,000	631,437	680,239	639,287	678,904
Use of Monies and Property	75,000	1,814,856	270,397	588,183	582,078
Other	700,000	136,000	147,400	158,400	169,000
Total Revenue	18,739,650	20,204,822	18,696,813	17,944,808	16,648,409
Expenditures					
Current:					
Debt Service:					
Principal retirement	16,766,079	19,136,079	18,605,684	23,350,000	29,069,915
Interest and Fiscal Charges	4,340,601	5,321,103	5,091,842	5,448,085	5,760,150
Bond issue expense	-	-	37,411	73,432	53,371
Community & Economic Development	4,812,645	-	4,961,986	3,707,364	2,774,559
General Government	-	4,650,293	3,000	4,000	3,000
Total Expenditures	25,919,325	29,107,475	28,699,923	32,582,881	37,660,995
Excess of Revenue Over (Under)					
Expenditures	(7,179,675)	(8,902,653)	(10,003,110)	(14,638,073)	(21,012,586)
Other Financing Sources (Uses)					
Debt Proceeds	-	-	-	-	-
Operating Transfers (Net)	9,925,000	13,668,288	14,263,278	11,419,812	10,080,171
Sale of capital assets	-	-	-	239,700	-
Refunding proceeds	-	-	6,760,000	5,294,666	11,690,000
Payment to refunding bond agent	-	-	(7,780,000)	-	-
Premium on debt issued	-	-	1,061,071	723,928	-
Total Other Financing Sources (Uses)	9,925,000	13,668,288	14,304,349	17,678,106	21,770,171
Excess of Revenue and Other Sources					
Over (Under) Expenditures and Other					
Uses	2,745,325	4,765,635	4,301,239	3,040,033	757,585
Beginning Fund Balance	39,679,838	34,914,203	30,612,964	27,572,931	26,815,346
Ending Fund Balance	\$ 42,425,163	\$ 39,679,838	\$ 34,914,203	\$ 30,612,964	\$ 27,572,931

⁽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 Comprehensive Annual Financial Report, 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>
2023	\$ 24,509,986	\$ 51,692,282	\$ 20,343,841	\$ 15,149,970	\$ 13,401,480	\$ 20,270,406	\$ 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
2019	22,644,957	48,004,412	18,916,458	12,694,237	12,385,853	10,500,207	-	125,146,124

⁽¹⁾ Includes General, Special Revenue, and Debt Service Funds.

Source: The City's Comprehensive Annual Financial Report and 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>
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
2019	98,411,530	36,345	2,098,620	24,695,366	2,162,073	4,171,852	1,901,288	771,645	3,317,497	137,566,216

⁽¹⁾ Includes General, Special Revenue, and Debt Service Funds.

Source: The City's Comprehensive Annual Financial Report and 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 2023 are for taxes payable in the Fiscal Year 2024-25. 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, 2023 the taxable value roll back rate was 46.3428% of actual value for residential property; 71.8370% of actual value for agricultural property and 100.0000% of the actual value of utility property.

The residential taxable roll back rate of 46.3428% 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 2019 through 2023.

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>
2023 ⁽³⁾	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
2019	2021	7,668,372,933	4,789,598,797	182,623,128

⁽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, 2023 valuations are now available and will become effective July 1, 2024.

Source: Iowa Department of Management website.

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Table 27 lists the classes of property which comprise the City's assessment year 2022 property values by category.

Table 27
2022 Property Values by Category

<u>Category</u>	<u>Actual Value</u>	<u>Taxable Value</u>	<u>% of Gross Taxable Value</u>
Residential	\$5,519,721,195	\$3,002,336,975	62.87%
Commercial	1,905,126,236	1,610,205,551	33.72%
Industrial	188,213,616	157,808,464	3.30%
Utilities	0	0	0.00%
Other (railroads)	<u>5,685,569</u>	<u>5,074,371</u>	<u>0.11%</u>
Gross Valuation	\$7,618,746,616	\$4,775,425,361	<u>100.00%</u>
Less: Military Exemption	<u>(6,433,848)</u>	<u>(6,433,848)</u>	
Net Valuation	\$7,612,312,768	\$4,768,991,513	
TIF increment (used to compute debt service levies and constitutional debt limit)	\$225,818,166	\$225,818,166	
<u>Taxed Separately:</u>			
Agricultural Land	\$22,396,908 ⁽¹⁾	\$20,525,040 ⁽¹⁾	
Agricultural Building	1,035,840	949,275	
Gas & Electric Utilities	614,764,837	197,501,436	

⁽¹⁾ Military exemption of \$1,852 is deducted.

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
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%
2019	3.00	16.78	⁽⁶⁾	81,051,882	79,395,628	97.96%	118,357	79,513,985	98.10%

⁽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 2024 through 2020.

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>
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
2018	2020	5.99401	15.26852	0.99000	0.38737	16.78000	39.41990

⁽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 2024 through 2020.

Table 30
Tax Rate Comparison
By Operating Funds

<u>Fund</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
General	\$ 8.10000	\$ 8.10000	\$ 8.10000	\$ 8.10000	\$ 8.10000
Tort Liability	0.25000	0.25000	0.25000	0.25000	0.25000
Trust & Agency	4.93000	4.93000	4.93001	4.93001	4.93000
Library	0.27000	0.27000	0.27000	0.27000	0.27000
Transit	0.91000	0.91000	0.91000	0.91000	0.91000
Emergency	<u>0.27000</u>	<u>0.27000</u>	<u>0.27000</u>	<u>0.27000</u>	<u>0.27000</u>
Total Operating Funds	14.73000	14.73000	14.73001	14.73001	14.73000
Debt Service	<u>2.05000</u>	<u>2.05000</u>	<u>2.04999</u>	<u>2.04999</u>	<u>2.05000</u>
Total All Funds	<u>\$ 16.78000</u>	<u>\$ 16.78000</u>	<u>\$ 16.78000</u>	<u>\$ 16.78000</u>	<u>\$ 16.78000</u>

Source: City of Davenport Finance Department.

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Principal Taxpayers

A list of ten larger taxpayers within the City and their assessment year 2022 taxable valuations (taxes payable July 1, 2023 through June 30, 2024) 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⁾
Mid American Energy	Utility	\$ 157,406,383	3.03%
Sterilite Corporation	Commercial	57,668,556	1.11%
Rhythm City Casino LLC	Commercial	57,127,814	1.10%
Kraft Heinz Foods Company	Commercial	43,492,314	0.84%
Iowa-American Water Co.	Utility	40,180,053	0.77%
THF Davenport North Development	Commercial	34,638,412	0.67%
John Deere Construction & Forestry Co.	Commercial	28,022,966	0.54%
Macerich North Park Mall LLC	Shopping Center	24,835,865	0.48%
S J Russell LC	Commercial	22,937,548	0.44%
Putnam Landlord LLC	Commercial	<u>21,773,286</u>	<u>0.42%</u>
Total		<u>\$ 488,083,197</u>	<u>9.40%</u>

⁽¹⁾ Based on the City's 1/1/2022 Debt Service Levy Valuation of \$5,192,311,115.

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 \$24,386,876 of local option sales tax in Fiscal Year ended June 30, 2022. Local option sales tax collections were \$23,392,548 in Fiscal Year ended June 30, 2023.

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 ‘___’ from S&P Global Ratings (“S&P”) and ‘___’ from Moody’s Investors Service, Inc. (“Moody’s”). In addition, the City’s outstanding general obligation bonds are rated ‘AA’ by S&P, with a stable outlook, and ‘Aa2’ by Moody’s Investors Service, Inc. (“Moody’s”). Each rating reflects only the views of S&P or Moody’s, respectively, and an explanation of the significance of such rating may be obtained only from S&P or Moody’s, as applicable. A rating is subject to change or withdrawal at any time, and such revision or withdrawal of a rating may have an adverse effect on the marketability or market price of the Bonds.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds and with regard to the tax-exempt status of the interest thereon (see “TAX EXEMPTION AND RELATED TAX MATTERS” herein) are subject to the approving legal opinion of Dorsey & Whitney LLP, Des Moines, Iowa, Bond Counsel, a form of which is attached hereto as APPENDIX B. Signed copies of the opinion, dated and premised on law in effect as of the date of original delivery of the Bonds, will be delivered to the purchaser at the time of such original delivery. The Bonds are offered subject to prior sale and to the approval of legality of the Bonds by Bond Counsel.

The legal opinion will express the professional judgment of Bond Counsel and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

Bond Counsel has not been engaged, nor has it undertaken, to prepare or to independently verify the accuracy of the Preliminary Official Statement, including but not limited to financial or statistical information of the City and risks associated with the purchase of the Bonds, except Bond Counsel has reviewed and/or prepared the information and statements contained in the Preliminary Official Statement under “TAX EXEMPTION AND RELATED TAX MATTERS” and “LEGAL MATTERS” and the “Authorization and Purpose” section under the heading “DESCRIPTION OF THE BONDS” insofar as such statements contained under such captions purport to summarize certain provisions of the Internal Revenue Code of 1986, the Bonds and any opinions rendered by Bond Counsel. Bond Counsel has prepared the documents contained in APPENDIX B, APPENDIX C and APPENDIX D.

TAX EXEMPTION AND RELATED TAX MATTERS

Federal Income Tax Exemption: The opinion of Bond Counsel will state that under present laws and rulings, interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed 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 ‘___’ from S&P and ‘___’ from Moody’s. In addition, the City’s outstanding general obligation long-term debt is rated ‘AA’ by S&P and ‘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, 2023 indicates the funded ratio of IPERS was 89.70%, and the unfunded actuarial liability was \$4.707 billion. The Annual Comprehensive Financial Report for its Fiscal Year ended June 30, 2023 (the "IPERS ACFR") identifies the IPERS Net Pension Liability/(Asset) at June 30, 2023, at approximately \$4.513 billion, while its net pension liability/(asset) at June 30, 2022 was approximately \$3.778 billion. The IPERS ACFR is available on the IPERS website, or by contacting IPERS at 7401 Register Drive, Des Moines, IA 50321. See "APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2023" for additional information on IPERS.

In Fiscal Year ended June 30, 2023, the City's IPERS contribution totaled approximately \$3,376,145. 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, 2023 at approximately \$16,017,669. While the City's contributions to IPERS are controlled by state law, there can be no assurance the City will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See "Retirement Systems and Other Post Employment Benefits" section under "THE CITY OF DAVENPORT" herein and APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2023" 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, 2023, the date of the most recent actuarial valuation for MFPRSI, the funded ratio of MFPRSI was 84.57%, and the unfunded actuarial liability was \$582.9 million. The MFPRSI Financial Statements for its Fiscal Year ended June 30, 2023 (the "MFPRSI Report") identifies the MFPRSI Net Pension Liability at June 30, 2023, at approximately \$626.2 million, while its net pension liability at June 30, 2022 was approximately \$561.5 million. The MFPRSI Report is available on the MFPRSI website. See "APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2023" 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, 2023, the City's MFPRSI contribution totaled approximately \$5,812,884. 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, 2023 at approximately \$40,620,631. While the City's contributions to MFPRSI are controlled by state law, there can be no assurance the City will not be required by changes in State law to increase its contribution requirement in the future, which may have the effect of negatively impacting the finances of the City. See "Retirement Systems and Other Post Employment Benefits" section under "THE CITY OF DAVENPORT" herein and APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2023" 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, 2023, there were 752 active and 45 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, 2023, retirees receiving benefits contributed \$748,067

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 “Retirement Systems and Other Post Employment Benefits” section under “THE CITY OF DAVENPORT” herein and APPENDIX A – ANNUAL COMPREHENSIVE FINANCIAL REPORT JUNE 30, 2023” 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 consolidated into one case as a result of the partial collapse a building located at 324 Main Street on May 28, 2023. Presently there are 26 separate plaintiffs (although certain plaintiffs’ claims overlap one another), and 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 Interim City Administrator & Chief Financial Officer has been duly authorized by the City.

CITY OF DAVENPORT, IOWA

By: /s/ Mallory Merritt
Interim City Administrator & Chief Financial Officer

APPENDIX A

**ANNUAL COMPREHENSIVE FINANCIAL REPORT
JUNE 30, 2023**

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

\$27,715,000* General Obligation Corporate Bonds, Series 2024

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 \$27,715,000* General Obligation Corporate Bonds, Series 2024 (the “Bonds”) will be received by the City of Davenport, Iowa (the “City”) on April 10, 2024 until 10:00 A.M. Central Time, at the office of the Interim City Administrator & 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 10, 2024. 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 8, 2024, 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:

\$27,715,000* General Obligation Corporate Bonds, Series 2024

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2025	\$1,975,000	2033	\$1,735,000
2026	2,170,000	2034	1,825,000
2027	1,455,000	2035	1,925,000
2028	1,530,000	2036	2,020,000
2029	1,600,000	2037	2,130,000
2030	1,500,000	2038	2,250,000
2031	1,575,000	2039	2,370,000
2032	1,655,000		

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 \$30,000,000. 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, 2024. 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, 2032 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 \$277,150 (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 \$27,437,850 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 10, 2024, 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 Interim City Administrator & 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 2023-24 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/ Mallory Merritt, Interim City Administrator & Chief Financial Officer

EXHIBIT 1

FORMS OF ISSUE PRICE CERTIFICATES

EXHIBIT 1-A

COMPETITIVE SALES WITH AT LEAST THREE BIDS FROM ESTABLISHED UNDERWRITERS

\$27,715,000
CITY OF DAVENPORT, IOWA
GENERAL OBLIGATION CORPORATE BONDS, SERIES 2024
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 10, 2024.

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 8, 2024

SCHEDULE A
EXPECTED OFFERING PRICES
(Attached)

SCHEDULE B
COPY OF UNDERWRITER'S BID
(Attached)

EXHIBIT 1-B**COMPETITIVE SALES WITH FEWER THAN THREE BIDS FROM ESTABLISHED UNDERWRITERS**

\$27,715,000
CITY OF DAVENPORT, IOWA
GENERAL OBLIGATION CORPORATE BONDS, SERIES 2024
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 17, 2024), 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 10, 2024.

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 8, 2024

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 10, 2024
10:00 A.M. Central Time

RE: \$27,715,000* General Obligation Corporate Bonds, Series 2024 (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 \$27,437,850) 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>
2025	%	\$1,975,000	2033	%	\$1,735,000
2026	%	2,17,0000	2034	%	1,825,000
2027	%	1,455,000	2035	%	1,925,000
2028	%	1,530,000	2036	%	2,020,000
2029	%	1,600,000	2037	%	2,130,000
2030	%	1,500,000	2038	%	2,250,000
2031	%	1,575,000	2039	%	2,370,000
2032	%	1,655,000			

* 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 \$30,000,000. 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, 2024, 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 20, 2024. 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 10th day of April 2024.

Mike Matson, Mayor

Mallory Merritt, Interim City Administrator & Chief Financial Officer

City of Davenport

Department: Administration
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
3/20/2024

Subject:
Resolution adopting the CY 2024 City Administrator's Workplan. [All Wards]

Recommendation:
Adopt the Resolution.

Background:

Each year following an election cycle, the incoming City Council establishes policy level goals that are then implemented through the City's strategic workplan. This process reflects and pairs the City Council's policy level drivers and identified goals with actionable results and projects delivered by the City's staff team. The presented workplan also reflects the input from the most recent community survey results, integrates with the FY 2025 Budget process, acknowledges the fiscal conditions of the City, and provides a list of the goals and associated workplan objectives and/or projects.

During summer 2024, the City will conduct its next bi-annual community survey with results anticipated in early Fall. Following the completion of the survey, the City Council will review the survey results, the six key pillar areas, its policy drivers, and the associated workplan to ensure overall community alignment.

Each month, a City Administrator's monthly report is issued. The report will highlight progress towards major outlined goals, workplan objectives, community engagement opportunities, and more and can be found on the City's website.

Attachments:

1. Resolution
2. CY 2024 Strategic Goals - Administrator's Workplan

Resolution No. _____

Resolution offered by Alderwoman Newton.

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

RESOLUTION adopting the CY 2024 City Administrator's Workplan.

WHEREAS, the City Council has established six key operational pillars including well-protected community, fiscal vitality, welcoming neighborhoods, high-performing government, sustainable infrastructure, and vibrant region, and its policy drivers; and

WHEREAS, the CY 2024 City Administrator's Workplan focuses on continued development and strategic implementation of the City Council's priority areas while also furthering projects centered on the operational pillar focus areas.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the CY 2024 City Administrator's Workplan is hereby adopted.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



CY 2024
***Strategic Goals &
Administrator's Workplan***

ACKNOWLEDGMENTS

The City of Davenport is a Mayor-Council form of government, with the governing body including the Mayor and 10 individual council members which include 8 ward aldermen, and 2 at-large aldermen. The Mayor and Aldermen At-Large are elected on a city-wide ballot, and the Ward Aldermen are elected by residents in their respective wards. All terms are two-years long, with elections held in November of odd numbered years and terms beginning in January of the following even numbered year.

As the governing body, the Mayor and City Council are responsible for providing policy direction and setting priorities that serve as the basis for funding decisions, setting objectives, and establishing the City's workplan. Their leadership and support over the last few months during the goal-setting, budget, and workplan development processes is appreciated and recognized.



Mike Matson
Mayor



Kyle Gripp
At-Large



Jazmin Newton
At-Large



Rick Dunn
1st Ward



Tim Dunn
2nd Ward



Marion Meginnis
3rd Ward



Jade Burkholder
4th Ward



Tim Kelly
5th Ward



Ben Jobgen
6th Ward



Mhisho Lynch
7th Ward



Paul Reinartz
8th Ward

PROCESS

Development

Each year following an election cycle, the incoming City Council establishes policy level goals that are then implemented through the adoption of the City Administrator's workplan. These goals and workplan items are connected back to the City's six key pillar areas.

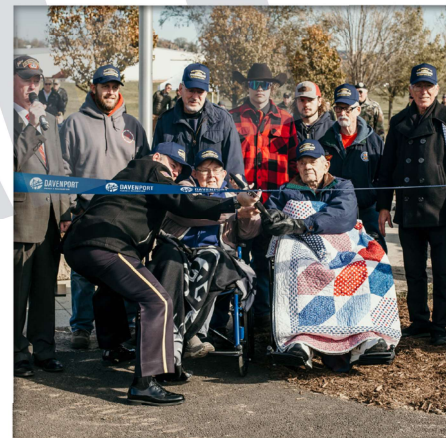
This process reflects and pairs the City Council's policy level drivers and goals with actionable results implemented by the City's leadership team through the annual workplan. The workplan also reflects the input from the most recent community survey results, integrates with the FY 2025 Budget process, and acknowledges the current fiscal conditions of the City.

What's Next

During summer 2024, the City will conduct its bi-annual community survey, and results are anticipated by early Fall. Following the completion of the survey, the City Council will review the survey results, the six key pillar areas, its policy drivers, and the associated workplan to ensure overall community alignment. These strategic and policy-level decisions will be reflected through the FY 2026 Budget process and the following year's adopted workplan.

Reports

Each month, a City Administrator's monthly report is issued. The report highlights progress towards major goals, workplan objectives, community engagement opportunities, and more. You can find previous reports at: <https://www.davenportiowa.com/cms/One.aspx?portalId=6481456&pageId=16875613>



LETTER FROM THE INTERIM ADMINISTRATOR

It is my pleasure to present the CY 2024 City Administrator's Recommended Workplan to you as the City Council, our community, the leadership and staff team, and to my other colleagues. The development of the City's annual workplan is an essential step in providing an open and transparent government that actively manages its service delivery through actionable and strategic objectives directly aligned to the City Council's policy goals.

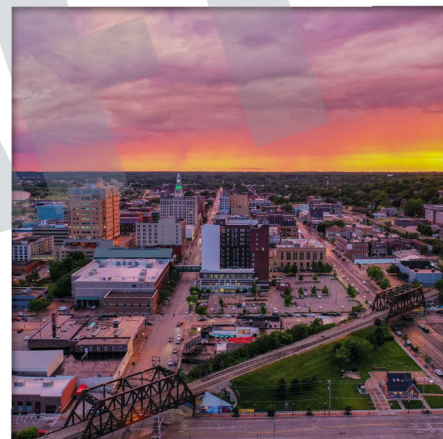
Your leadership team is committed to focusing on the key policy drivers established by you as the City Council and collaborating closely together with our other local, state, regional, and federal partners on its implementation. For accountability, each pillar area contains policy level goals, along with the associated workplan projects or objectives, and the project champions. On a monthly basis, progress on these deliverables and other City initiatives will be shared by way of the City Administrator's Monthly Report which can be found here: <https://www.davenportiowa.com/cms/One.aspx?portalId=6481456&pageId=16875613>

This workplan will serve as our guiding tool to clearly articulate our collective priorities for the next calendar year and serves as the foundation to the current FY 2025 Budget process. On behalf of the leadership team, we are grateful for the opportunity to serve the residents, businesses, and visitors of Davenport and look forward to collaboratively implementing the transformative projects outlined in the City's annual workplan.

Warm Regards,

Mallory L. Merritt

Interim City Administrator & Chief Financial Officer



PROCESS OVERVIEW

Pillars

**WELL-PROTECTED
COMMUNITY** 

**FISCAL
VITALITY** 

**SUSTAINABLE
INFRASTRUCTURE** 

**WELCOMING
NEIGHBORHOODS** 

**HIGH-PERFORMING
GOVERNMENT** 

**VIBRANT
REGION** 



Policy Drivers

Public Safety

Infrastructure

Economic Development

Governance

Carry-Over Initiatives



Goals

i.e.: Continue to invest in public safety data analytics & technology solutions



Workplan & Objectives

i.e.: IT Storage Capabilities & Monitoring

CITY COUNCIL'S POLICY DRIVERS

Public Safety

Continue to invest in, and focus on, public safety resourcing with an ongoing and major emphasis on reducing crime and gun violence.

- Well-Protected Community
- Welcoming Neighborhood
- Fiscal Vitality
- Vibrant Region

Infrastructure

Invest and maintain sustainable infrastructure for street networks, sewer systems, and the Water Pollution Control Plant.

- Well-Protected Community
- Sustainable Infrastructure
- Welcoming Neighborhoods
- Fiscal Vitality
- Vibrant Region

Economic Development

Strategically promote economic development opportunities to grow and diversity the City's tax base and evaluate inducements in areas that have faced disinvestment.

- Sustainable Infrastructure
- Welcoming Neighborhoods
- Fiscal Vitality
- Vibrant Region

Governance

Improve, stabilize, and align the City's overall governance at all levels, and conduct matters with the highest levels of professionalism, civility, and decorum.

- High-Performing Government

Carry-Over Initiatives

Continue and complete the number of other initiatives in progress including the final implementation of the ARPA Plan.

- Well-Protected Community
- Sustainable Infrastructure
- Welcoming Neighborhoods
- Fiscal Vitality
- High-Performing Government
- Vibrant Region

GOALS & CITY ADMINISTRATOR'S RECOMMENDED WORKPLAN

**WELL-PROTECTED
COMMUNITY**



Policy Goal	Workplan Item	Owner
1.1 Reduce crime with continued focus on gun violence interventions	Intimate Partner Violence Response Evaluation	Bladel & Brown
	Mental Health Response Evaluation	Carlsten & Bladel
	Community Paramedicine Exploration	Carlsten
	Dispatching Services Alignment	Bladel, Brown, & Merritt
	Continued GVI Strategy Partnership & Transition	Bladel & Jones
1.2 Continue to invest in public safety data analytics & technology solutions	Police Department Data Portals	Brown & Smith
	PD Technology/Equipment Renewals	Brown
	IT Storage Capabilities & Monitoring	Smith
1.3 Apply focus to talent attraction, retention, and development to achieve full personnel complement	Continued implementation of public safety leadership development program	Fleming
	DFD Recruitment & Communications Enhancements	Carlsten, Jones, & Fleming
	Police Department Scheduling Study Implementation	Bladel, Brown, & Fleming
1.4 Other Areas In Progress	Animal Care & Protection / HSSC Task Force	Gleason
	Fire Station 3 Operational Transition & Deployment Analysis	Carlsten & Morris
	Prior Station 3 Real-Estate Evaluation	Gleason & Odean
	Outdoor Service Area Ordinance Amendment	Heyer, Oswald, & Morris



GOALS & CITY ADMINISTRATOR'S RECOMMENDED WORKPLAN

SUSTAINABLE INFRASTRUCTURE



Policy Goal	Workplan Item	Owner
2.1 Invest in street network improvements & maintenance	CY 2024 CIP Implementation	Merritt, C. & Schadt
2.2 Invest in sewer system improvements & maintenance	CY 2024 CIP Implementation	Merritt, C. & Schadt
	Neighborhood Inflow & Infiltration Pilot Study	Merritt, C.
	Duck Creek Interceptor Extension	Merritt, C. & Schadt
2.3 Evaluate WPCP capacity and required long-term capital needs	Complete the HR Green WPCP Evaluation Study	Gleason & Schadt
	WPCP Capital Needs Financial Strategy	Merritt, Odean, & Gleason
	WPCP Phase I (Berm, Effluent, & Pumping Stations)	Merritt, C.
	WPCP/Sewer Ordinance Update	Gleason
2.4 Other areas in progress	CP Projects Implementation	Merritt, C.
	Flood Mitigation Projects (River Dr. & Marquette, Blackhawk Creek Berm Restoration, Union Station, River Dr. -- Federal to 3rd)	Merritt, C.
	Multi-Modal System Expansion & Construction (Goose Creek Trail Phase III, West Loop Phase I, Veterans Memorial Trail Ext.)	Merritt, C. & Schadt

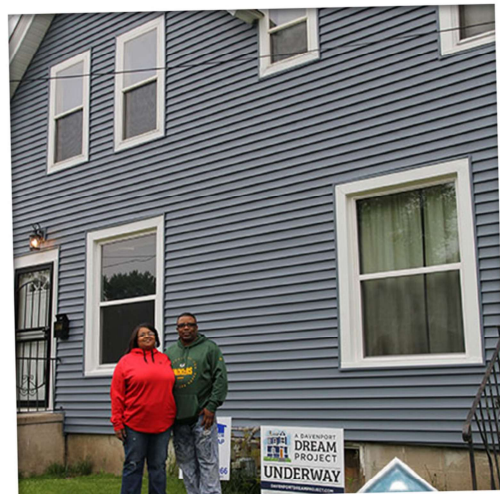


GOALS & CITY ADMINISTRATOR'S RECOMMENDED WORKPLAN

**WELCOMING
NEIGHBORHOODS**



Policy Goal	Workplan Item	Owner
3.1 Continue momentum of the Annie Wittenmyer Redevelopment Project	Annie Wittenmyer Property Transition	Berger & Gleason
3.2 Continue and expand neighborhood investment programs	Neighborhood Programs Review & Analysis	Berger
	Extreme DREAM Implementation	Berger & Oswald
3.3 Review and refine related code sections, processes, and procedures	Fire/Building Code Update	Gleason, Oswald, & Morris
	Rental Code Review, Process Integration, & Enforcement	Oswald & Gleason
	Completion of Socotec/White Birch Study & Recommendations	Gleason & Heyer
3.4 Other areas in progress	Parks Playgrounds & Infrastructure (Multi-Sport Courts Installation, Dohse Splash, Cork Hill Splash, Emeis Inclusive Play)	Dyson
	Fairmount Library Community Center Construction & Operational Plan	Dyson, Jones, & Merritt, C.

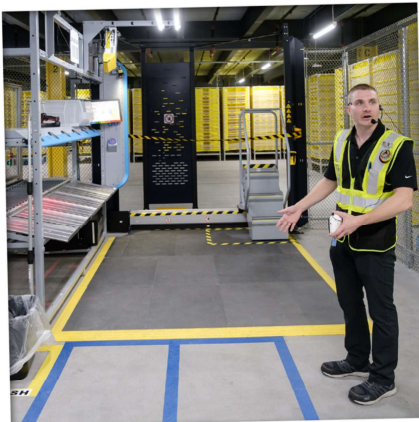


GOALS & CITY ADMINISTRATOR'S RECOMMENDED WORKPLAN

**FISCAL
VITALITY**



Policy Goal	Workplan Item	Owner
4.1 Provide for a balanced and stable budget	FY 2025 Budget Adoption & New Requirements	All
	Fund Monitoring (Parking Fund)	Merritt
	Sewer Rate Study (PFM)	Odean
	Transit Fund Analysis	Gleason
4.2 Continue strategic focus on economic development initiatives	Locust & I-280 Business Park Strategy	Berger & Merritt
	TIF Policy Review & Analysis	Berger
	NorthPark Mall Market Study & Analysis	Berger & Merritt
	Elmore Corners Analysis Review	Berger
4.3 Continue ARPA implementation and overall program management	Program Review & Financial Analysis	Jones & Odean
4.4 Other areas in progress	River's Edge Turf Conversion Monitoring	Dyson & Odean
	Facilities Investment Strategies	Gleason
	PFM Liquidity Targets Analysis / Cash	Merritt & Odean
	CY 2024 & CY 2025 Bond Sale(s)	Merritt



GOALS & CITY ADMINISTRATOR'S RECOMMENDED WORKPLAN

**HIGH-PERFORMING
GOVERNMENT**



Policy Goal	Workplan Item	Owner
5.1 Restore & maintain organizational professionalism & decorum	Elected Officials Code of Conduct	City Council
5.2 Continue focus on talent & organizational stabilization and development	Leadership Recruitments	City Council & Fleming
	Implement Learning Management System	Fleming
	Collective Bargaining (AFSCME, AFSCME-Lib, Teamsters, Transit)	Fleming & Merritt
5.3 Other areas in progress	Special Events Program Evaluation	Jones
	Office 365 Organization Deployment	Smith
	Agenda Management System Migration	Smith
	Incident Management Evaluation & Training	Gleason & Fleming

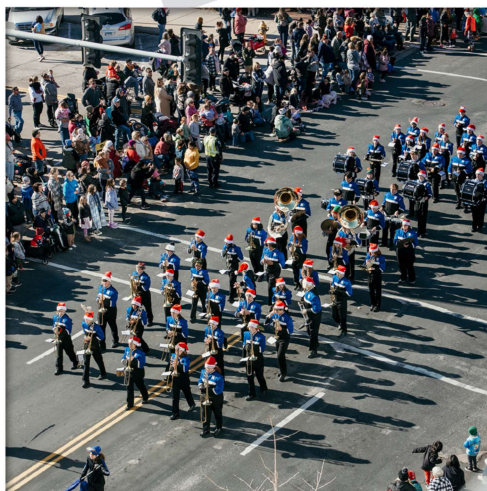


GOALS & CITY ADMINISTRATOR'S RECOMMENDED WORKPLAN

**VIBRANT
REGION**



Policy Goal	Workplan Item	Owner
6.1 Collaborate with local, state, and federal partners	Visit Quad Cities Funding Alignment	Merritt
	Main Street Landing / Destination Iowa Implementation	All
	CP Projects Implementation	Gleason & Merritt, C.
6.2 Position the City as a continued regional leader	Media Relations Evaluation & Development	Jones & Merritt
	Administrator's Monthly Report Alignment & Distribution	Jones
6.3 Other areas in progress	Junior Theater Programming Transition	Dyson
	Emeis Clubhouse Fundraising & Partnership	Dyson



City of Davenport

Department: Finance
Contact Info: Chad Dyson |

Action / Date
3/20/2024

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Skate Park Improvements project. [Ward 3]

Recommendation:

Hold the Hearing.

Background:

The City of Davenport is set to commence construction of Skate Park Improvements that include expansion of the current footprint with a beginner's area. A stakeholders committee was formed and public surveys were issued to narrow the project scope to allow the most impactful use of funds. This is a capital improvement project and in part funded by the Park Development Program.

Once completed, project upgrades will provide a safe space for young and novice skaters to practice, as a majority of the current skate park obstacles are considered to be for intermediate to advanced skaters. Additional improvements include ten elements: slanted grind rail, bump to rail, kicker ramp, slappy curb, grind ledge, hubba ledge, manual pad, a-frame, quarter-pipe extension and radius wedge extension.

The improvements are scheduled for late summer to early fall of 2024.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderwoman Newton.

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 Skate Park Improvements project.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Skate Park Improvements project; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Skate Park Improvements project.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Information Technology
Contact Info: Cory Smith | 563-888-2162

Action / Date
3/20/2024

Subject:

Resolution approving a five-year contract extension for printer maintenance services with Managed Solutions Group of Dubuque, Iowa. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

This Resolution would extend the term of the original Managed Print Services Agreement for an additional five-years commencing on April 1, 2024.

On December 13, 2018, a Request For Proposals was issued and sent to vendors. On January 15, 2019, the Purchasing Division opened and read three (3) proposals. The original 5-year printer maintenance services contract was awarded to Managed Solutions Group of Dubuque, Iowa by City Council on February 13, 2019. Managed Solutions Group has agreed to hold the original contract pricing for an additional five years, and it is recommended to extend the contract.

The City of Davenport will have a base charge of \$10,395 per month to include 140,000 monochrome prints and 70,000 color prints for the agreed upon devices listed in the contract. The City will pay for any additional prints outside the agreed-upon limit.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderwoman Newton.

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

RESOLUTION approving a five-year contract extension for printer maintenance services with Managed Solutions Group of Dubuque, Iowa.

WHEREAS, the City needs to contract for printer maintenance services; and

WHEREAS, Managed Solutions Group of Dubuque, Iowa has agreed to hold the current contract pricing for an additional five-years.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a five-year contract extension for printer maintenance services with Managed Solutions Group of Dubuque, Iowa is hereby approved.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Finance
Contact Info: Mallory Merritt | 563-326-7792

Action / Date
3/20/2024

Subject:

Resolution approving a one-year agreement with The Humane Society of Scott County, Iowa for animal protection and shelter services. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

The City of Davenport and the Humane Society of Scott County have worked collaboratively to negotiate a new one-year contract that will take effect on July 1, 2024 through June 30, 2025.

The attached agreement has a one-year term with no renewal options. This agreement also includes the following:

1. The City will make a one-time payment of \$800,000 payable on the first day of July 2024.
2. The City will make a one-time investment of \$50,000 towards the hiring of a fundraising consultant.
3. The City will provide and maintain radios for dispatching, general maintenance of City-provided vehicle(s), and fuel.
4. The Parties agree to establish a joint task force to thoroughly evaluate any possible ordinance or programmatic changes, evaluate robust and enforced licensing programs, and explore other identified programs that could contribute to a sustainable business model for all entities.
5. Mutual agreement for services rendered beyond June 30, 2025 shall be reached on or around February 28, 2025 to allow for any necessary service transitions.

The agreement has received a majority vote from The Humane Society of Scott County's Board of Directors.

Attachments:

1. Resolution
2. Agreement

Resolution No. _____

Resolution offered by Alderwoman Newton.

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

RESOLUTION approving a one-year agreement with The Humane Society of Scott County, Iowa for animal protection and shelter services.

WHEREAS, the City of Davenport, Iowa and The Humane Society of Scott County, Iowa (hereinafter "Parties") have previously entered into agreements whereby The Humane Society of Scott County has provided animal protection and shelter services for the City of Davenport; and

WHEREAS, the current agreement between the Parties will terminate on June 30, 2024; and

WHEREAS, a new agreement is desired to provide animal protection and shelter services within Davenport; and

WHEREAS, the Parties have worked collaboratively on a one-year agreement beginning July 1, 2024.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a one-year agreement with The Humane Society of Scott County for animal protection and shelter services is hereby approved.

Passed and approved this 27th day of March, 2024.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

AGREEMENT

THIS AGREEMENT, executed in full, is made and entered into this _____ of _____, 2024, by and between City of Davenport, Iowa, an Iowa Municipal Corporation, hereinafter called the City, and The Humane Society of Scott County, Iowa, a Iowa non-profit corporation devoted to the welfare, protection, and humane treatment of animals as defined by section 162 Iowa Code, hereinafter called the “Society”. The parties agree to the following terms:

A. SOCIETY’S OBLIGATIONS. The Society’s obligations for the duration of this agreement shall continue to be as follows:

1. Animal Shelter. Society shall provide an animal shelter for the animal welfare of the City which will comply in all respects to Iowa Administrative Code Rules Chapter 21 (Animal Welfare) Department of Agriculture Section 67.2(1) entitled Housing Facilities and Section 67.2(2) entitled Primary Enclosures and obtain, secure, and hold any necessary licenses as related.
2. Personnel. Society shall provide adequate personnel to carry out all mandates of Agreement including all ordinances, statutes and departmental rules, and the certification and registration as an animal welfare shelter by the Iowa Agricultural Department.
3. Training. Society shall provide for the education and training of Animal Protection Services Officers and shall include regular customer experience training. Society personnel shall participate at least bi-annually in training on City ordinances.
4. Hours of Operation. Society shall respond to all calls for assistance from the public as follows:
 - a) Monday – Friday: 8:00 AM to 6:00 PM;
 - b) Monday – Friday: 6:00 PM to 7:00 PM for priority 1 calls only;
 - c) Saturday – Sunday: 8:00 AM to 4:00 PM;
 - d) Saturday – Sunday: 4:00 PM to 5:00 PM for priority 1 calls only;
 - e) All other times: an Animal Protection Officer will be on call for the City
5. Emergency Calls for Service. Society shall respond to emergency calls for service through the Davenport Police Department or the contract manager, or designee, on a 24-hour daily basis. The maximum response time for these calls shall not exceed thirty (30) minutes unless mutually agreed to on an individual basis by the parties. By the 15th of each month, Society shall provide the City with a log of all emergency calls for service for the prior month which shall include the address, responding officer, and associated response time.
6. Standard Calls for Service. Society shall respond to all animal control calls, which includes domestic and orphaned or injured wildlife animals, as soon as possible, with the exception of complaints relative to deceased animals in the public right of way and excluding calls regarding livestock, including but not limited to chickens. Society shall operate such that average response times for calls for service is no more than 60 minutes from time call is received except for in cases outlined in section A(5) which originate through the Davenport Police Department or the contract manager, or designee.

7. Acceptance. Society shall provide for the prevention of abandonment and straying of animals within the City by accepting all animals brought, either singly or in litters, to its shelter by any person living in the City of Davenport.
8. Holding Times. Society shall capture all stray or abandoned animals within the City for holding in its shelter for the period of time required by ordinance, statutes, or Iowa Administrative Rules for return to its owner upon owner's payment of costs as set by Society and in compliance with the licensure and ordinances of the City.
9. Intake Evaluation and Euthanasia. Society shall evaluate all animals upon intake; animals that are sick or diseased with an infectious, contagious, or other untreatable condition which constitutes a health hazard to other animals or animals that are suffering by reason of injury may be disposed of by euthanasia within a shorter period of time if approved by an Animal Protection Services Officer, Society's director or a licensed veterinarian. In cases of euthanasia, Society shall provide procedures for the humane euthanasia of sick, diseased, and unclaimed City animals according to the standards required by the Code of Iowa, Section 162.2(13) relating to euthanasia.
10. Wildlife Incidents. Society will evaluate wildlife animal incidents to ensure that any threat to public safety is mitigated. Any wildlife animal incident that is not considered a threat to public safety will be handled at the discretion of the Society at no cost to the city.
11. Adoptions. Society shall provide the forms, means, procedure, and personnel at the shelter for the adoption of suitable animals and to require all adopters of animals to comply with City ordinances, state laws, and Iowa Administrative Rules relating to health and animal welfare.
12. Citations. Society shall investigate, report write, and issue citations where violations of licensing, rabies, inoculation, cruelty, or other violations of ordinances or statutes occur. In these cases, the issuing personnel shall attend the trial of the cause and assist by providing the documentation of the offense to the prosecuting legal officer and any other information as requested. Society shall maintain records of such documentation and incidents.
13. Bite Cases. Society shall require the owners of all City animals involved in bite cases to confine said animals as directed by the Scott County, Iowa, County Health Department; in the event of a dead animal involved in a bite case, Society shall take the dead animal to a veterinarian designated by the Scott County Health Department for a head test.
14. Licensing. Society shall provide licenses to owners of animals requiring a license by City ordinance upon receipt of the amount specified for the license by law and presentation of current rabies inoculation documents. Society may retain the license fees, except the fees for special licenses, such as those required for dangerous or vicious dogs, which shall be remitted to the City. During the contract term, Society and the City shall make every effort to educate residents on licensing requirements and gain wider city-wide compliance while recognizing that modifications may be needed and will be a primary workplan item of the Task Force.
15. Transport. Society shall pick up and transport animals that have been injured and for which the owner is not known to Society.

16. Spay and Neuter. Society shall provide forms and procedures for requiring the spay or neuter of all adopted animals from the shelter and for monitoring compliance.
17. Records Management. Society shall maintain accurate records and documents including, but not limited to, calls for service data, dispatch data, and incident narratives for all calls for service. Records pertaining to the City of Davenport calls for service shall be released to the City when requested within 48 hours, except as required in sections A5 and A19.
18. Reports. Society shall provide accurate monthly calls for service information in aggregate form to the City on a monthly basis with the breakdown of Davenport's calls for services listed separately. Society shall also provide metrics on number of licenses issued and number of citations issued on a monthly basis. Reports under this section shall be provided by the 15th of each month with data for the prior month.
19. Audit. Society shall provide the City's Chief Financial Officer with a copy of the annual audit for inspection only.
20. Other Responsibilities. Society shall provide all other functions required of City under Iowa Administrative Rules and any amendment thereto relating to animal welfare and all Iowa statutory law excepting those functions performed by the Scott County Board of Health.

B. CITY'S OBLIGATIONS

1. Payment for Services. City shall make a payment for the performance of the covenants herein in the amount of \$800,000.00 payable on the first day of July 2024.
2. Fundraising Investment. The City shall make a one-time investment of \$50,000 towards the hiring of a fundraising consultant.
3. Vehicles. City shall provide the vehicle(s) for transporting City animals, and the provision of vehicles shall be done in accordance with the overall fleet strategy as directed by the City's Fleet Manager. Society shall accept title to these vehicles and be responsible for licensing and insuring them in accordance with State law and assume all liability for them. City shall provide and fund general maintenance of the vehicle provided by this section at the sole discretion of the City's Fleet Manager and shall be coordinated by the City. Upon dissolution of this Agreement, any vehicles provided for use by the Humane Society of Scott County shall be returned to the City at no cost unless terms are specified differently in an addendum.
4. Fuel. City shall provide fuel so that the Society can carry out its City-related responsibilities.
5. Radios. City shall provide working radios for the dispatch and coordination and response to animal-related calls for service within the City. City shall pay for related maintenance contracts. Radios shall be deemed property of the City of Davenport. Upon dissolution of this Agreement, any radios provided for use by the Humane Society of Scott County shall be returned to the City of Davenport at no cost.

6. Training. City shall provide bi-annual training opportunities for Society's personnel on ordinances, legal compliance, or customer experience as requested. The City shall provide Society's Animal Protection Service Officers with annual de-escalation training and annual driving course trainings to Society employees driving Society vehicles.
7. Contract Manager. The City's Chief Financial Officer, or their designee, shall serve as the Contract Manager for the term of this Agreement

C. MUTUAL AGREEMENTS

1. Term. This agreement shall have a term of one (1) year, beginning July 1, 2024 through June 30, 2025. Termination of this contract may only occur if there is a material breach of this Agreement. In the event of a material breach of this Agreement, the non-breaching party must provide written notice of said breach with sufficient detail to provide the other party with notice of the nature and extent of the alleged breach. If the breaching party fails to cure said breach within twenty-eight (28) calendar days after receipt of the written notice, or a reasonable time as mutually agreed by the parties, the non-breaching party, at its option, may terminate this Agreement.
2. Meetings. Society and City shall meet together quarterly, as requested by either Party, or as determined by the entities' Contract Manager, for the purpose of reviewing performance related to this Agreement. Any performance deficiencies identified by either party shall be resolved within reasonable time frames agreed to by the Parties. This shall be a separate meeting from any task force meetings provided for under section 4.
3. Future Intent & Task Force Implementation. Society and City agree to work in good faith to achieve a more stable and sustainable contract subject to future ratification by the parties during the contract period. To this end, both entities agree to implement a joint Task Force.
4. Task Force. The parties agree to provide 50% of the required staff time to more thoroughly evaluate any necessary ordinance updates or programmatic changes as it relates to a more robust and enforced licensing program or other programs as identified that contribute to a sustainable business model for all entities. The Task Force will include at least one member from the HSSC Board of Directors, HSSC staff, City Council, and City Staff. The parties agree that the Task Force may include additional representation from other municipal or county entities. The parties further agree that the Task Force shall meet at least monthly or as mutually agreed to upon its implementation, with its first meeting to occur no later than April 15, 2024. Upon the formal establishment of the joint task force, the parties to the task force will prepare a workplan that assigns responsibilities to the involved parties to be formalized through a joint memorandum of understanding to be incorporated into this document upon its execution by the administrative official of each entity. It shall be further understood that a mutual agreement for services rendered beyond June 30, 2025 shall be reached on or around February 28, 2025 to allow for any necessary service transitions.
5. Miscellaneous. This Agreement is the entire Agreement of the parties with respect to the subject matter and supersedes any and all prior agreements among the parties. Further, this Agreement is not intended and should not be construed to confer any rights or privileges upon any parties who are not party to this Agreement. This Agreement shall be governed by the laws of the State of Iowa.

6. Indemnification. To the fullest extent permitted by the law, the parties shall indemnify and hold harmless the other party's organization, officials, agents, and employees from and against all claims, damages, losses, and expenses, including but not limited to, all attorney's fees, arising out of or resulting from either party's obligations to or under this agreement.
7. Notices. All written notices required by this Agreement shall be addressed to the addresses set forth herein, and shall be deemed to be given to and received by the party intended to receive such notice as follows; this section shall exclude any of the required reports provided under this Agreement:
- (a) if by hand delivery, the same shall be deemed given and received when hand delivered;
 - (b) if sent by mail (provided the same has been sent postage prepaid, certified mail, return receipt requested, and properly addressed), the same shall be deemed given upon deposit in the United States mail, and shall be deemed received on the earlier of (i) actual receipt or (ii) three business (3) days after such notice shall have been deposited in the United States mail;
 - (c) if sent by overnight courier (signature release required), the same shall be deemed given upon deposit with the overnight courier, and shall be deemed received on the first business day (or on Saturday or holiday if sent for delivery thereon) following the date of sending; or
 - (d) if sent by email, the same shall be deemed given upon transmission, provided the sender obtains a confirmed receipt.

In the event of a change of address by a party, such party shall give written notice thereof in accordance with the foregoing. The initial addresses for notices are as follows:

- (i) if to Society:
Erika Gunn, Executive Director
Humane Society of Scott County
2802 W Central Park Ave.
Davenport, IA 52804
Email: egunn@hssc.us

with copy to:

Keisha N. Douglas
Califf & Harper, P.C.
1515 5th Avenue, Suite 700
Moline, Illinois 61265
Email: kdouglas@califf.com

(ii) if to City:

City of Davenport
Attn: Mallory Merritt
226 West 4th Street
Davenport, IA 52801
Email: Mallory.Merritt@davenportiowa.com

with copy to:

Brian Heyer | Email: Brian.Heyer@davenportiowa.com

IN WITNESS WHEREOF, the parties have executed this Agreement in duplicate the day and year first above written.

CITY OF DAVENPORT

BY: _____
Mike Matson, Mayor

ATTEST: _____
Brian Krup, Deputy City Clerk

HUMANE SOCIETY OF SCOTT COUNTY

BY: _____
HSSC Board Chair

ATTEST: _____
Sign and Print Name

City of Davenport

Department: Finance
Contact Info: Nicole Gleason | 563-326-7734

Action / Date
3/20/2024

Subject:

Motion directing the City Administrator and related staff to implement an internal Animal Services Unit and negotiate any related contracts or agreements. [All Wards]

STAFF RECOMMENDS DELETION

Recommendation:

Consider the Motion.

Background:

Item Update | February 29, 2024

This item first appeared on the January 3, 2024 Committee of the Whole agenda and was tabled for two cycles. The item returned to the agenda consistent with that action on the February 7 Committee of the Whole agenda. At the February 14 City Council Meeting, this item was tabled for two additional cycles while the parties continued to draft and coordinate an updated agreement for consideration.

On February 28, the City received comments from the HSSC on a proposed draft agreement. The parties are continuing to work towards finalizing this item, and both parties have acknowledged that a draft agreement is anticipated to be reached by the next Council cycle. The staff recommendation is to table this item for one cycle to allow additional time to work on language modifications in partnership with the HSSC, and it will appear on the March 20 Committee of the Whole agenda.

Original Background

The City of Davenport is seeking to form an Animal Services Unit as the current Agreement between the City of Davenport, Iowa and Humane Society of Scott County, Iowa will terminate as of June 30, 2024 under the amended agreement. The Animal Services Unit will help the community in a variety of ways, including rescuing animals in distress, reuniting lost pets with their owners, and responding to nuisance complaints. The Animal Services Unit will be a sub-division of the Davenport Police Department and will coordinate routinely with the Development and Neighborhood Services Department.

This Motion will authorize the inclusion of this model in the draft FY 2025 Operating Budget and authorize the following: personnel recruitment, operating equipment acquisition, training, negotiating sheltering agreement(s), and working with other regional governmental partners on any other related agreements.

Attachments:

None