

TENTATIVE AGENDA
SCOTT COUNTY BOARD OF SUPERVISORS
May 4 - 8, 2015

Tuesday, May 5, 2015

Committee of the Whole - 8:00 am
Board Room, 1st Floor, Administrative Center

- ___ 1. Roll Call: Earnhardt, Kinzer, Hancock, Holst, Sunderbruch

Facilities & Economic Development

- ___ 2. Services and materials for a base stabilization project. (Item 2)
- ___ 3. Discussion of the Opportunity to Consult with the City of Davenport on its proposed consolidation and expansion of the North Urban Renewal Area and the I74/53rd Street Urban Renewal Area. (Item 3)
- ___ 4. Discussion of the Opportunity to Consult with the City of Walcott on its proposed amendment to the Walcott Urban Renewal Area. (Item 4).

Human Resources

- ___ 5. Human Resources Policy Updates: Policy DD "Attendance" and Policy F "Performance Appraisal and Development System". (Item 5)
- ___ 6. Collective bargaining settlement agreements. (Item 6)
- ___ 7. Discussion of strategy of upcoming labor negotiations with the County's organized employees pursuant to Iowa Code Section 20.17(3). - CLOSED SESSION

Health & Community Services

- ___ 8. Tax suspension requests. (Item 8)
- ___ 9. Discussion of legislation on mental health funding. (Item 9)

Finance & Intergovernmental

- ___ 10. Assessment of election costs for the City of Blue Grass special election on March 3, 2015. (Item 10)
- ___ 11. Web Site Hosting Subscription. (Item 11)
- ___ 12. Recognition of the Scott County Board of Health for receiving the Iowa Public Health Award and the Iowa Environmental Health Award. (Item 12)

Recognition of Navy Week, May 4-10

___ 13. Budget amendment to the FY15 County Budget. (Item 13)

Other Items of Interest

___ 14. Board appointments. (Item 14)

___ 15. Beer/liquor license renewal and cigarette/tobacco permit for Locust Mart, and new six month beer/liquor license for Dixon Memorial Park, and a beer/liquor license renewal for Argo General Store.

___ 16. Adjourned.

Moved by _____ Seconded by _____
Ayes
Nays

Tuesday, May 5, 2015

**Special Committee of the Whole - 9:00 am
Conference Room 638, 6th Floor, Administrative Center**

___ 1. Roll Call: Earnhardt, Kinzer, Hancock, Holst, Sunderbruch

___ 2. Discussion with the following Authorized Agencies (Room 638)

9:00 EMA **CANCELLED, EMA ONLY**

9:30 Iowa Works

10:00 QC First

10:30 Mississippi Valley Fairgrounds

11:30 Humane Society- (on-site location 2802 W Central Park Ave Davenport 52804)

___ 3. Adjourned.

Moved by _____ Seconded by _____
Ayes
Nays

Thursday, May 7, 2015

**Public Hearing - 5:00 pm
Board Room, 1st Floor, Administrative Center**

___ 1. Public Hearing relative to an amendment to the County's current FY15 budget.

**Regular Board Meeting - 5:00 pm
Board Room, 1st Floor, Administrative Center**

SCOTT COUNTY ENGINEER'S OFFICE

500 West Fourth Street
Davenport, Iowa 52801-1106

(563) 326-8640
FAX – (563) 326-8257
E-MAIL - engineer@scottcountyiowa.com
WEB SITE - www.scottcountyiowa.com



Item 02
05-05-15

JON R. BURGSTRUM, P.E.
County Engineer

ANGIE KERSTEN, P.E.
Assistant County Engineer

BECKY WILKISON
Administrative Assistant

MEMO

TO: Dee F. Bruemmer
County Administrator

FROM: Jon Burgstrum, P.E.
County Engineer

SUBJ: Approval of Contract Price for Base Stabilization Product

DATE: May 7, 2015

This is a resolution to approve the purchase of services and materials from Heffron Services for a base stabilization project. This project is the first of our new base stabilized program. It is a mile and a half project on 120th Ave between highway 130 and 210th St. We have budgeted \$110,000 for this project. The following bids were received:

| | |
|------------------------------------|--|
| Heffron Services Urbandale IA | \$36,960.00 |
| Binns and Stevens Oskaloosa, IA | No Bid |
| Team Labs Davenport, IA | \$12,650 Material only (no water, no labor, no equipment) |

We will supply the equipment to blade and compact the treated rock. We will also haul in more rock for the respective layers. We are estimating \$70,000 for the additional rock, labor and equipment.

I recommend approval of the services and materials from Heffron Services.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT
THIS RESOLUTION HAS BEEN FORMALLY APPROVED BY
THE BOARD OF SUPERVISORS ON _____.

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 7, 2015

AUTHORIZATION FOR APPROVAL OF THE BID AND AUTHORIZATION FOR THE COUNTY ENGINEER TO PURCHASE MATERIALS AND SERVICES FROM HEFFRON SERVICES

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

Section 1. That the County Engineer is authorized to purchase materials and services from Heffron Services in the amount of \$36,960.

Section 2. That this resolution shall take effect immediately.

PLANNING & DEVELOPMENT

500 West Fourth Street
Davenport, Iowa 52801-1106
E-mail: planning@scottcountyia.com
Office: (563) 326-8643 Fax: (563) 326-8257



Item 03
05-05-15

Timothy Huey
Director

To: Scott County Board of Supervisors

From: TIF Review Committee

Date: April 28, 2015

Re: Opportunity to Consult with the City of Davenport on its proposed consolidation and expansion of the North Urban Renewal Area and the I-74/53rd Street Urban Renewal Area.

The Board of Supervisors recently approval a resolution supporting the inclusion of the city owned rail right of way that lies in unincorporated Scott County to be included in the City's North Urban Renewal Area. The City of Eldridge approved the inclusion of the portion rail line that lies within its corporate limits in that same URA. The attached notice is for the public hearing on that proposed expansion to include both the rail line and the transload facility project in the City's North URA. The proposed amendment also includes approval of the consolidation of the North Economic Development Area and the existing I-74/53rd Street URA into one contiguous Urban Renewal Area. The original I-74/53rd Street URA was created in 1985 and the North Davenport URA in 1986. By combining these two areas the City will have more flexibility for funding any particular TIF project within the URA because those projects can use increment generated anywhere in the entire URA.

The TIF Review Committee will be reviewing the proposed information submitted by the City of Davenport. The City's notice included the following information:

1. Previous Urban Renewal Projects

- i. Heart of America: New hotel development with associated mixed use power center
- ii. Revitalize Iowa's Sound Economy (RISE): Payment for road costs
- iii. Hardi North America: Manufacturing expansion with additional employees
- iv. Miracle Tools America: Manufacturing expansion with additional employees

2. Proposed New Projects (Amendments to Plan)

- i. Veteran's Memorial Public Safety Infrastructure Improvements
 - Location: Along Veteran's Memorial Parkway from Eastern Avenue to Elmore Avenue
 - Cost: \$2, 345,000
 - Rationale: To provide public safety and infrastructure improvements in the Veteran's Memorial Parkway corridor. Improvements include enhancing crosswalks and intersections at Jersey Ridge Road and Crumwell Circle as well as bike path enhancements for pedestrian safety.

ii. Elmore Avenue Extension

- Location: Extension of the current Elmore Avenue north to Veteran's Memorial Parkway
- Cost: \$13,000,000
- Rationale: To provide the road infrastructure to previously undeveloped land and provide access to 250 acres of land along the Elmore Avenue corridor.

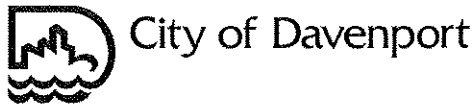
iii. Transload Facility and Rail Line Construction

- Location: Eastern Iowa Industrial Center, beginning at the Transload Facility and continuing along the rail right of way through Scott County and the City of Eldridge
- Cost: \$4,100,000
- Rationale: To provide a publically owned facility for loading and unloading from truck to train or vice versa for regional industries and to assist with business growth. Also providing the rail line connection from the existing rail line to the transload facility.

iv. 2014 Internal TIF

- Cost: \$275,000
- Rationale: To reimburse the General Fund for Economic Development staff costs and other economic development related activities such as economic research tools and training.

The TIF Review Committee will prepare a letter draft for the Board to consider at next Committee of the Whole.



226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7748 • Fax: 563-328-6714
www.cityofdavenportiowa.com

Date: April 17, 2015

To: Board of Supervisors, Scott County
Superintendent, Davenport Community School District
President, Scott Community College
Superintendent, North Scott School District
Superintendent, Bettendorf Community School District

From: City Council
City of Davenport, Iowa

RE: North Urban Renewal Area Amendment

The City of Davenport is in the process of expanding and amending the urban renewal area known as the North Urban Renewal area, and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our new renewal plan amendment has been set for Monday, April 27th at 2:00 o'clock p.m. at City Hall, 2nd floor large conference room, 226 W 4th St. in Davenport. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives you designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than second days following the date of the meeting.

The City will also hold a public hearing on this urban renewal plan amendment at 5:30 o'clock p.m. on May 6, 2015, and a copy of the notice of hearing is enclosed for your information.

Please call Sarah Ott, Economic Development Coordinator, at 326-6167 or via email at sott@ci.davenport.ia.us if you have questions.

Enclosure

CC: Dee Bruemmer

Consolidation of the I-74/53rd Street and North Davenport Urban Renewal Areas Into the North Davenport Urban Renewal Area & Corresponding Amendments through the Addition of Land and New Projects

The Plan for the North Davenport Urban Renewal Area is Amended to Read as Follows:

1. Introduction

The I-74/53rd Street Urban Renewal Area (URA) was established in 1985 and the North Davenport URA in 1986. These two areas are being amended by the consolidation of the I-74/53rd St and North Davenport URAs. The consolidated area will be known as the North Davenport Urban Renewal Area. Land will also be added in addition to the consolidation. This plan also includes amendments of proposed new projects within the Combined North Davenport Urban Renewal Area.

Now and therefore, the Amended and Restated Urban Renewal Plan is hereby amended as follows:

2. Description of the Urban Renewal Area

The legal description of the North Davenport Urban Renewal Area follows as Exhibit A.

3. Area Designation

The City continues to designate the Urban Renewal Area as an economic development area that is appropriate for the promotion of new commercial and/or industrial development.

4. Project Area Objectives and Activities

This Urban Renewal Plan is intended to strengthen the economy, enhance the viability of and stimulate development of the area. Objectives of the area are as follows:

Objectives

1. Preserve and enhance the physical/ecological assets of the project area.
2. Assist and retain local industries and commercial enterprises.
3. Promote and assist private investment in industrial development.
4. Develop a vehicular circulation system that is designed to provide for free and safe vehicular and pedestrian movement.
5. Further develop park and recreational facilities for service to the area and the City.
6. Install and improve the quality of public improvements to complement development activities and thereby create a sound physical environment and infrastructure for economic growth.
7. Promote and assist in the development of an Interstate 74 and 53rd Street exchange to promote economic development.
8. Provide expanded opportunities for employment for Davenport residents.
9. Encourage the location and expansion of commercial enterprises to more conveniently provide needed services and facilities to the residents of the City.

10. Provide for the acquisition and creation of public open spaces, such as park and trails, intended to support development and other plan objectives that will improve the aesthetic quality of the community.
11. Provide for adequate utility services to ensure the private development of the area.
Activities: The proposed actions in the Urban Renewal Project Area will consist of one or more of the following actions as outlined by Chapter 403 of the Iowa Code.
 1. Construction or rehabilitation of buildings.
 2. Contracting for the furnishing or repair by any person of services, privileges, works, streets, roads public and private utilities.
 3. Vacation and dedication of public rights-of-way.
 4. Provision of necessary public works and improvements.
 5. Continuing evaluation of the condition of project area buildings, streets, utilities and other improvements necessary to support the development and rehabilitation of the area.
 6. Undertaking additional surveys, inspections, City staff work, engineering, and planning studies necessary to the fulfillment of the intent of this Economic Development Plan.
 7. Implementation of controls, restrictions, and guidelines to effectuate and preserve the objectives enumerated above.
 8. Provision of direct economic development assistance to businesses that meet criteria involving investment and job creation, as established by the City Council and amended from time to time, including, but not limited to grants and loans, specifically supported through the use of Tax Increment Financing.
 9. To use any or all other powers granted by Chapter 403 of the Iowa Code to develop and provide for improved economic conditions for the City of Davenport.

5. Previous Urban Renewal Projects

- i. Heart of America: New hotel development with associated mixed use power center
- ii. Revitalize Iowa's Sound Economy (RISE): Payment for road costs
- iii. Hardi North America: Manufacturing expansion with additional employees
- iv. Miracle Tools America: Manufacturing expansion with additional employees

6. Proposed New Projects (Amendments to Plan)

- i. Veteran's Memorial Public Safety Infrastructure Improvements
 - Location: Along Veteran's Memorial Parkway from Eastern Avenue to Elmore Avenue
 - Cost: \$2,345,000
 - Rationale: To provide public safety and infrastructure improvements in the Veteran's Memorial Parkway corridor. Improvements include enhancing crosswalks and intersections at Jersey Ridge Road and

Crumwell Circle as well as bike path enhancements for pedestrian safety.

ii. Elmore Avenue Extension

- Location: Extension of the current Elmore Avenue north to Veteran's Memorial Parkway
- Cost: \$13,000,000
- Rationale: To provide the road infrastructure to previously undeveloped land and provide access to 250 acres of land along the Elmore Avenue corridor.

iii. Transload Facility and Rail Line Construction

- Location: Eastern Iowa Industrial Center, beginning at the Transload Facility and continuing along the rail right of way through Scott County and the City of Eldridge
- Cost: \$4,100,000
- Rationale: To provide a publically owned facility for loading and unloading from truck to train or vice versa for regional industries and to assist with business growth. Also providing the rail line connection from the existing rail line to the transload facility.

iv. 2014 Internal TIF

- Cost: \$275,000
- Rationale: To reimburse the General Fund for Economic Development staff costs and other economic development related activities such as economic research tools and training.

7. Proposed New Area (Amendments to Plan):

Parts of Sections 26, 27, 28 and 33 all in Township 79 North Range 3 East of the 5th P.M. being more particularly described as follows:

Tract 1 (City of Davenport): Parcel No. W3307-01 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 22, 2011 as Document 2011-36630 with the following legal description:

Part of the North Half of the Northeast Quarter of Section 33 in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: Lot 1 of Interstate 80 Airport Industrial Park 6th Addition to the City of Davenport Iowa. Said tract contains 13.64 acres, more or less.

Tract 2 (City of Davenport): Parcel No. W2801-01 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 22, 2011 as Document 2011-36628 with the following legal description:

Part of the Southeast Quarter of the Southeast Quarter of Section 28, in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: The Eastern 390.00 feet of the Southeast Quarter of the Southeast Quarter of Section 28, in Township 79 North Range 3 East, excluding the Rail Road Right-of-Way per document 2011-1922. Said tract contains 10.00 acres, more or less.

Tract 3 (City of Davenport): Parcel No. W2801-02 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1922 and;

Tract 4 (Scott County): Parcel No. 932839005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1922.

Tract 3 and 4 are legally described as follows:

Part of the Southeast Quarter of Section 28 and the Southwest Quarter of Section 27, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A variable width right-of-way, the centerline of which is divided into equal stations of 100.00 feet in length; said centerline is described as follows: Commencing at the West Quarter Corner of said Section 27; thence South 02 degrees 09 minutes 53 seconds East 2.85 feet on the west line of the Southwest Quarter of said Section 27; thence North 87 degrees 50 minutes 11 seconds East 0.60 feet to the east line of described right-of-way line of Slopertown Road; thence on said southerly line and the arc of a 1943.00 foot radius curve, concave northeasterly 25.98 feet, with a chord bearing and distance of North 81 degrees 38 minutes 28 seconds East 25.98 feet to the point of beginning; said point being centerline Station 219+36.05; thence South 02 degrees 09 minutes 49 seconds East on said centerline 2660.95 feet to the intersection with the south line of the Southeast Quarter of said Section 28 and there terminating a centerline Station 245+96.97. The east line of the proposed right-of-way line is 25.00 feet easterly of a parallel with the aforesaid centerline, bounded on the north by the southerly right-of-way line of Slopertown Road at 25.00 feet left of Station 219+40.80 and runs southerly to Station 239+99.14; thence said right-of-way widens to 35 feet easterly of and parallel with said centerline to Station 245+97.37 at the intersection with the south line of the Southwest Quarter of said Section 27; and there terminating. The west line of the proposed right-of-way is 25.00 feet westerly of and parallel with said centerline, bounded on the north by the southerly right-of-way line of Slopertown Road at 25.00 feet right of Station 219+31.09 and runs southerly to Station 221+49.11; thence said right-of-way line widens to 45.00 feet westerly of and parallel with said centerline to Station 237+99.52; thence said right-of-way line narrows to 25.00 feet westerly of and parallel with said

centerline to Station 239+9.14; thence said right-of-way line widens to 35.00 westerly of and parallel with said centerline to Station 245+96.56 at the intersection with the south line of the Southeast Quarter of said Section 28, and there terminating. The above described right-of-way contains 4.10 acres, more or less. Right-of-way plat attached and by this reference made apart hereof.

Tract 5 (City of Eldridge): Parcel No.932703005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2001-1925 with the following legal description.:

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a strip of land 50.00 feet wide the centerline being described as follows: Commencing at the southeast corner of the Northeast Quarter of the Northwest Quarter of Section 27; thence North 02 degrees 02 minutes 05 seconds West 314.87 feet; thence South 87 degrees 57 minutes 04 seconds West 545.77 feet to the point of beginning; thence South 87 degrees 57 minutes 04 second West along the centerline of said strip 1432.24 feet to the point of curvature of a curve, concave southeasterly, having a radius of 716.20 feet with a central angle of 90 degrees 04 minutes 12 seconds and a chord bearing and distance of South 42degrees 55 minutes 11 seconds West 1013.48 feet for a distance of 1125.88 feet along said curve; thence South 02 degrees 06 minutes 55 seconds East 862.30 feet to the northerly right-of-way line of Slopertown Road and there terminating. Said tract contains 3.93 acres, more or less.

Tract 6 (City of Eldridge): Parcel No. 932713002 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on July 29, 1985 as Document 1985-11443 with the following legal description:

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a strip of land 50.00 feet wide the centerline being described as follows: Commencing at the southeast corner of the Northeast Quarter of the Northwest Quarter of Section 27; thence North 02 degrees 02 minutes 05 seconds West 314.87 feet; thence South 87 degrees 57 minutes 04 seconds West 545.77 feet to the point of beginning; North 87 degrees 57 minutes 04 seconds East 545.77 feet to the west line of Buttermilk Road also known as 155th Avenue and there terminating. Said tract contains 0.63 acres, more or less.

Tract 7 (Scott County): Parcel No. 932705006 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1923. With the following legal description:

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way strip of land 50.00 feet wide the centerline being described as follows: Commencing at the northeast corner of said Section 27, thence South 01 degrees 53 minutes 47 seconds East 1022.09 feet on the east line of said Section 27; thence South 87 degrees 57 minutes 04 seconds West 1327.16 feet to the east line of the west half of the Northeast Quarter of said Section 27 and the point of beginning; thence South 87 degrees 57 minutes 04 seconds West 1292.58 feet to the east right-of-way line of Buttermilk Road (155th Avenue) and there terminating. Along with a triangular piece of land lying adjacent to and coincident with the southwest corner of the above described right-of-way said corner being the point of beginning; thence North 87 degrees 57 minutes 04 seconds East 148.00 feet along the south line of the the above described right-of-way; thence southwesterly to a point in the east right-of-way line of Buttermilk Road (155th Avenue) 35 feet southerly of the southwest corner of the above described right-of-way; thence North east right-of-way line of Buttermilk Road (155th Avenue) 35 feet to the point of beginning. Said combined tracts contain 1.54 acres, more or less.

Tract 8 (City of Eldridge): Parcel No.932707003 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1926 with the following legal description:

Part of the Northeast Quarter of the Northeast Quarter of Section 27, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way strip of land 50.00 feet wide the centerline being described as follows: Commencing at the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 27; thence South 01 degrees 53 minutes 47 seconds East 1022.09 feet on the east line of said Quarter Section to the point of beginning; thence South 87 degrees 57 minutes 04 seconds West 1327.16 feet to the west line of the Northeast Quarter of the Northeast Quarter of said Section 27 and there terminating. Said tract contains 1.52 acres, more or less.

Tract 9 (City of Eldridge): Parcel No.932601005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1924 with the following legal description:

Part of the Northwest Quarter of Section 26, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A right-of-way strip of land 50.00 feet wide described as follows: Commencing at the northwest corner of said Section 26; thence South 01 degree 53 minutes 47 seconds East along the west line of said Northwest Quarter 997.09 feet to the south line of land currently owned by Alfred Arp LLC as described in the Court Officer Deed filed for recorded on March 18, 1997 as document 1997-6145, and being the point of beginning; thence North 87 degrees 50 minutes 07 seconds East along said south line 1213.09 feet to the northwest corner of Lot 1 of Lancer Industrial Park South Behrens Second Addition to the City of

Eldridge; thence South 02 degrees 18 minutes 17 seconds East along the west line of said Lot 1 50.00 feet; thence South 87 degrees 50 minutes 07 seconds West along a line 50.00 feet southerly of and parallel to the south line of said land owned by Alfred Arp LLC 1213.44 feet to the west line of said Northwest Quarter; thence North 01 degrees 53 minutes 47 seconds West along the west line of said Northwest Quarter 50.00 feet to the point of beginning. Said tract contains 1.39 acres, more or less.

Tract 10 (City of Eldridge): Parcel No.9326031012 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34211 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A right-of-way 50.00 feet wide described as the North 50.00 feet of Lot 1 of Lancer Industrial Park South Behrens Second Addition to the City of Eldridge. Said tract contains 1.01 acres, more or less.

Tract 11 (City of Eldridge): Parcel No.932603101-22 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34209 with the following legal description:

Part of the North Half of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 feet wide in part of Lots 1 and 2 of Lancer Industrial Park South to the City of Eldridge, with the centerline being described as follows: Commencing at the northwest corner of said Lot 2; thence South 01 degree 10 minutes 15 seconds West along the west line of said Lot 2 174.82 feet to the point of beginning; thence 284.78 feet along the arc of a 716.78 foot radius curve concave northwesterly, having a chord bearing and distance of North 71 degrees 55 minutes 58 seconds East 282.91 feet with a central angle of 22 degrees 45 minutes 51 seconds; thence North 60 degrees 33 minutes 03 seconds East 40.72 feet; thence 339.72 feet along the arc of a 716.78 foot radius curve concave southeasterly with a chord bearing and distance of North 74 degrees 07 minutes 43 seconds East 336.55 feet with a central angle of 27 degrees 09 minutes 20 seconds; thence North 87 degrees 42 minutes 23 seconds East 52.95 feet to the east line of said Lots 1 and 2 and there terminating. Said tract contains 0.82 acre, more or less.

Tract 12 (City of Eldridge): Parcel No.9326052012 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34207 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 25.00 feet wide located in part of Lots 1 and 3 of the Replat of Lot 2 of Mueller Lumber 1st Addition to the City of Eldridge

described as follows: The South 25.00 feet of Lots 1 and 3 of the Replat of Lot 2 of Mueller Lumber 1st Addition to the City of Eldridge. Said tract contains 0.30 acre, more or less.

Tract 13 (City of Eldridge): Parcel No.9326052012 described in the Quit Claim Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34205 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 12.50 feet wide located in part of Lot 3 of Lancer Industrial Park South to the City of Eldridge described as follows: the North 12.50 feet of Lot 3 of Lancer Industrial Park South to the City of Eldridge. Said tract contains 0.15 acre, more or less.

Tract 14 (City of Eldridge): Parcel No.93260530A2 described in the Corrected Warranty Deed filed for record with the Office of the Recorder of Scott County on June 10, 2013 as Document 2013-18332 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 wide located in part of Parcel A in Mueller Lumber 2nd Addition to the City of Eldridge with a centerline described as follows: Commencing at the southwest corner of said Parcel A, thence North 02 degrees 01 minutes 33 seconds West a distance of 125.16 feet on the east line of said Parcel A to a point of curve, concave northwesterly, having a radius of 552.00 feet and the point of beginning; thence southwesterly 148.79 feet along the arc of said curve through a central angle of 16 degrees 19 minutes 53 seconds with a chord bearing and distance of South 87 degrees 42 minutes 23 seconds West 80.94 feet to the west line of said Parcel A and there terminating. Said tract contains 0.17 acre, more or less.

Tract 15 (City of Eldridge): Parcel No.93260540B2 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34203 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 wide located in part of Parcel B in Mueller Lumber 3rd Addition to the City of Eldridge with a centerline described as follows: Commencing at the southeast corner of said Parcel B, thence North 02 degrees 01 minutes 33 seconds West 195.17 feet on the east line of said Parcel B to a point of curve concave northwesterly having a radius 716.78 feet and being the point of beginning; thence southwesterly 261.31 feet along the arc of said curve through a central angle of 20 degrees 53 minutes 17 seconds with a chord bearing and distance of South 72 degrees 08 minutes 00

seconds West 259.87 feet to the west line of said Parcel B and there terminating. Said tract contains 0.30 acres more or less.

Tract 16 (City of Eldridge): Parcel No.93260540C described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 12, 2011 as Document 2011-1467, containing two tracts, a permanent rail easement and a roll & hold easements in the Plat of Rail Easements dated September 30, 2014.

Tract No. 1 PRE Permanent Rail Easement

A parcel of land located in part of Parcel C of Mueller Lumber 3rd Addition to the City of Eldridge situated in part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. shown as Tract No. 1-PRE on the attached Plat of Rail Easements Sheet 1 of 4 attached hereto and by this reference made a part hereof and being more particularly described as follows: Commencing in the southeast corner Parcel C of said Mueller Lumber 3rd Addition; thence North 00 degrees 11 minutes 13 seconds along the east line of said Parcel C 125.57 feet to the point of beginning; thence in a northwesterly, westerly and southwesterly direction along the arc of a curve concave southerly with a radius of 645.21 feet with a chord bearing and distance of North 84 degrees 09 minutes 52 Seconds West 561.22 feet for a distance of 591.71 feet; thence South 79 degrees 29 minutes 50 seconds West 7.76 feet to the intersection with the west line of said Parcel C; thence North 00 degrees 11 minutes 56 seconds East along the west line of said Parcel C 42.86 feet; thence northeasterly, easterly and southeasterly along the arc of a curve concave southerly with a radius of 650.81 feet with a chord bearing and distance of North 88 degrees 49 minutes 58 seconds East 566.27 feet for a distance of 585.85 feet to the intersection with the east line of said Parcel C; thence South 00 degrees 11 minutes 13 seconds West along the east line of said Parcel C 110.04 feet to the point of beginning. Said tract contains 0.99 acre, more or less.

Tract No. 2 PR&HE Permanent Roll and Hold Easement

A parcel of land located in part of Parcel B and Parcel C of Mueller Lumber 3rd Addition to the City of Eldridge situated in part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. shown as Tract No. 2-PR&HE on the attached Plat of Rail Easements Sheet 1 of 4 attached hereto and by this reference made a part hereof and being more particularly described as follows:

Commencing at the southeast corner of Parcel C of said Mueller Lumber 3rd Addition; thence North 00 degrees 11 minutes 13 seconds East along the east line of said Parcel C 4.81 feet to the point of beginning; thence in a northwesterly, westerly and southwesterly direction along the arc of a curve concave southerly with a radius of 529.73 feet with a chord bearing and distance of North 72 degrees 06 minutes 33 seconds West 497.89 feet for a distance of 518.32 feet; thence South 79 degrees 56 minutes 57 seconds West 381.64 feet to the intersection with the southerly

right-of-way line of an existing rail easement; thence in a northeasterly direction along the arc of a curve concave northwesterly with a radius of 741.78 feet with a chord bearing and distance of North 72 degrees 24 minutes 01 seconds East 194.65 feet for a distance of 195.21 feet to the intersection with the west line of said Parcel C; thence North 00 degrees 11 minutes 56 seconds East along the west line of said Parcel C 13.75 feet; thence North 79 degrees 29 minutes 50 seconds East 7.76 feet; thence in a northeasterly, easterly and southeasterly direction along the arc of a curve concave southerly with a radius of 645.21 feet with a chord bearing and distance of South 84 degrees 09 minutes 52 seconds 561.22 feet for a distance of 591.71 feet to the intersection with the east line of said Parcel C; thence South 00 degrees 11 minutes 13 seconds along the east line of said Parcel C 120.76 feet to the point of beginning. Said tract contains 0.92 acre, more or less.

Note the East line of Parcel C of Mueller Lumber 3rd Addition has a platted bearing of N00 degrees 13 minutes 40 seconds East and a surveyed bearing of North 00 degrees 11 minutes 13 seconds East which is used for the purpose of this description.

Combined tracts contain 41.41 acres, more or less.

8. Debt

- June 30, 2014 constitutional debt limit: \$307,269,293
- Current outstanding general obligation debt: \$205,587,350
- Proposed amount of indebtedness to be incurred: \$19,720,000

9. Property Acquisition and Disposition

The City will follow any applicable requirements for the acquisition and disposition of property.

10. Urban Renewal Plan Amendments

The North Davenport URA may be amended from time to time for a variety of reasons, including but not limited to, adding or deleting land, adding urban renewal projects or to modify goals or types of urban renewal activities. The City Council may amend this Plan in accordance with applicable state law.

11. Effective Period

This Amendment will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Urban Renewal Plan, any prior amendment, resolution, or document, the Urban Renewal Plan shall remain in effect until terminated by the City Council and the use of incremental property tax revenues, or the "division of revenue" as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the all areas authorized prior to January 1, 1995 as these areas were established prior to the 20 year term limit. All other additions are subject to applicable term limits established by Chapter 403.

12. Repealer

Any part of the previous Plan, as previously amended, in conflict with the Amendment are hereby repealed.

13. Severability Clause

In any part of the Amendment is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plan as a whole or the previous amendments to the Plan, or part of the Plan not determined to be invalid or unconstitutional.

Exhibit A: Legal Description for the North Davenport Urban Renewal Area (Combining the North URA & the I-74-53rd Street URA)

North Area URA:

Beginning at the southeast corner of Section 12, T78N, R3E of the 5th PM; thence west along the south line of said Section 12 to intersection with the westerly right-of-way line of Brady Street (US No 61 northbound); thence northwesterly along said westerly right-of-way line to the intersection with the southerly right-of-way line of 50th Street; thence southwest along said southerly right-of-way line to the intersection with the westerly right-of-way line of US No 61 southbound; thence north along said westerly right-of-way line to the intersection with the south right-of-way line, extended east, of Sheridan Street; thence west, along said extended line, and northwesterly and northerly along the southerly and westerly right-of-way line of said Sheridan Street to the intersection with the north right-of-way line east of 53rd Street; thence east along said north right-of-way line to the intersection with the westerly right-of-way line of said US No. 61 southbound thence northerly along said west right-of-way line to the intersection with the southerly line of the NE ¼ of Section 2, T78N, R3E of the 5th P.M.; thence west, along said South line to the SW corner of the SE ¼ of the NE ¼ of said Section 2; thence North along the west line of the SE ¼ of the NE ¼ of said Section 2, to the intersection with the southerly line of Scott County Regional Industrial Park; thence westerly along said southerly line to the intersection with the westerly right-of-way line of Marquette Street; thence northerly along said westerly right-of-way line to the intersection with the northerly right-of-way line of 76th Street; thence easterly along said northerly right-of-way line to the southeast corner of Section 34; T79N, R3E of the 5th PM; thence north along the east line of the southeast quarter of said Section 34 to the intersection with the southerly right-of-way line of I-80; thence northwesterly along said right-of-way line to the intersection with the westerly right-of-way line of Division Street; thence northerly along said westerly right-of-way line to the intersection with said southerly right-of-way line of I-80; thence westerly along said southerly right-of-way line to the intersection with the East line of the SE ¼ of Section 33, T79N, R3N of the 5th P.M.; thence south along said east line to the SE corner of the SE ¼ of said Section 33; thence west along the south line of said SE ¼ to the intersection with the easterly right-of-way line of U.S. Highway No.150 (Northwest Boulevard); thence westerly along said south line to the intersection with the westerly right-of-way line of said U.S. intersection with said southerly right-of-way line of I-80;

thence westerly along said southerly line to the intersection with the west line of the SW ¼ of Section 32, T79N, R3E of the 5th P.M.; thence north along said west line to the intersection with the south right-of-way line to the intersection with the east line of the NW ¼ of said Section 32; thence North along said east line and its extension north to the intersection with the northerly line of Sheridan Industrial Park 1st Addition extended westerly; thence easterly along said extended line and said northerly line to the northeast corner of Lot 1 of Hoefer's Addition; thence South along the east line of said Addition to the intersection with the north line of the NE ¼ of said Section 32; thence east along said north line to the northeast corner of said Section 32; thence east along the north line of the NW ¼ of Section 33, T79N, R3E of the 5th P.M., to the intersection with the westerly right-of-way line of Hillandale Road; thence southerly along said westerly right-of-way line to the intersection with the south line of the NW ¼ of said Section 33; thence east along said south line to the southeast corner of said NW ¼; thence east along the south line of the NE ¼ of said Section 33 to the northeast corner of the SE ¼ of said Section 33; thence east along the south line of the NW ¼ of Section 34, T79N, R3E of the 5th P.M. to the intersection with the westerly right-of-way line of Division Street; thence northerly along said westerly right-of-way line to the intersection with the northerly line of the Davenport Municipal Airport also being the northerly corporation limit line of the City of Davenport, Iowa; thence east along said northerly corporation limit line to the intersection with the easterly right-of-way line of Harrison Street; thence southeasterly along said easterly right-of-way line to the intersection with the south line of the northeast quarter of Section 35, T79N, R3E of the 5th P.M., said line also being the corporation limit line of the City of Davenport, Iowa; thence east along said south line and its extension east to the intersection with easterly right-of-way line of Eastern Avenue; thence southerly along said easterly right-of-way line to the intersection with the south line of the southwest quarter of Section 6, T78N, R4E of the 5th P.M.; thence east along the south line of said Section 6 to the southeast corner of said Section 6; thence continuing east along the south line of Section 5, T78N, R4E of the 5th P.M. to the southeast corner of said Section 5; thence continuing east along the south line of the southwest quarter of Section 4, T78N, R4E of the 5th PM to the intersection with the easterly line, extended northerly, of Crow Valley Office Park 1st addition; thence southwesterly along said extended line and along the east line of said addition 239.13 feet; thence S75*-50' -14"E a distance of 177.09 feet to the intersection with the west line of Crow Valley Golf Club; thence SOO -25'-24"E along said west line 555.70 feet; thence S81*-18' -54" E along the southerly line of said Crow Valley Golf Club a distance of 513.63 feet to the intersection with the east line of the northwest quarter of Section 9, T78N, R4E of the 5th PM, said line also being the corporation limits line of the City of Davenport, Iowa; thence south along said corporation limits line to the intersection with the southerly right-of-way line of East 53rd Street; thence westerly along said southerly right-of-line to the intersection with the easterly right-of-way line of Utica Ridge Road; thence southwesterly along said, easterly right-of-way line to the intersection with the south line of the southeast quarter of Section 8, T78N, R4E of the 5th PM, said line also being the corporation limits line of the City of Davenport, Iowa; thence west and south along said corporation limits line to the intersection with the south line, extended east, of property owned by R. Hovey Tinsman, Jr., W, Scott Tinsman and Betsey T. Dustman; thence west along said extended line and west along said south line a distance of 469.23 feet to the intersection with the east line of Duck Creek Park; thence north along said east line to the northwest corner of said property; thence east along the north

line of said property to the intersection with the westerly right-of-way line of Kimberly Road; thence northwesterly along said westerly right-of-way line and the westerly right-of-way line of old Kimberly Road to the intersection with the west line of the southwest quarter of Section 17, T78N, R4E of the 5th PM; thence north along the west line of said Section 17 to the northwest corner of said Section 17; thence continuing north along the west line of Section 8, T78N, R4E of the 5th PM to the intersection with the south right-of-way line of East 53rd Street; thence west along said south right-of-way line to the intersection with the east right-of-way line of Eastern Avenue; thence south along said east right-of-way line to the intersection with the south line of the southwest quarter of Section 7, T78N, R4E of the 5th PM; thence west along the south line to the point of beginning.

Ryan Warehouse Amendment (North URA):

Commencing at the North Quarter Corner of said Section 33, thence South 2 degrees 30 minutes 46 seconds East, 1335.79 feet on the west line of the Northeast Quarter of said Section 33 to the westerly extension of the northerly line of Lot 6 in Interstate 80 Airport Industrial Park; thence North 88 degrees 30 minutes 44 seconds East, 431.45 feet on said extension and northerly line to the point of beginning; thence North 01 degrees 19 minutes 32 seconds West, 450.13 feet; thence North 88 degrees 40 minutes 28 seconds East, 2208.00 feet to the east line of the North Half of the Northeast Quarter of said Section 33; thence South 02 degrees 14 minutes 44 seconds East, 443.92 feet on said east line to the north line of the Interstate 80 Airport Industrial Park Subdivision; thence South 88 degrees 30 minutes 44 seconds West, 2215.14 feet on said north line to the point of beginning, containing 22.70 acres, more or less; and Lot 5 and the easternmost 14.05 acres of Lot 6 of the Interstate 80 Airport Industrial Park, being a subdivision of parts of Section 33, Township 79 North, Range 3 East of the 5th P.M., City of Davenport, Scott County, Iowa.

MA Ford Amendment (North URA):

Beginning at the intersection of the southerly right-of-way line of I-80 and the East line of the SE ¼ of Section 33, T79N, R3E of the 5th PM; thence south along said east line to the SE corner of the SE ¼ of said Section 33; thence west along the south line of said SE ¼ to the intersection with the easterly right-of-way line of U.S. Highway No. 150 (Northwest Boulevard); thence westerly along said south line to the intersection with the westerly right-of-way line of said U.S. 150 (Northwest Boulevard); thence northerly along said westerly line to the intersection with the southerly right of way of I-80; thence easterly along said southerly right-of-way to the point of beginning.

Von Maur (North URA):

Scott County, Iowa, Parcels X0133-01, X0133-02B and X0135-03A more commonly known as 6565 Brady Street.

Parcel No. X0133-01 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 6, 2013 as Document 2013-00038554 with the following legal description:

A tract of land in the Southwest Quarter of Section 1, Township 78 North, Range 3 East of the Fifth P.M., in Davenport, Scott County, Iowa, more particularly described as follows: Commencing at the Southwest Corner of the Northwest Quarter of the Southwest Quarter of said Section 1; thence South 89°53'30" East a distance of 742.06 feet; thence North 89°46'12" East a distance of 162.98 feet; thence North 00°03'56" West a distance of 75.45 feet, thence South 78°51'38" East a distance of 26.67 feet to the to the point of beginning; thence North 00°03'56" West a distance of 350.93 feet; thence 89°56'04" East a distance of 400.31 feet; thence South 01°01'12" West a distance of 385.06 feet; thence South 89°46'12" West a distance of 121.40 feet to a point of curvature; thence Westerly along a 969.12 foot radius curve concave Northerly a distance of 192.31 feet to a point of tangency; thence North 78°51'38" West a distance of 81.98 feet to the point of beginning.

Parcel No. X0133-02B described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on August 7, 1996 as Document 1996-00020580 with the following legal description: Lots 1 and 2 in the Replat of Lot 1 in Mark Rohlf's First Addition to the City of Davenport, Iowa.

Parcel X0135-03A: The Southwest Quarter of Section 1, Township 78 North, Range 3 East of the Fifth P.M., excepting the railroad right-of-way and the right-of-way of Veterans Memorial Parkway, all located in the City of Davenport, Scott County, Iowa.

Von Maur E Commerce (North URA):

X0151-01B described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on August 16, 2007 as Document 2007-00024992 with the following legal description:

The East one-half (1/2) of the Southwest Quarter of Section 1, Township 78 North, Range 3 East of the 5th P.M., Parcel # X0151-01A and # X0135-03A, Scott County, Iowa, except that part conveyed to the City of Davenport, Iowa by deed recorded on August 18, 2007 as Document NO. 2007-24992.

Property Added to the North Urban Renewal Area (2009 Amendment):

Parcel No. O2015-03 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on August 22, 2003 as Document 2003-45102 with the following legal description: Carleton Life Support Systems, Inc. located at 2734 Hickory Grove Rd, Davenport, IA 52804. Parcel number O2105-03. Tract I: Part of the West Half of the Northeast Quarter of Section 21, Township 78 North, Range 3 East of the Fifth Principal Meridian: Commencing at the Southeast corner of the Northeast Quarter of said Section 21, Township 78 North, Range 3 East of the Fifth Principal Meridian; thence West 42.65 feet; thence North 45° West 1752.96 feet to the place of beginning of the tract of land herein described; thence North 45° West 24.71 feet along the Southerly line of Hickory Grove Road as now established; thence North 52° 03' West 352.72 feet along the Southerly line of Hickory Grove Road as now established; thence South 37° 17' West 420.09 feet to a point in the Northerly line of the Chicago, Rock Island and Pacific Railroad Company right of way; thence South 50° 26' East 701.71 feet

along said Northerly right of way line to the East line of the West Half of the Northeast Quarter of said Section 21; thence North along said East line $0^{\circ} 58'$ East 546.91 feet to the place of beginning.

Tract II: That part of the Southeast Quarter of the Northeast Quarter of Section 21, Township 78 North, Range 3 East of the 5th Principal Meridian, more particularly described as follows: Commencing at a point on the West lone of the Davenport and Hickory Grove Road, which point is 67 links West of the Southeast corner of the Northeast Quarter of said Section 21; thence West on the Quarter Section line 6.21 chains to the North line of the Chicago, Rock Island and Pacific Railroad Company's right of way; thence North $50\frac{1}{4}^{\circ}$ West 16.50 chains to the West line of said Southeast Quarter of the Northeast Quarter of said Section 21: thence North along said West line 8.30 chains to the West line of said Davenport and Hickory Grove Road; thence South 45° East 26.56 chains to the place of beginning, except the South 35 feet thereof.

EXCEPTING THEREFROM BOTH OF THE ABOVE DESCRIBED TRACTS FROM THE FOLLOWING PARCELS:

Parcel A: Part of the Southeast Quarter of the Northeast Quarter of Section 21, Township 78 North, Range 3 East of the 5th P.M., being more particularly described as follows: Commencing at a point, said point being the point of intersection of the North line of Central Park Avenue and the Southwesterly line of Hickory Grove Road as now platted, said point being the point of beginning, thence Westerly on and along the North line of Central Park Avenue a distance of 37 feet, thence Northerly along a straight line to a point, said point being on the Southwest line of Hickory Grove Road 50 feet Northwesterly from the point of beginning, thence Southeasterly to the point of beginning.

Being that same parcel conveyed by Quit Claim Deed to the City of Davenport, Iowa dated October 13, 1966 and recorded on December 5, 1966 in Book 301 Deed, Page 442, in the office of the Scott County, Iowa Recorder.

Parcel B: A Tract of land located in the Southeast Quarter of the Northeast Quarter of Section 21, Township 78 North, Range 3 East of the 5th P.M. in Davenport, Scott County, Iowa, more particularly described as follows: Commencing at the Southeast corner of Tract #1 herein and also Tract #1 conveyed to Bendix Aviation Corporation by deed recorded in Book 90 Lands, Page 476, Scott County Recorder's Office, Davenport, Iowa; thence South $50^{\circ} 26' 00''$ East (assumed bearing) along the Northerly R.O.W. of the Chicago, Rock Island & Pacific Railroad, a distance of 754.04 feet to the point of beginning; thence North $45^{\circ} 01' 18''$ East a distance of 322.65 feet to a point on the Westerly R.O.W. of Hickory Grove Road; thence South $44^{\circ} 54' 30''$ East along the Westerly R.O.W. of Hickory Grove Road a distance of 527.02 feet; thence South $06^{\circ} 40' 30''$ West a distance of 38.35 feet to a point on the Northerly R.O.W. of West Central Avenue; thence South $89^{\circ} 52' 00''$ West along the Northerly R.O.W. of West Central Park Avenue a distance of 372.98 feet to a point on the Northerly R.O.W. of Chicago, Rock Island & Pacific Railroad; thence North $50^{\circ} 26' 00''$ West along the Northerly R.O.W. of the Chicago, Rock Island & Pacific Railroad a distance of 289.10 feet to the point of beginning.

Being the same parcel conveyed to Davenport Bank and Trust Company by deed dated September 10, 1974 and filed September 11, 1974 as Document No. 14563-74 in the office of the Scott County, Iowa Recorder.

Jancy Engineering: Parcel No. O2015-04A described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on April 2, 2003 as Document 2003-16277 with the following legal description:

Part of the East Half of the Northeast Quarter of Section 21, Township 78 North, Range 3 East of the 5th P.M. in the City of Davenport, Scott County, Iowa, particularly described as follows: Commencing at the Northeast corner of said Section 21, thence South 88° 48' West along the North line of said Section 21 for a distance of 618.4 feet to the point of beginning, thence continuing South 88° 48' West and along said North line of Section 660.3 feet to the Easterly line of a road; thence South 0° 03' East and along said Easterly line of a road; 846.6 feet; thence North 87° 33' East 150.1 feet; thence South 0° 03' East 694.6 feet, more or less, to the center line of Hickory Grove Road; thence South 46° 11' East and along said center line of road, 707.6 feet, more or less, to a point located South 0° 03' East 2037 feet from the point of beginning, thence North 0° 03' West 2037 feet to the point of beginning, containing 23.53 acres, more or less, exclusive of highway right of way.

Except the following portion of said real estate: Commencing at the Northeast corner of said Section 21; thence South 88° 48' West, along the North line of said Section 21, a distance of 618.4 feet to the point of beginning; thence continuing South 88° 48' West, along the North line of said Section 21 a distance of 660.3 feet to the Easterly line of a road; thence South 0° 03' East, along the Easterly line of a road, a distance of 846.6 feet; thence North 87° 33' East a distance of 150.1 feet' thence North 89° 57' East a distance of 30 feet; thence South 0° 03' East a distance of 568.03 feet to the center line of Hickory Grove Road, thence South 46° 11' along the center line of Hickory Grove Road, a distance of 312.60 feet; thence North 0° 03' West a distance of 2037 feet to the point of beginning containing 18.7 acres, more or less. Subject to existing right of way for Hickory Grove Road.

Property Added to the North Urban Renewal Area (2014 Amendment):

Parcel No. W3453-01B described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on September 19, 1989 as Document 1989-16281 with the following legal description: HARDI North America Inc. located at 1500 W 76th Street, Davenport, IA 52806. Parcel number W3453-01B. Legal Description: NOR DAV ADD LOTS 7, 8, 9, 10, 11, p12, 13 & OL A (EXC PRT OT CITY FOR STREET) (EXC PRT TO SCOTT COUNTY FOR STREET DOC #11018-85).

Property Added to the North Urban Renewal Area (2015 Amendment)

Parts of Sections 26, 27, 28 and 33 all in Township 79 North Range 3 East of the 5th P.M. being more particularly described as follows:

Tract 1 (City of Davenport): Parcel No. W3307-01 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 22, 2011 as Document 2011-36630 with the following legal description:

Part of the North Half of the Northeast Quarter of Section 33 in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: Lot 1 of Interstate 80 Airport Industrial Park 6th Addition to the City of Davenport Iowa. Said tract contains 13.64 acres, more or less.

Tract 2 (City of Davenport): Parcel No. W2801-01 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 22, 2011 as Document 2011-36628 with the following legal description:

Part of the Southeast Quarter of the Southeast Quarter of Section 28, in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: The Eastern 390.00 feet of the Southeast Quarter of the Southeast Quarter of Section 28, in Township 79 North Range 3 East, excluding the Rail Road Right-of-Way per document 2011-1922. Said tract contains 10.00 acres, more or less.

Tract 3 (City of Davenport): Parcel No. W2801-02 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1922.

and

Tract 4 (Scott County): Parcel No. 932839005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1922.

Tract 3 and 4 are legally described as follows:

Part of the Southeast Quarter of Section 28 and the Southwest Quarter of Section 27, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A variable width right-of-way, the centerline of which is divided into equal stations of 100.00 feet in length; said centerline is described as follows: Commencing at the West Quarter Corner of said Section 27; thence South 02 degrees 09 minutes 53 seconds East 2.85 feet on the west line of the Southwest Quarter of said Section 27; thence North 87 degrees 50 minutes 11 seconds East 0.60 feet to the east line of described right-of-way line of Slopertown Road; thence on said southerly line and the arc of a 1943.00 foot radius curve, concave northeasterly 25.98 feet, with a chord bearing and distance of North 81 degrees 38 minutes 28 seconds East 25.98 feet to the point of beginning; said point being centerline Station 219+36.05; thence South 02 degrees 09 minutes 49 seconds East on said centerline 2660.95 feet to the intersection with the south line of the Southeast Quarter of said Section 28 and there terminating a centerline Station 245+96.97. The east line of the proposed right-of-way line is 25.00 feet easterly of a parallel with the aforesaid centerline, bounded on the north by the southerly right-of-way line of Slopertown Road at 25.00 feet left of Station 219+40.80 and runs southerly to Station 239+99.14; thence said right-of-way

widens to 35 feet easterly of and parallel with said centerline to Station 245+97.37 at the intersection with the south line of the Southwest Quarter of said Section 27; and there terminating. The west line of the proposed right-of-way is 25.00 feet westerly of and parallel with said centerline, bounded on the north by the southerly right-of-way line of Slopertown Road at 25.00 feet right of Station 219+31.09 and runs southerly to Station 221+49.11; thence said right-of-way line widens to 45.00 feet westerly of and parallel with said centerline to Station 237+99.52; thence said right-of-way line narrows to 25.00 feet westerly of and parallel with said centerline too Station 239+9.14; thence said right-of-way line widens to 35.00 westerly of and parallel with said centerline to Station 245+96.56 at the intersection with the south line of the Southeast Quarter of said Section 28, and there terminating. The above described right-of-way contains 4.10 acres, more or less. Right-of-way plat attached and by this reference made apart hereof.

Tract 5 (City of Eldridge): Parcel No.932703005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2001-1925 with the following legal description:

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a strip of land 50.00 feet wide the centerline being described as follows: Commencing at the southeast corner of the Northeast Quarter of the Northwest Quarter of Section 27; thence North 02 degrees 02 minutes 05 seconds West 314.87 feet; thence South 87 degrees 57 minutes 04 seconds West 545.77 feet to the point of beginning; thence South 87 degrees 57 minutes 04 second West along the centerline of said strip 1432.24 feet to the point of curvature of a curve, concave southeasterly, having a radius of 716.20 feet with a central angle of 90 degrees 04 minutes 12 seconds and a chord bearing and distance of South 42degrees 55 minutes 11 seconds West 1013.48 feet for a distance of 1125.88 feet along said curve; thence South 02 degrees 06 minutes 55 seconds East 862.30 feet to the northerly right-of-way line of Slopertown Road and there terminating. Said tract contains 3.93 acres, more or less.

Tract 6 (City of Eldridge): Parcel No. 932713002 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on July 29, 1985 as Document 1985-11443 with the following legal description:

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a strip of land 50.00 feet wide the centerline being described as follows: Commencing at the southeast corner of the Northeast Quarter of the Northwest Quarter of Section 27; thence North 02 degrees 02 minutes 05 seconds West 314.87 feet; thence South 87 degrees 57 minutes 04 seconds West 545.77 feet to the point of beginning; North 87 degrees 57 minutes 04 seconds East 545.77 feet to the west line of Buttermilk Road also known as 155th Avenue and there terminating. Said tract contains 0.63 acres, more or less.

Tract 7 (Scott County): Parcel No. 932705006 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1923. With the following legal description:

Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way strip of land 50.00 feet wide the centerline being described as follows: Commencing at the northeast corner of said Section 27, thence South 01 degrees 53 minutes 47 seconds East 1022.09 feet on the east line of said Section 27; thence South 87 degrees 57 minutes 04 seconds West 1327.16 feet to the east line of the west half of the Northeast Quarter of said Section 27 and the point of beginning; thence South 87 degrees 57 minutes 04 seconds West 1292.58 feet to the east right-of-way line of Buttermilk Road (155th Avenue) and there terminating. Along with a triangular piece of land lying adjacent to and coincident with the southwest corner of the above described right-of-way said corner being the point of beginning; thence North 87 degrees 57 minutes 04 seconds East 148.00 feet along the south line of the the above described right-of-way; thence southwesterly to a point in the east right-of-way line of Buttermilk Road (155th Avenue) 35 feet southerly of the southwest corner of the above described right-of-way; thence North east right-of-way line of Buttermilk Road (155th Avenue) 35 feet to the point of beginning. Said combined tracts contain 1.54 acres, more or less.

Tract 8 (City of Eldridge): Parcel No.932707003 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1926 with the following legal description:

Part of the Northeast Quarter of the Northeast Quarter of Section 27, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way strip of land 50.00 feet wide the centerline being described as follows: Commencing at the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 27; thence South 01 degrees 53 minutes 47 seconds East 1022.09 feet on the east line of said Quarter Section to the point of beginning; thence South 87 degrees 57 minutes 04 seconds West 1327.16 feet to the west line of the Northeast Quarter of the Northeast Quarter of said Section 27 and there terminating. Said tract contains 1.52 acres, more or less.

Tract 9 (City of Eldridge): Parcel No.932601005 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 18, 2011 as Document 2011-1924 with the following legal description:

Part of the Northwest Quarter of Section 26, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A right-of-way strip of land 50.00 feet wide described as follows: Commencing at the northwest corner of said Section 26; thence South 01 degree 53 minutes 47 seconds East along the west line of said Northwest Quarter 997.09 feet to the south line of land currently owned by Alfred Arp LLC as described in the Court Officer Deed filed for recorded on March 18, 1997 as document 1997-6145, and being the point of beginning; thence North 87 degrees 50 minutes 07 seconds East along said south line 1213.09 feet to the northwest corner of Lot 1 of Lancer Industrial Park South Behrens Second Addition to the City of Eldridge; thence South 02 degrees 18

minutes 17 seconds East along the west line of said Lot 1 50.00 feet; thence South 87 degrees 50 minutes 07 seconds West along a line 50.00 feet southerly of and parallel to the south line of said land owned by Alfred Arp LLC 1213.44 feet to the west line of said Northwest Quarter; thence North 01 degrees 53 minutes 47 seconds West along the west line of said Northwest Quarter 50.00 feet to the point of beginning. Said tract contains 1.39 acres, more or less.

Tract 10 (City of Eldridge): Parcel No.9326031012 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34211 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A right-of-way 50.00 feet wide described as the North 50.00 feet of Lot 1 of Lancer Industrial Park South Behrens Second Addition to the City of Eldridge. Said tract contains 1.01 acres, more or less.

Tract 11 (City of Eldridge): Parcel No.932603101-22 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34209 with the following legal description:

Part of the North Half of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 feet wide in part of Lots 1 and 2 of Lancer Industrial Park South to the City of Eldridge, with the centerline being described as follows: Commencing at the northwest corner of said Lot 2; thence South 01 degree 10 minutes 15 seconds West along the west line of said Lot 2 174.82 feet to the point of beginning; thence 284.78 feet along the arc of a 716.78 foot radius curve concave northwesterly, having a chord bearing and distance of North 71 degrees 55 minutes 58 seconds East 282.91 feet with a central angle of 22 degrees 45 minutes 51 seconds; thence North 60 degrees 33 minutes 03 seconds East 40.72 feet; thence 339.72 feet along the arc of a 716.78 foot radius curve concave southeasterly with a chord bearing and distance of North 74 degrees 07 minutes 43 seconds East 336.55 feet with a central angle of 27 degrees 09 minutes 20 seconds; thence North 87 degrees 42 minutes 23 seconds East 52.95 feet to the east line of said Lots 1 and 2 and there terminating. Said tract contains 0.82 acre, more or less.

Tract 12 (City of Eldridge): Parcel No.9326052012 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34207 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 25.00 feet wide located in part of Lots 1 and 3 of the Replat of Lot 2 of Mueller Lumber 1st Addition to the City of Eldridge described as follows: The South 25.00 feet of Lots 1 and 3 of the Replat of Lot 2 of Mueller Lumber 1st Addition to the City of Eldridge. Said tract contains 0.30 acre, more or less.

Tract 13 (City of Eldridge): Parcel No.9326052012 described in the Quit Claim Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34205 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 12.50 feet wide located in part of Lot 3 of Lancer Industrial Park South to the City of Eldridge described as follows: the North 12.50 feet of Lot 3 of Lancer Industrial Park South to the City of Eldridge. Said tract contains 0.15 acre, more or less.

Tract 14 (City of Eldridge): Parcel No.93260530A2 described in the Corrected Warranty Deed filed for record with the Office of the Recorder of Scott County on June 10, 2013 as Document 2013-18332 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 wide located in part of Parcel A in Mueller Lumber 2nd Addition to the City of Eldridge with a centerline described as follows: Commencing at the southwest corner of said Parcel A, thence North 02 degrees 01 minutes 33 seconds West a distance of 125.16 feet on the east line of said Parcel A to a point of curve, concave northwesterly, having a radius of 552.00 feet and the point of beginning; thence southwesterly 148.79 feet along the arc of said curve through a central angle of 16 degrees 19 minutes 53 seconds with a chord bearing and distance of South 87 degrees 42 minutes 23 seconds West 80.94 feet to the west line of said Parcel A and there terminating. Said tract contains 0.17 acre, more or less.

Tract 15 (City of Elridge): Parcel No.93260540B2 described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on December 02, 2011 as Document 2011-34203 with the following legal description:

Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 wide located in part of Parcel B in Mueller Lumber 3rd Addition to the City of Eldridge with a centerline described as follows: Commencing at the southeast corner of said Parcel B, thence North 02 degrees 01 minutes 33 seconds West 195.17 feet on the east line of said Parcel B to a point of curve concave northwesterly having a radius 716.78 feet and being the point of beginning; thence southwesterly 261.31 feet along the arc of said curve through a central angle of 20 degrees 53 minutes 17 seconds with a chord bearing and distance of South 72 degrees 08 minutes 00 seconds West 259.87 feet to the west line of said Parcel B and there terminating. Said tract contains 0.30 acres more or less.

Tract 16 (City of Eldridge): Parcel No.93260540C described in the Warranty Deed filed for record with the Office of the Recorder of Scott County on January 12, 2011 as Document 2011-1467, containing two tracts, a permanent rail easement and a roll & hold easements in the Plat of Rail Easements dated September 30, 2014.

Tract No. 1 PRE Permanent Rail Easement

A parcel of land located in part of Parcel C of Mueller Lumber 3rd Addition to the City of Eldridge situated in part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. shown as Tract No. 1-PRE on the attached Plat of Rail Easements Sheet 1 of 4 attached hereto and by this reference made a part hereof and being more particularly described as follows: Commencing in the southeast corner Parcel C of said Mueller Lumber 3rd Addition; thence North 00 degrees 11 minutes 13 seconds along the east line of said Parcel C 125.57 feet to the point of beginning; thence in a northwesterly, westerly and southwesterly direction along the arc of a curve concave southerly with a radius of 645.21 feet with a chord bearing and distance of North 84 degrees 09 minutes 52 Seconds West 561.22 feet for a distance of 591.71 feet; thence South 79 degrees 29 minutes 50 seconds West 7.76 feet to the intersection with the wesyt line of said Parcel C; thence North 00 degrees 11 minutes 56 seconds East along the west .ine of said Parcel C 42.86 feet; thence northeasterly, easterly and southeasterly along the arc of a curve concave southerly with a radius of 650.81 feet with a chord bearing and distance of North 88 degrees 49 minutes 58 seconds East 566.27 feetfor a distance of 585.85 feet to the intersection with the east line of said Parcel C; thence South 00 degrees 11 minutes 13 seconds West along the east line of said Parcel C 110.04 feet to the point of beginning. Said tract contains 0.99 acre, more or less.

Tract No. 2 PR&HE Permanent Roll and Hold Easement

A parcel of land located in part of Parcel B and Parcel C of Mueller Lumber 3rd Addition to the City of Eldridge situated in part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. shown as Tract No. 2-PR&HE on the attached Plat of Rail Easements Sheet 1 of 4 attached hereto and by this reference made a part hereof and being more particularly described as follows:

Commencing at the southeast corner of Parcel C of said Mueller Lumber 3rd Addition; thence North 00 degrees 11 minutes 13 seconds East along the east line of said Parcel C 4.81 feet to the point of beginning; thence in a northwesterly, westerly and southwesterly direction along the arc of a curve concave southerly with a radius of 529.73 feet with a chord bearing and distance of North 72 degrees 06 minutes 33 seconds West 497.89 feet for a distance of 518.32 feet; thence South 79 degrees 56 minutes 57 seconds West 381.64 feet to the intersection with the southerly righ-of-way line of an existing rail easement; thence in a northeasterly direction along the arc of a curve concave northwesterly with a radius of 741.78 feet with a chord bearing and distance of North 72 degrees 24 minutes 01 seconds East 194.65 feet for a distance of 195.21 feet to the intersection with the west line of said Parcel C; thence North 00 degrees 11 minutes 56 seconds East along the west line of said Parcel C 13.75 feet; thence North 79 degrees 29 minutes 50 seconds East 7.76 feet; thence in a northeasterly, easterly and southeasterly direction along the arc of a curve concave southerly with a radius of 645.21 feet with a chord bearing and distance of South 84 degrees 09 minutes 52 seconds 561.22 feet for a distance of 591.71 feet to the intersection with the east line of said Parcel C; thence South 00 degrees 11 minutes 13 seconds along the east line of said Parcel C 120.76 feet to the point of beginning. Said tract contains 0.92 acre, more or less.

Note the East line of Parcel C of Mueller Lumber 3rd Addition has a platted bearing of N00 degrees 13 minutes 40 seconds East and a surveyed bearing of North 00 degrees 11 minutes 13 seconds East which is used for the purpose of this description.

Combined tracts contain 41.41 acres, more or less.

I-74/53rd Urban Renewal Area

A Tract of land located in part of Sections 8, 17 and 20 T78N, R4E of the 5th P.M., Scott County, Davenport, Iowa more particularly described as follows: Commencing at the southeast corner of said Section 8; thence West along the south line of the southeast quarter of said Section 8 for a distance of 1345 feet more or less to the intersection of the west right-of-way line of Utica Ridge Road with the centerline of 46th Street, said intersection being the Point of Beginning of the tract of land described herein: thence continuing West along the south line of the southeast quarter of said Section 8 for a distance of 1336.07 feet to the southwest corner of the southeast quarter of said Section 8; thence South along the east line of the west half of Section 17 for a distance of 5280 feet more or less, to the southwest corner of the southeast quarter of Section 17; thence continuing South along the east line of the west half of Section 20 for a distance of 1915 feet more or less, to the intersection of the said east line with the easterly extension of the south property line of that property deeded to R. Hovey and W. Scott Tinsmann and recorded as Trustee's Deed #18792-80 in the Office of the County Recorder, Scott County, Iowa; thence S89 35'W for a distance of 469.23 feet; thence N00 10'15"E for a distance of 557 feet; thence N88 54'09"E for a distance of 345.82 feet to a point on the southwesterly right-of-way line of Kimberly Road; thence Northwesterly along the southwesterly right-of-way line of said Kimberly Road to the intersection of the southwesterly right-of-way of said Kimberly Road with the west line of the southwest quarter of said Section 17, said intersection being the northeast corner of Lot 17 of Peeters' Twenty-Second Addition to the City of Davenport; thence north along said west line for a distance of 240 feet more or less, to the southwest corner of the northwest quarter of the southwest quarter of said Section 17; thence N89 24'E along the south line of said northwest quarter to a point, said point being 700 feet west of the center line of Elmore Avenue; thence northeasterly for a distance of 1400 feet more or less, to the intersection with the westerly extension of the north right-of-way line of 38th Street; thence east along said westerly extension for a distance of 250 feet to the east line of the west half of the northwest quarter of said Section 17; thence north along said east line for a distance of 2610 feet more or less, to the northeast corner of said west half; thence continuing north along the east line of the southwest quarter of the southwest quarter of Section 8 to the northeast corner of the southwest quarter of the southwest quarter of said Section 8; thence N89 51'W along the north line of the southwest quarter of the southwest quarter of said Section 8 for a distance of 412.95 feet; thence N0 20'W for a distance of 1329.36 feet to the centerline of 53rd Street; thence west along the centerline of said 53rd Street for a distance of 165 feet more or less, to the intersection of the centerline of 53rd Street with the west property line of that property deeded to Julius H. Rostenbach and recorded as Warranty Deed #4972 in Book of Lot Deeds 208, page 249, in the Office of the County Recorder, Scott County, Iowa; thence north along said west property line for a distance of 1725 feet more or less, to the northwest corner of said property deeded to Julius Rostenbach; thence east along the north line of said

deeded property for a distance of 1925 feet more or less, to the center line Interstate Route No. 74; thence southerly along said centerline for a distance of 435 feet more or less, to the intersection with the south line of the north half of the northeast quarter of Section 8; thence east along said south line for a distance

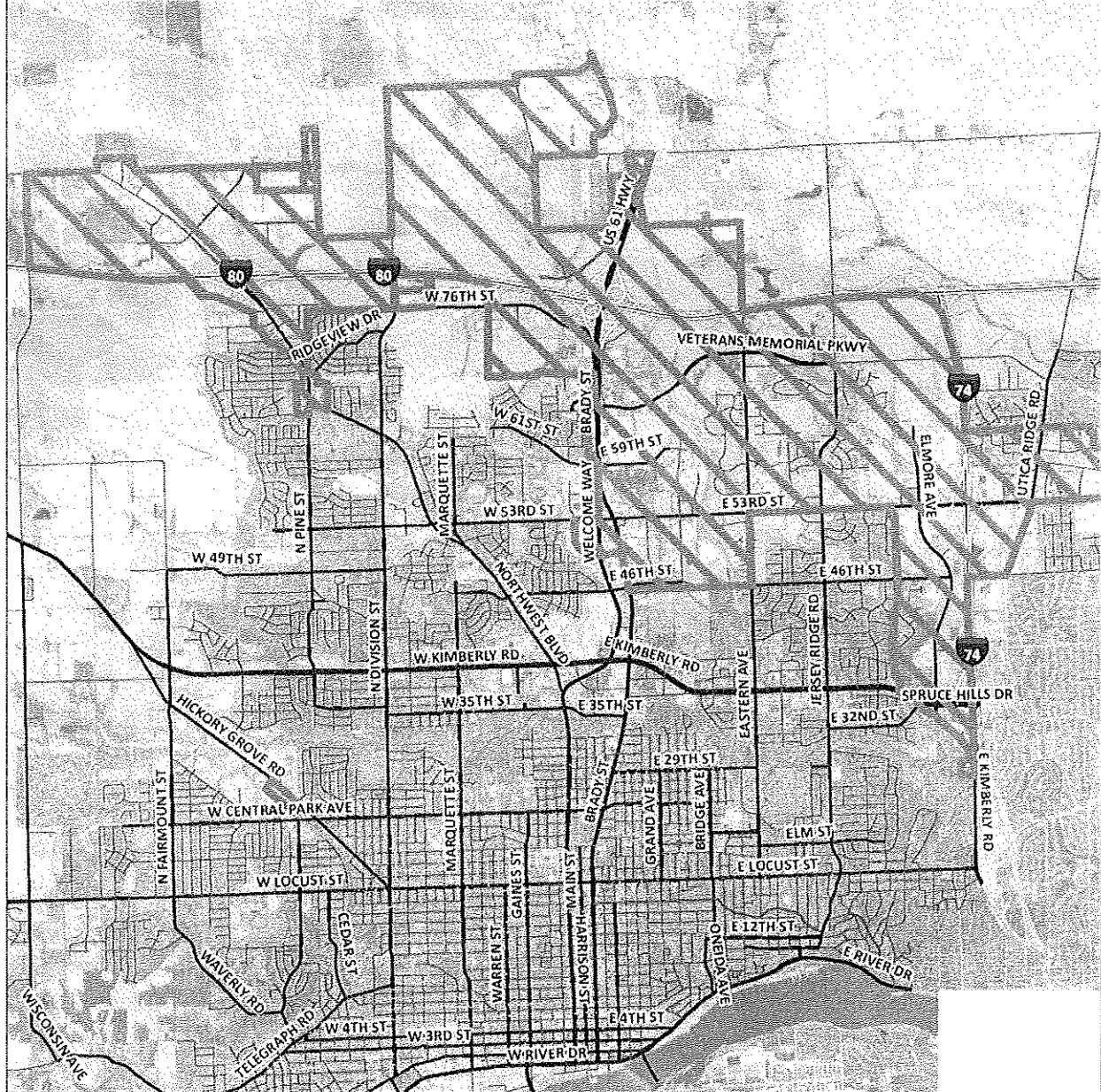
Amendment to I-74/53rd Street Urban Renewal Area (SW corner I-80 and I-74 Intersection)

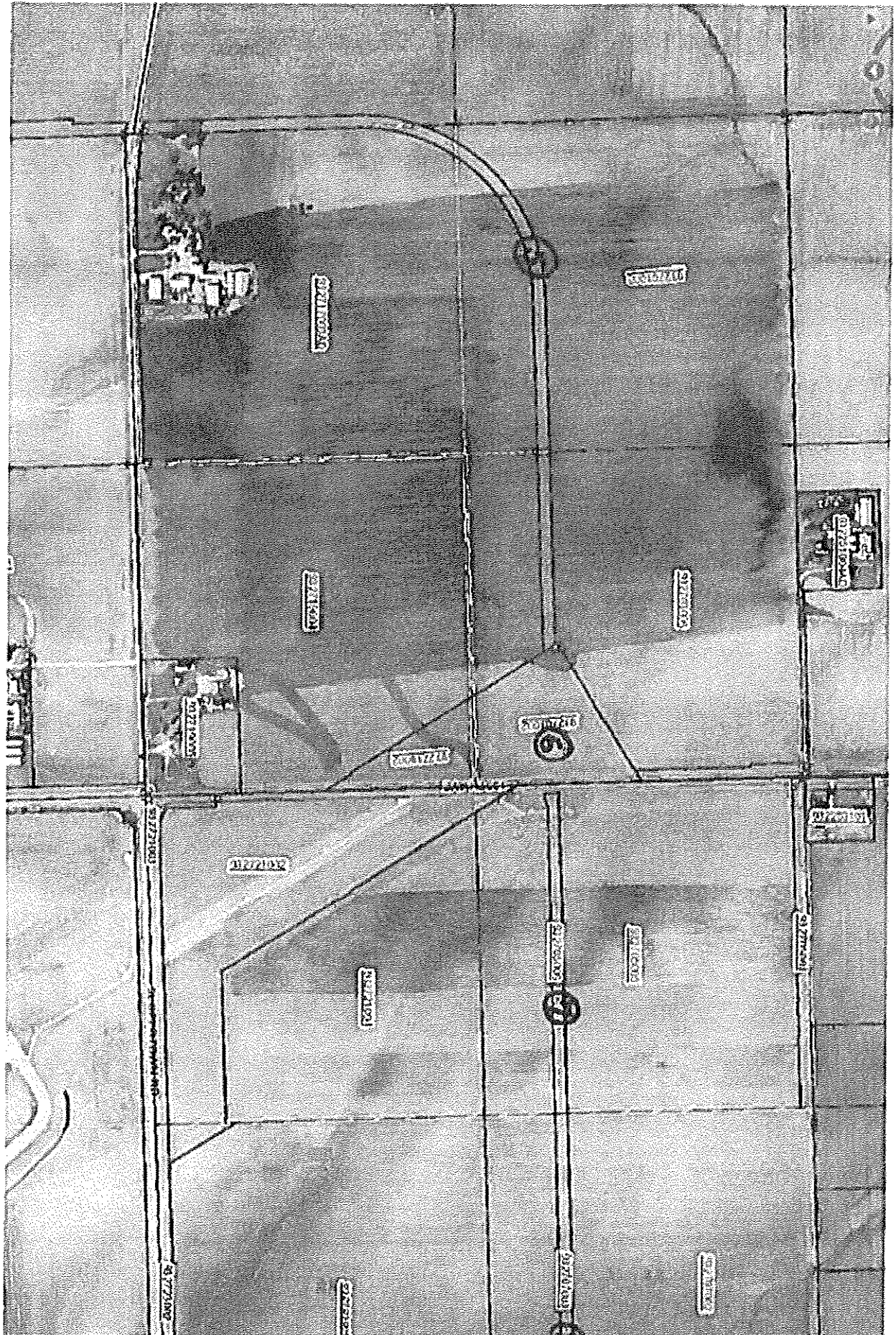
A tract of land situated in part of the E ½ of Section 6 and part of the W ½ of Section 5 all in Township 78 North, Range 4 East of the 5th Principle Meridian, City of Davenport, Scott County, Iowa, and being more particularly described as follows:

Beginning at the intersection of the Westerly Right of Way line of I-74 with the South line of the Southwest Quarter of said Section 5; Thence West along the South line of the Southwest Quarter of said Section 5 to the Southwest corner of the Southwest Quarter of said Section 5; Thence continuing West along the South line of the Southeast Quarter of said Section 6 to the intersection with the Easterly Right of Way line of Jersey Ridge Road; Thence North along the Easterly Right of Way line of said Jersey Ridge Road to the intersection with the Southerly Right of Way line of Interstate 80; Thence in an Easterly and Southeasterly direction along the Southerly Right of Way line of said I-80 and the Westerly Right of Way line of I-74 to the Point of Beginning. Containing 480 Acres more or less.

Exhibit B: Map of North Urban Renewal Area

North Urban Renewal Area





NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
NORTH ECONOMIC DEVELOPMENT AREA AND ON PROPOSED URBAN
RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at 5:30 o'clock p.m., at City Council Chambers on the first floor of City Hall, 226 W. 4th Street, Davenport, Iowa, on the 6th day of May, 2015, there will be conducted a public hearing on the question of amending the North Urban Renewal Area Plan and designating an expanded North Urban Renewal Area, pursuant to Chapter 403, Code of Iowa, by adding and including all the property described as follows:

- 1) Part of the North Half of the Northeast Quarter of Section 33 in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: Lot 1 of Interstate 80 Airport Industrial Park 6th Addition to the City of Davenport Iowa. Said tract contains 13.64 acres, more or less.
- 2) Part of the Southeast Quarter of the Southeast Quarter of Section 28, in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: The Eastern 390.00 feet of the Southeast Quarter of the Southeast Quarter of Section 28, in Township 79 North Range 3 East, excluding the Rail Road Right-of-Way per document 2011-1922. Said tract contains 10.00 acres, more or less.
- 3) Part of the Southeast Quarter of Section 28 and the Southwest Quarter of Section 27, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A variable width right-of-way, the centerline of which is divided into equal stations of 100.00 feet in length; said centerline is described as follows: Commencing at the West Quarter Corner of said Section 27; thence South 02 degrees 09 minutes 53 seconds East 2.85 feet on the west line of the Southwest Quarter of said Section 27; thence North 87 degrees 50 minutes 11 seconds East 0.60 feet to the east line of described right-of-way line of Slopertown Road; thence on said southerly line and the arc of a 1943.00 foot radius curve, concave northeasterly 25.98 feet, with a chord bearing and distance of North 81 degrees 38 minutes 28 seconds East 25.98 feet to the point of beginning; said point being centerline Station 219+36.05; thence South 02 degrees 09 minutes 49 seconds East on said centerline 2660.95 feet to the intersection with the south line of the Southeast Quarter of said Section 28 and there terminating a centerline Station 245+96.97. The east line of the proposed right-of-way line is 25.00 feet easterly of a parallel with the aforesaid centerline, bounded on the north by the southerly right-of-way line of Slopertown Road at 25.00 feet left of Station 219+40.80 and runs southerly to Station 239+99.14; thence said right-of-way widens to 35 feet easterly of and parallel with said centerline to Station 245+97.37 at the intersection with the south line of the Southwest Quarter of said Section 27; and there terminating. The west line of the proposed right-of-way is 25.00 feet westerly of and parallel with said centerline, bounded on the north by the southerly right-of-way line of Slopertown Road at 25.00 feet right of Station 219+31.09 and runs southerly to Station 221+49.11; thence said right-of-way line widens to 45.00 feet westerly of and parallel with said centerline to Station 237+99.52; thence said right-of-way line narrows to 25.00 feet westerly of and parallel with said centerline to Station 239+9.14; thence said right-of-way line widens to 35.00 feet westerly of and parallel with said centerline to Station 245+96.56 at the intersection with the south line of the Southeast Quarter of said Section 28, and there terminating. The above described right-of-way contains 4.10 acres, more or less. Right-of-way plat attached and by this reference made apart hereof.
- 4) Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a strip of land 50.00 feet wide the centerline being described as follows: Commencing at the

southeast corner of the Northeast Quarter of the Northwest Quarter of Section 27; thence North 02 degrees 02 minutes 05 seconds West 314.87 feet; thence South 87 degrees 57 minutes 04 seconds West 545.77 feet to the point of beginning; thence South 87 degrees 57 minutes 04 second West along the centerline of said strip 1432.24 feet to the point of curvature of a curve, concave southeasterly, having a radius of 716.20 feet with a central angle of 90 degrees 04 minutes 12 seconds and a chord bearing and distance of South 42degrees 55 minutes 11 seconds West 1013.48 feet for a distance of 1125.88 feet along said curve; thence South 02 degrees 06 minutes 55 seconds East 862.30 feet to the northerly right-of-way line of Slopertown Road and there terminating. Said tract contains 3.93 acres, more or less.

- 5) Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a strip of land 50.00 feet wide the centerline being described as follows: Commencing at the southeast corner of the Northeast Quarter of the Northwest Quarter of Section 27; thence North 02 degrees 02 minutes 05 seconds West 314.87 feet; thence South 87 degrees 57 minutes 04 seconds West 545.77 feet to the point of beginning; North 87 degrees 57 minutes 04 seconds East 545.77 feet to the west line of Buttermilk Road also known as 155th Avenue and there terminating. Said tract contains 0.63 acres, more or less.
- 6) Part of the Northwest Quarter of Section 27 and the Northeast Quarter of Section 28, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way strip of land 50.00 feet wide the centerline being described as follows: Commencing at the northeast corner of said Section 27, thence South 01 degrees 53 minutes 47 seconds East 1022.09 feet on the east line of said Section 27; thence South 87 degrees 57 minutes 04 seconds West 1327.16 feet to the east line of the west half of the Northeast Quarter of said Section 27 and the point of beginning; thence South 87 degrees 57 minutes 04 seconds West 1292.58 feet to the east right-of-way line of Buttermilk Road (155th Avenue) and there terminating. Along with a triangular piece of land lying adjacent to and coincident with the southwest corner of the above described right-of-way said corner being the point of beginning; thence North 87 degrees 57 minutes 04 seconds East 148.00 feet along the south line of the the above described right-of-way; thence southwesterly to a point in the east right-of-way line of Buttermilk Road (155th Avenue) 35 feet southerly of the southwest corner of the above described right-of-way; thence North east right-of-way line of Buttermilk Road (155th Avenue) 35 feet to the point of beginning. Said combined tracts contain 1.54 acres, more or less.
- 7) Part of the Northeast Quarter of the Northeast Quarter of Section 27, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way strip of land 50.00 feet wide the centerline being described as follows: Commencing at the northeast corner of the Northeast Quarter of the Northeast Quarter of said Section 27; thence South 01 degrees 53 minutes 47 seconds East 1022.09 feet on the east line of said Quarter Section to the point of beginning; thence South 87 degrees 57 minutes 04 seconds West 1327.16 feet to the west line of the Northeast Quarter of the Northeast Quarter of said Section 27 and there terminating. Said tract contains 1.52 acres, more or less.
- 8) Part of the Northwest Quarter of Section 26, all in Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A right-of-way strip of land 50.00 feet wide described as follows: Commencing at the northwest corner of said Section 26; thence South 01 degree 53 minutes 47 seconds East along the west line of said Northwest Quarter 997.09 feet to the south line of land currently owned by Alfred Arp LLC as described in the Court Officer Deed filed for recorded on March 18, 1997 as document 1997-6145, and being the point of beginning; thence North 87 degrees 50 minutes 07 seconds East along said south line 1213.09 feet to the northwest corner of Lot 1 of Lancer Industrial Park South Behrens Second Addition to the City of Eldridge; thence South 02 degrees 18 minutes 17 seconds East along the west line od said Lot 1 50.00 feet; thence South 87 degrees 50 minutes 07 seconds West along a line 50.00 feet

- southerly of and parallel to the south line of said land owned by Alfred Arp LLC 1213.44 feet to the west line of said Northwest Quarter; thence North 01 degrees 53 minutes 47 seconds West along the west line of said Northwest Quarter 50.00 feet to the point of beginning. Said tract contains 1.39 acres, more or less.
- 9) Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: A right-of-way 50.00 feet wide described as the North 50.00 feet of Lot 1 of Lancer Industrial Park South Behrens Second Addition to the City of Eldridge. Said tract contains 1.01 acres, more or less.
 - 10) Part of the North Half of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 feet wide in part of Lots 1 and 2 of Lancer Industrial Park South to the City of Eldridge, with the centerline being described as follows: Commencing at the northwest corner of said Lot 2; thence South 01 degree 10 minutes 15 seconds West along the west line of said Lot 2 174.82 feet to the point of beginning; thence 284.78 feet along the arc of a 716.78 foot radius curve concave northwesterly, having a chord bearing and distance of North 71 degrees 55 minutes 58 seconds East 282.91 feet with a central angle of 22 degrees 45 minutes 51 seconds; thence North 60 degrees 33 minutes 03 seconds East 40.72 feet; thence 339.72 feet along the arc of a 716.78 foot radius curve concave southeasterly with a chord bearing and distance of North 74 degrees 07 minutes 43 seconds East 336.55 feet with a central angle of 27 degrees 09 minutes 20 seconds; thence North 87 degrees 42 minutes 23 seconds East 52.95 feet to the east line of said Lots 1 and 2 and there terminating. Said tract contains 0.82 acre, more or less.
 - 11) Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 25.00 feet wide located in part of Lots 1 and 3 of the Replat of Lot 2 of Mueller Lumber 1st Addition to the City of Eldridge described as follows: The South 25.00 feet of Lots 1 and 3 of the Replat of Lot 2 of Mueller Lumber 1st Addition to the City of Eldridge. Said tract contains 0.30 acre, more or less.
 - 12) Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 12.50 feet wide located in part of Lot 3 of Lancer Industrial Park South to the City of Eldridge described as follows: the North 12.50 feet of Lot 3 of Lancer Industrial Park South to the City of Eldridge. Said tract contains 0.15 acre, more or less.
 - 13) Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 wide located in part of Parcel A in Mueller Lumber 2nd Addition to the City of Eldridge with a centerline described as follows: Commencing at the southwest corner of said Parcel A, thence North 02 degrees 01 minutes 33 seconds West a distance of 125.16 feet on the east line of said Parcel A to a point of curve, concave northwesterly, having a radius of 552.00 feet and the point of beginning; thence southwesterly 148.79 feet along the arc of said curve through a central angle of 16 degrees 19 minutes 53 seconds with a chord bearing and distance of South 87 degrees 42 minutes 23 seconds West 80.94 feet to the west line of said Parcel A and there terminating. Said tract contains 0.17 acre, more or less.
 - 14) Part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. being more particularly described as follows: a right-of-way 50.00 wide located in part of Parcel B in Mueller Lumber 3rd Addition to the City of Eldridge with a centerline described as follows: Commencing at the southeast corner of said Parcel B, thence North 02 degrees 01 minutes 33 seconds West 195.17 feet on the east line of said Parcel B to a point of curve concave northwesterly having a radius 716.78 feet and being the point of beginning; thence southwesterly 261.31 feet along the arc of said curve through a central angle of 20 degrees 53 minutes 17 seconds with a chord bearing and distance of South 72 degrees 08 minutes 00 seconds West

259.87 feet to the west line of said Parcel B and there terminating. Said tract contains 0.30 acres more or less.

- 15) A parcel of land located in part of Parcel C of Mueller Lumber 3rd Addition to the City of Eldridge situated in part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. shown as Tract No. 1-PRE on the attached Plat of Rail Easements Sheet 1 of 4 attached hereto and by this reference made a part hereof and being more particularly described as follows: Commencing in the southeast corner Parcel C of said Mueller Lumber 3rd Addition; thence North 00 degrees 11 minutes 13 seconds along the east line of said Parcel C 125.57 feet to the point of beginning; thence in a northwesterly, westerly and southwesterly direction along the arc of a curve concave southerly with a radius of 645.21 feet with a chord bearing and distance of North 84 degrees 09 minutes 52 Seconds West 561.22 feet for a distance of 591.71 feet; thence South 79 degrees 29 minutes 50 seconds West 7.76 feet to the intersection with the west line of said Parcel C; thence North 00 degrees 11 minutes 56 seconds East along the west line of said Parcel C 42.86 feet; thence northeasterly, easterly and southeasterly along the arc of a curve concave southerly with a radius of 650.81 feet with a chord bearing and distance of North 88 degrees 49 minutes 58 seconds East 566.27 feet for a distance of 585.85 feet to the intersection with the east line of said Parcel C; thence South 00 degrees 11 minutes 13 seconds West along the east line of said Parcel C 110.04 feet to the point of beginning. Said tract contains 0.99 acre, more or less.
- 16) A parcel of land located in part of Parcel B and Parcel C of Mueller Lumber 3rd Addition to the City of Eldridge situated in part of the Northeast Quarter of Section 26, Township 79 North, Range 3 East of the 5th P.M. shown as Tract No. 2-PR&HE on the attached Plat of Rail Easements Sheet 1 of 4 attached hereto and by this reference made a part hereof and being more particularly described as follows: Commencing at the southeast corner of Parcel C of said Mueller Lumber 3rd Addition; thence North 00 degrees 11 minutes 13 seconds East along the east line of said Parcel C 4.81 feet to the point of beginning; thence in a northwesterly, westerly and southwesterly direction along the arc of a curve concave southerly with a radius of 529.73 feet with a chord bearing and distance of North 72 degrees 06 minutes 33 seconds West 497.89 feet for a distance of 518.32 feet; thence South 79 degrees 56 minutes 57 seconds West 381.64 feet to the intersection with the southerly right-of-way line of an existing rail easement; thence in a northeasterly direction along the arc of a curve concave northwesterly with a radius of 741.78 feet with a chord bearing and distance of North 72 degrees 24 minutes 01 seconds East 194.65 feet for a distance of 195.21 feet to the intersection with the west line of said Parcel C; thence North 00 degrees 11 minutes 56 seconds East along the west line of said Parcel C 13.75 feet; thence North 79 degrees 29 minutes 50 seconds East 7.76 feet; thence in a northeasterly, easterly and southeasterly direction along the arc of a curve concave southerly with a radius of 645.21 feet with a chord bearing and distance of South 84 degrees 09 minutes 52 seconds 561.22 feet for a distance of 591.71 feet to the intersection with the east line of said Parcel C; thence South 00 degrees 11 minutes 13 seconds along the east line of said Parcel C 120.76 feet to the point of beginning. Said tract contains 0.92 acre, more or less.

The proposed amendment to the urban renewal plan brings the property described above under the plan and makes it subject to the provisions of the plan.

A copy of the proposed amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Jackie Holecek
Deputy City Clerk

PLANNING & DEVELOPMENT

500 West Fourth Street
Davenport, Iowa 52801-1106
E-mail: planning@scottcountyiaowa.com
Office: (563) 326-8643 Fax: (563) 326-8257



Item 04
05-05-15

Timothy Huey
Director

To: Scott County Board of Supervisors

From: TIF Review Committee

Date: April 28, 2015

Re: Opportunity to Consult on proposed amendment of City of Walcott's Urban Renewal Area Plan for a proposed TIF project.

The City of Walcott has notified Scott County of an Opportunity to Consult on the proposed Amendment of its Urban Renewal Area Plan and the creation of a TIF project within the City's URA.


The TIF Review Committee will be reviewing the proposed information submitted by the City of Walcott. The information received from the City is attached.

In reviewing the information from the City they are proposing the following:

The proposed project is for Geno's Ice Cream and Subs, a retail food service business and the proposed development agreement would be to rebate economic development payments in amount not to exceed \$17,000 over the lifetime of the TIF.

The Board has generally opposed TIF incentives when they are used for retail or service sector type businesses unless they are in a blighted area and need the payment to level the playing field due to extraordinary costs associated with that blighted area. Staff understands that this is not the case with this project.

The Opportunity to Consult meeting is this Thursday April 30. The TIF Review Committee will prepare a letter draft for the Board to consider at next Committee of the Whole.

City of
 **ALCOTT**

128 W. Lincoln Street - P.O. Box 247 - Walcott, IA 52773

Phone: 563-284-6571 Fax: 563-284-6984

DATE: April 21, 2015

TO: Board of Supervisors, Muscatine County
Board of Supervisors, Scott County
Superintendent, Davenport Community School District

FROM: City Council
City of Walcott, Iowa

RE: Consolidated Walcott Urban Renewal Area

The City of Walcott is in the process of amending the urban renewal plan for the Consolidated Walcott Urban Renewal Area, and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for April 30, 2015, at ten o'clock a.m. at the Walcott City Hall in Walcott. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City will also hold a public hearing on this urban renewal plan amendment at six o'clock p.m. on May 18, 2015, and a copy of the notice of hearing is enclosed for your information.

Please call our City Clerk at (563) 284-6571, if you have questions.

Enclosure

CITY OF WALCOTT, IOWA

URBAN RENEWAL PLAN AMENDMENT
CONSOLIDATED WALCOTT URBAN RENEWAL AREA

May, 2015

The Urban Renewal Plan (the “Plan”) for the Consolidated Walcott Urban Renewal Area (the “Area”) is being amended for the purpose of identifying a new urban renewal project to be undertaken therein.

1) Identification of Project. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project description:

Name of Project: Geno’s Ice Cream and Subs Project (the “Project”)

Name of Urban Renewal Area: Consolidated Walcott Urban Renewal Area

Year of Establishment of Consolidated Urban Renewal Area: 2008

Date of Council Approval of Project: May 18, 2015

Description of the Project: Eugene Meyer (the “Developer”) has proposed to undertake the construction of a new building on certain property situated at 123 West Walcott Road in the Area (the “Property”) for use in the business operations of Geno’s Ice Cream and Subs. It has been requested that the City provide tax increment financing assistance to the Developer in support of his efforts to complete the Project.

Description of Properties to be Acquired in Connection with the Project: It is not anticipated that the City will acquire real property in connection with the Project.

Description of Public Infrastructure: It is not anticipated that the City will install public infrastructure in connection with the Project.

Description of Use of TIF: The City intends to enter into a Development Agreement with the Developer with respect to the construction of the Project and to provide annual appropriation economic development payments (the “Payments”) to the Developer thereunder. The Payments will be funded with incremental property tax revenues to be derived from the Project. It is anticipated that the City’s total commitment of incremental property tax revenues with respect to the Project will not exceed \$17,000.

2) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

| | |
|--|-----------------------|
| Constitutional debt limit of the City: | <u>\$6,622,514.75</u> |
| Outstanding general obligation debt of the City: | <u>\$1,005,000</u> |
| Proposed debt to be incurred under the May, 2015 Amendment*: | <u>\$ 17,000</u> |

*It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

NOTICE OF PUBLIC HEARING ON PROPOSED URBAN RENEWAL PLAN
AMENDMENT

Notice Is Hereby Given: That at six o'clock p.m., at the Walcott City Hall, Walcott, Iowa, on May 18, 2015, the City Council of the City of Walcott, Iowa, will hold a public hearing on the question of amending the urban renewal plan for the Consolidated Walcott Urban Renewal Area to facilitate the undertaking of a new urban renewal project consisting of providing tax increment financing to support the development and operations of a commercial ice cream and sandwich shop in the Urban Renewal Area. A copy of the amendment is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matter of the hearing.

Lisa Rickertsen
City Clerk

HUMAN RESOURCES DEPARTMENT

600 West Fourth Street
Davenport, Iowa 52801-1030

Ph: (563) 326-8767 Fax: (563) 328-3285
www.scottcountyiowa.com



Date: April 28, 2015
To: Dee F. Bruemmer, County Administrator
From: Mary J. Thee, Human Resources Director/Asst. County Administrator
Subject: Policy Updates

We have been working on changes to the Performance evaluation process. Last fall the leadership group read the book Thanks for the Feedback. During the discussion we agreed that it was long overdue to reevaluate our process. We started by surveying all employees to obtain their feedback on the process. We then met with supervisors from department's to discuss the results and brainstorm possible changes. Following that meeting we broke into three smaller groups to focus on the details of any changes. Those results were then drafted into policy changes, taken back to the supervisor group and eventually shared with the Department Heads. Here is a summary of some of the changes:

Policy DD

- 1) Language was added to paragraph 1 indicating that some departments may set work rules on dependability.
- 2) The new language in ¶2 was moved from old ¶5 for better flow
- 3) Old ¶5 was moved to the end. It was discussed that it better flows in Policy F, but left here for reference.
- 4) ¶5 added language to clarify that the practice of tipping over 6 shifts starts the warning process

Policy F

- 1) Throughout the policy "objectives" was changed to "goals" and "key areas" to "competencies" to reflect our terminology
- 2) Page F-2 language was changed to clarify that an employee signature merely indicates they met on the evaluation with the supervisor
- 3) Page F-3 added language on goal development
- 4) Page F-5 added the Attendance rating guide
- 5) Page F-7 revised when a PIP should be considered
- 6) Page F-10 allows for someone with a score of 3-3.49 to be eligible for an increase

Additionally the group agreed to some additional descriptive language on the actual performance evaluation form. These recommended changes will be implemented this summer for non-represented employees. We'll have discussions with the union groups about the changes to determine if and when it will be implemented.

DD. ATTENDANCE

GENERAL POLICY

Regular work attendance is one measure of an employee's reliability and dependability. Although an absence may be necessary on occasion, such absences cause work interruption, place greater demands on other employees and increase County expense. This policy is established to specify County attendance standards and expectations.

SCOPE

This policy is applicable to the following:

All employees responsible to the Scott County Board of Supervisors;

All employees responsible to a county elected office holder providing the appropriate elected office holder and the Board of Supervisors have certified its applicability;

All employees not directly responsible to the Board of Supervisors or an elected office holder and whose governing body and the Board of Supervisors have certified its applicability.

Whenever the provisions of this policy are in conflict with the Code of Iowa, or with a collectively-bargained agreement between the County and a certified bargaining unit, the provisions of the collectively-bargained agreement and/or the Code of Iowa will prevail.

PROVISIONS

1. Regular and prompt attendance is a condition of employment. Due to the nature of the work, departments may establish standards for tardiness and address the dependability of employees who fail to meet those standards. Failure to maintain good attendance will result in disciplinary action. If an absence is necessary for any reason it should be authorized in advance or, if advance authorization is not possible, notice should be given to the immediate supervisor as early as possible, prior to the start of the work shift. Employees must follow their department protocol for reporting absences.
2. An absence is any time missed from a scheduled work day except for approved leaves of vacation, funerals, jury duty, work related injury, lack of work, military training or other leave provided by law. Absences for a consecutive time period for medical or personal leave related to an extended illness would count as one absence. Absences for partial days will be cumulative with each shift equivalent counted as one absence.

3. Unpaid personal leave is counted as an absence from work since it is beyond allocated leave time, even if scheduled in advance.
4. Employee attendance is reviewed periodically and excessive absence will be cause for disciplinary action.

~~5. Attendance will be rated in accordance with Scott County's Performance Appraisal system. Supervisors will refer to the following standards over a 12-month period:~~

~~Rating Measure~~

~~(5) Exceptional Performance 0 or 1 absence~~

~~(4) Exceeds Expectations 2 or 3 absences~~

~~(3) Meets Expectations 4 or 5 absences~~

~~(2) Improvement Desired 6 absences~~

~~(1) Unsatisfactory Performance 7 or more absences~~

~~Consecutive absences for medical or personal leave will be rated by the number of occurrences rather than the number of days absent so that an extended illness would count as one absence. Absences for partial days will be cumulative with one absence counted for each one-shift equivalent.~~

~~6.5.~~ Although there may be legitimate reasons for repeated absence from work, regular and prompt work attendance is a factor of performance and is required for continued employment. Employees with excessive absences will be provided guidance and opportunities for correction in accordance with the following schedule, ~~however, continued~~ failure to meet attendance standards ~~could will~~ result in termination of employment.

Verbal Warning - Employees with more than 6 absences (i.e. the equivalent of 6 shifts plus any additional partial day or more), in a 12 month period, will first be given a verbal warning that their attendance must meet County standards or be subject to disciplinary action.

Written Warning - Employees with more than three absences, in the 6 month period following a verbal warning will be given a written warning and a six month probationary period.

Suspension - Employees with more than one absence in any 30-day period, or more than 3 absences total, during the six-month probationary period following a written warning will be given a suspension and final warning.

Termination - Employees with any absence during the six months following a suspension and final warning will be subject to termination from employment.

~~7.6.~~ Employees are permitted to use accrued vacation leave or other paid leave in lieu of unpaid sick leave.

~~8.7.~~ Paid vacation time is earned as part of work compensation and is accrued. Vacation leave should be scheduled at least 24 hours in advance and is subject to workload and availability of replacement workers. Vacation not scheduled in advance will be counted in accordance with this policy.

~~9.8.~~ An employee, who misses three consecutive days of work due to an illness or injury, may be required to provide medical documentation substantiating the absence.

~~10.9.~~ An employee who continually refuses to perform according to County policy will be considered to have forfeited the opportunity for guidance and correction.

~~10.~~ ~~11.~~—Any employee who fails to report for two consecutive days of unexcused absence will be considered to have abandoned the position. Employment will be terminated as of the last day worked.

11. Attendance will be rated in accordance with Scott County's Performance Appraisal Policy F. The following provides a summary of the expected standards over a 12-month period.

| <u>Rating</u> | <u>Measure</u> |
|---------------------------------------|---------------------------|
| <u>(5) Exceptional Performance</u> | <u>0 or 1 absence</u> |
| <u>(4) Exceeds Expectations</u> | <u>2 or 3 absences</u> |
| <u>(3) Meets Expectations</u> | <u>4 or 5 absences</u> |
| <u>(2) Improvement Desired</u> | <u>6 absences</u> |
| <u>(1) Unsatisfactory Performance</u> | <u>7 or more absences</u> |

F. PERFORMANCE APPRAISAL AND DEVELOPMENT SYSTEM

GENERAL POLICY

It is the policy of Scott County to regularly evaluate the work performance of its employees and provide them with relevant feedback to enable improvements to their effectiveness and efficiency as County employees. In addition, a regular employee eligible under this policy may receive a salary adjustment in accordance with the outcome of his/her individual performance appraisal.

SCOPE

This policy is applicable to the following:

All employees responsible to the Scott County Board of Supervisors;

All employees responsible to a county elected office holder, with the exception of the elected office holder themselves and Deputies;

All employees not directly responsible to either the Board of Supervisors or an elected office holder and whose governing body and the Board of Supervisors have certified its applicability.

Whenever the provisions of this policy are in conflict with the Code of Iowa, or with a collectively-bargained agreement between the County and a certified bargaining unit, the provisions of the collectively-bargained agreement and/or the Code of Iowa will prevail.

PURPOSE OF PERFORMANCE APPRAISAL SYSTEM

The County's performance appraisal system represents an important part of the employee's work experience. The intent of the system is to not only assess performance periodically, but to provide an opportunity to establish future individual ~~and/or organizational goals~~ objectives, and thus further clarifying management's expectation and direction for the employee.

The County also recognizes the importance of encouraging the recruitment and retention of highly-qualified, competent and productive employees. To that end, the performance appraisal system will provide a method for determining individual salary adjustment based on the employee's

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documented record of performance on the job.

PROCEDURE FOR EVALUATING PERFORMANCE

Each employee will be evaluated upon completion of the first six and twelve months in a new position and yearly thereafter. Departments may wish to schedule more frequent reviews, either formal or informal, depending upon the need. Salary adjustments will, however, only be available at the identified milestones of six months, twelve months and annually thereafter.

The completed performance appraisal for each employee shall be electronically signed by the performance rater and by the employee being evaluated. The employee signature merely indicates that a discussion was held with the performance rater. If the employee disagrees with the evaluation, he/she may comment ~~and/or submit a statement of exception~~ in the designated area a on the evaluation and/or submit a statement of exception for placement in the personnel file.

~~In the event an adjustment in salary is recommended/warranted (see section below entitled "Salary Adjustment Guide"), the Human Resources Department will process one based on the "Attendance Ratings" below. the department head shall sign a Human Resources Requisition form recommending the appropriate adjustment. When both the signed Human Resources Requisition and completed performance appraisal are received by Human Resources the appropriate salary adjustment will be processed.~~

~~Recommended salary adjustments shall be reviewed by the Human Resources Director and the County Administrator prior to formulation of a recommendation for consideration by the Board of Supervisors.~~

APPRAISAL FORMAT

Upon hire or promotion to a new position, each employee will be oriented to the criteria that will be used to assess job performance. Upon completion of six months, twelve months and annually thereafter of service in the position, the incumbent's work performance will be evaluated by their immediate supervisor. Appraisal forms are generated from the County's web based performance appraisal system administered by the Human Resources Department.

An important part of the review is the employee's completion of a self evaluation which is an opportunity to provide their insight into their

performance and goal progress over the review period. Once completed the employee's supervisor receives an electronic copy of this document for consideration. The manager is responsible for completing the employee's performance review. In addition to assessing the employee's job performance in key ~~areas-competencies~~ the manager is tasked with the creation of several specific ~~objectives-goals~~ for the employee to accomplish over the next review period. The initial ~~objectives-goals~~ are set at the employee's six month review. The ~~objectives-goals~~ may be targeted to meet personal, professional or organizational needs. The source of the ~~objectives-goals~~ will be the employee and the supervisor, but the final selection and prioritizing will be the responsibility of the supervisor.

~~Objectives—When establishing goals supervisors~~ should take into consideration the employee's role in meeting ~~budgeting for outcomes objectives,~~ departmental ~~goals~~ or County-wide goals, ~~so as to align the goals.~~ ~~They-Additionally goals~~ may ~~also~~ relate to ~~specific skills set forth in the job description, career development,~~ improving an employee's professional competence or reflect a required improvement in an employee's ~~skill or~~ past performance level. ~~Human Resources staff will assist supervisors in drafting specific goals for individuals.~~

Performance appraisals influence salaries, promotions and transfers so it is critical that supervisors provide objective, accurate and thorough information when completing performance reviews and assigning ratings. If an employee has been subject to disciplinary action within the time period preceding their performance evaluation numerical ratings on the evaluation should accurately reflect the action taken and any subsequent improvements.

NUMERICAL RATING GUIDELINES

County department heads and elected officials as well as the Human Resources Department will periodically review dashboard ratings within the County's web based performance appraisal system to ensure consistency of ratings on a County-wide basis. Raters shall adhere to the following guidelines in assigning numerical ratings:

Rating Code

Guideline

5

Indicates exceptional performance. Ratings of 5.0 shall be reserved for those areas in which the employee is performing at a level that is marked by excellence, efficiency, innovation and documented

work results. Generally, a rating of exceptional indicates that the employee is performing well beyond the department's expectations on a continuing basis. Such ratings must be backed up by specific examples of the employee's accomplishments during the rating period.

4 Exceeds Expectations. Ratings at 4.0 indicate that the employee consistently meets departmental standards and very often exceeds them. Generally, a rating of exceeds expectations means that the employee's performance is well above satisfactory, that he/she frequently goes beyond ordinary efforts to do a superior job, and achieves all performance objectives established for his/her position. Examples of projects completed and/or exemplary performance should accompany ratings of 4.0 or above.

3 Meets Expectations. Ratings at 3.0 indicate the employee is meeting the department's expectations and is performing at a satisfactory level. Generally, while a rating of meets expectations means that the quality and quantity of work produced by the employee is acceptable to the department, improvements in work performance are possible.

2 Improvement Desired. Ratings at 2.0 indicate that the employee is performing at a level that is considered below satisfactory by the department. Generally, a rating of ~~2.0~~improvement desired means that the employee occasionally ~~may fails~~ to complete work assignments in a satisfactory or timely manner. Such ratings also may indicate a lack of initiative and/or the need for frequent intervention by the supervisor in order to keep the employee in a productive mode. Specific examples of marginal performance should be cited.

1 ~~Indicates u~~nsatisfactory performance. Ratings at 1.0 indicate that the employee is performing at a level that requires immediate improvement for his/her continued employment. Generally, a rating of unsatisfactory performance means that the employee consistently fails to complete assignments

in a satisfactory manner and has been unresponsive to prior warnings by supervision. Such ratings must be backed up by specific examples of the employee's actions during the rating period and recommendations for improvement.

ATTENDANCE RATINGS

Supervisors will review the employee's sick leave usage over a 12-month period and rate the employee in accordance with this scale.

| <u>Rating</u> | <u>Measure</u> |
|---------------------------------------|---------------------------|
| <u>(5) Exceptional Performance</u> | <u>0 or 1 absence</u> |
| <u>(4) Exceeds Expectations</u> | <u>2 or 3 absences</u> |
| <u>(3) Meets Expectations</u> | <u>4 or 5 absences</u> |
| <u>(2) Improvement Desired</u> | <u>6 absences</u> |
| <u>(1) Unsatisfactory Performance</u> | <u>7 or more absences</u> |

WRITTEN COMMENTS

One of the primary purposes for conducting a performance appraisal is to provide the employee with relevant feedback regarding his/her performance on the job. To that end, raters are required to include written comments to support numerical ratings. Although the performance appraisal system may provide a writing assistant, the supervisor is expected to provide relevant comments regarding the individual's performance.

In those categories in which the employee is rated highly, the rater should identify examples of good performance and provide the employee with positive feedback to encourage the employee to maintain or exceed his/her current performance level during the next rating period.

In those categories in which the employee receives low ratings, the rater should identify examples of past poor performance and provide constructive criticism-feedback for the employee to improve his/her performance during the next rating period.

BONUS

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In an effort to reward long term Scott County employees who have shown exemplary performance, and the ability to exceed expectations on previously set goals, the following bonus program shall be implemented. To be eligible for a bonus an employee must meet the following standards.

Length of service

Non-represented employees must be at 115% of scale at the scheduled time of the review. Represented employees must have completed 10 years of service at the scheduled time of the review.

Attendance

Employees must receive a rating of 4 or higher ~~as outlined in Scott County's Attendance Policy and Numerical Rating Guidelines found in this policy.~~

Performance

Employees must receive an average rating of 4 or higher on the "Performance In Key ~~Areas~~Competency" section of the Scott County Performance Appraisal and Development ~~toolform.~~

~~Objectives /~~Goals

Employees must receive an average rating of 4 or higher on the ~~Objectives /~~Goals section of the Scott County Performance Appraisal and Development ~~toolform.~~ These ~~objectives /~~goals will be established by department supervisors during the Performance Appraisal process.

Bonus Level

Employees who are able to meet all the standards as outlined will receive a \$500.00 bonus. The Scott County Board of Supervisors ~~will~~may evaluate the feasibility of the bonus system on an annual basis.

The County recognizes the need for complete, accurate and timely assessments of employee performance and will make every effort to ensure that its supervisors make employee feedback and performance appraisals a priority. Timely submission of performance appraisals is required of all supervisors. In the event employee evaluation(s) are overdue by 30 days or more, a management employee's merit increase or bonus will be withheld or reduced until such time that they have completed their subordinate's appraisal. If the supervisor would have been eligible for a merit increases

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and is overdue on subordinate evaluations, the eligible merit increase shall not take effect until the evaluations are completed and will not be made retroactive to the management employee's anniversary date. If the supervisor would have been eligible for a bonus and is overdue on subordinate evaluations the bonus shall be delayed and be reduced by \$100.00 for every 30 days it takes the management employee to complete the overdue evaluations.

Part time eligible (.50 FTE - .99 FTE) employees will be eligible for a bonus on a prorated basis.

SALARY ADJUSTMENT GUIDE

Individual salary adjustments are tied directly to the results of the performance appraisal.

Normally, an employee's average appraisal score is converted to a percent increase (or decrease) in salary as provided herein. However, any employee who receives a rating of 2.0 (improvement desired) or below on three or more key performance appraisal categories should be considered for placement on a performance improvement plan all not be eligible for a salary increase—regardless of his/her overall average appraisal score. ~~Otherwise, the provisions that follow will apply.~~

At the initial six month review following hire or promotion, the employee's salary will be adjusted five (5) percent if the employee's salary level does not exceed 95% of midpoint and the employee's average appraisal score is 3 or better.

Following the employee's annual appraisal, or at any time when the employee's salary level exceeds 95% of midpoint, subsequent salary adjustments shall be based on the employee's average appraisal score in accordance with the conversion tables that follow this section. Under no circumstances will the adjusted salary exceed the maximum in relevant salary range.

Any recommendation for an increase in salary based on performance when an employee is at 105% of salary range midpoint or above shall be documented in writing and shall include specific factual justification for the increase. Such recommendations must be approved by the department head and the Human Resources Director prior to implementation. If, in the opinion of the Human Resources Director, a performance review is insufficiently documented, it may be returned to the department for more

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complete, concise information. Implementation of proposed salary adjustments shall be suspended until complete justification is provided as prescribed herein.

CONVERSION TABLE - SALARY BELOW 105% OF MIDPOINT

APPRAISAL SCORES TO SALARY ADJUSTMENT

| <u>AVERAGE SCORE</u> | <u>SALARY ADJUSTMENT</u> |
|----------------------|--------------------------|
| 4.75 through 5.00 | 5.0% |
| 4.50 through 4.74 | 4.5% |
| 4.25 through 4.49 | 4.0% |
| 4.00 through 4.24 | 3.5% |
| 3.75 through 3.99 | 3.0% |
| 3.50 through 3.74 | 2.5% |
| 3.25 through 3.49 | 2.0% |
| 3.00 through 3.24 | 1.5% |
| 2.00 through 2.99 | 0% |
| 1 through 1.99 | (-1.5%) |

() denotes reduction in current salary.

CONVERSION TABLE - SALARY AT 105% OR ABOVE

APPRAISAL SCORES TO SALARY ADJUSTMENT

AVERAGE SCORE

SALARY ADJUSTMENT

4.75 through 5.00

5.0%

4.50 through 4.74

4.0%

4.25 through 4.49

3.0%

4.00 through 4.24

2.0%

| 3.~~0050~~ through 3.99

1.0%

| ~~3.00 through 3.49~~

~~0.00%~~

2.00 through 2.99

(-1.00%)

1 through 1.99

(-2.00%)

() denotes reduction in current salary.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 7, 2015

APPROVING HUMAN RESOURCES POLICIES F and DD

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. That Human Resources Policy F "Performance Appraisal and Development System" updates the policy by modifying terminology, clarifying meaning of signatures, addressing goal development and wage scale for non-represented staff.

Section 2. That Human Resources Policy DD "Attendance" updates the policy by clarifying tardiness and when disciplinary action is warranted.

Section 3. This resolution shall take effect immediately.

HUMAN RESOURCES DEPARTMENT

600 West Fourth Street
Davenport, Iowa 52801-1030

Ph: (563) 326-8767 Fax: (563) 328-3285
www.scottcountyiowa.com



Date: April 28,2015
To: Board of Supervisors
From: Mary J. Thee, Human Resources Director/Asst. County Administrator
Subject: Settlement of Teamster & DSA Contract

In January, 2013 the Board ratified an agreement with the Teamsters. That contract was for three years. The contract allowed for a reopener of wages for FY16. We have met with the union and have agreed to a general wage increase of 2.2%. They have ratified the settlement.

Additionally we have concluded negotiations with the Deputy Sheriff Association (DSA) for a general wage increase of 2.2%. We also made some contract language changes to include exempting Sick/FML from Wellness Day eligibility, language to reduce OT, along with other language to ease the operations of the new financial software system.

If you have additional questions about the terms of the agreement or would like a copy of the final agreement, please let me know.

Cc: Dee Bruemmer, County Administrator
Sheriff Conard

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 7, 2015

APPROVAL OF COLLECTIVE BARGAINING AGREEMENT BETWEEN SCOTT COUNTY AND TEAMSTERS LOCAL 238

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. That the terms of the agreement reached between representatives of Scott County and the Chauffeurs, Teamsters and Helper's Local Union No. 238 was approved on January 13, 2013. That the agreement remains in effect July 1, 2013 through June 30, 2016.

Section 2. That Section 1.1 of said agreement permitted the parties to reopen the contract for wages only. That the parties have agreed to a 2.2% general wage increase effective July 1, 2015.

Section 3. This resolution shall take effect immediately.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 7, 2015

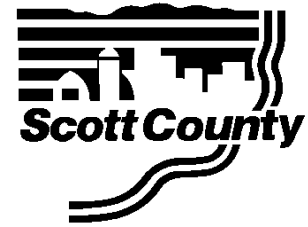
APPROVAL OF COLLECTIVE BARGAINING AGREEMENT BETWEEN SCOTT
COUNTY AND DEPUTY SHERIFF'S ASSOCIATION

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. That the terms of the agreement reached between representatives of Scott County and the Deputy Sheriff's Association is hereby approved. That the agreement shall be in effect July 1, 2015 through June 30, 2016

Section 2. This resolution shall take effect July 1, 2015.

Community Services Department
600 W. 4th St.
Davenport, Iowa 52801



Item 08
05-05-15

(563) 326-8723 Fax (563) 326-8730

April 27, 2015

To: Dee F. Bruemmer

From: Lori A. Elam

Re: Approval of Tax Suspension Request

The County has received a tax suspension request to have property taxes currently owed suspended as follows:

REQUESTED TAX SUSPENSION:

Michael Brendel
10275 140th Street
Davenport, IA 52804

Suspend: The second half of the 2013 property taxes due March 2015 in the amount of \$1097.00 including interest.

The application meets the Board Suspension Policy requirements. It is recommended that the Board suspend these taxes at their next Board meeting.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT THIS
RESOLUTION HAS BEEN FORMALLY APPROVED BY THE BOARD
OF SUPERVISORS ON _____
DATE

SCOTT COUNTY AUDITOR

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
MAY 7, 2015

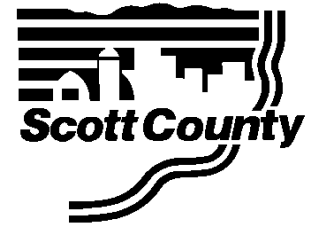
**SUSPENDING THE SECOND HALF OF THE 2013 PROPERTY TAXES DUE MARCH 2015 FOR
MICHAEL BRENDEL, 10275 140TH STREET, DAVENPORT, IOWA, IN THE AMOUNT OF \$1097.00
INCLUDING INTEREST.**

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

- Section 1. The second half of the 2013 property taxes accrued for Michael Brendel, 10275 140th Street, Davenport, Iowa, in the amount of \$1097.00 including interest are hereby suspended.
- Section 2. The County Treasurer is hereby directed to suspend the collection of the above stated taxes and utility fees thereby establishing a lien on said property as required by law with future collection to include statutory interest, if any.
- Section 3. This resolution shall take effect immediately.

Community Services Department

600 West 4th Street
Davenport, Iowa 52801



(563) 326-8723 Fax (563) 326-8730

April 27, 2015

To: Dee F. Bruemmer

From: Lori A. Elam

Re: Approval of Tax Suspension Request

The County has received the following tax suspension request to have property taxes currently owed suspended as follows:

REQUESTED TAX SUSPENSION:

Mary Lou Moore
2514 East 51st Street Unit C
Davenport, IA 52807

Suspend: The second half of the 2013 property taxes due in March 2015 in the amount of \$1014.00 (including interest).

The applications meet the Board Suspension Policy requirements. It is recommended that the Board suspend the taxes at their next Board meeting.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES THAT THIS
RESOLUTION HAS BEEN FORMALLY APPROVED BY THE BOARD
OF SUPERVISORS ON _____
DATE

SCOTT COUNTY AUDITOR

RESOLUTION
SCOTT COUNTY BOARD OF SUPERVISORS
MAY 7, 2015

SUSPENDING THE SECOND HALF OF THE 2013 PROPERTY TAXES DUE IN MARCH 2015 FOR MARY LOU MOORE, 2514 EAST 51ST STREET UNIT C, DAVENPORT, IOWA, IN THE AMOUNT OF \$1014.00 (INCLUDING PENALTY).

BE IT RESOLVED by the Scott County Board of Supervisors as follows:

- Section 1. The second half of the 2013 property taxes due in March 2015 accrued for Mary Lou Moore, 2514 East 51st Street Unit C, Davenport, Iowa, in the amount of \$1014.00 including interest are hereby suspended.
- Section 2. The County Treasurer is hereby directed to suspend the collection of the above stated taxes thereby establishing a lien on said property as required by law with future collection to include statutory interest, if any.
- Section 3. This resolution shall take effect immediately.



Regional MH funding model for FY 17 and beyond

The current funding formula to fund mental health service delivery regions expires in FY 2017. This will cause regions to experience funding challenges in FY 17 and beyond if a sustainable funding level is not instituted. This will require the state to provide substantial additional funding to the regions. As we are all aware, the original intent of the MH redesign law was to eventually eliminate the need to provide counties with yearly supplemental funding. If a sustainable funding model is not implemented, this will not be achievable.

We would propose the following funding model.

- Retain the per-capita cap of 47.28
- Retain a regional fund balance cap of 25%
- Eliminate levy dollar cap

This formula would eliminate the need for supplemental funding for many years to come. Under this approach, the regional governance board could recommend the required levy amount for each county in the region and it would be approved by individual county boards.

We understand that this may cause some concern that county property tax levies will rise. We believe that there are a number of safeguards against counties levying more than is necessary to provide the core and core plus services prescribed in the MH redesign law.

They include:

Fund balance cap of 25%--This would force regions to ensure that the counties could not levy more than necessary to provide services. Regions with fund balances in excess of 25% would be required to lower their levies.

DHS approval of regional budgets--Currently the DHS must approve regional budgets and budget amendments. Continuing this practice would ensure that counties were not levying to provide services beyond the scope of services authorized by the list of core and core plus services in the MH redesign law.

ROXANNA MORITZ, C.E.R.A.
AUDITOR & COMMISSIONER OF ELECTIONS
600 W. 4th St.
Davenport, Iowa 52801

Ph: (563) 326-8631 Fax: (563) 326-8601
www.scottcountyiowa.com



Item 10
05-05-15

TO: Dee Bruemmer
FROM: Roxanna Moritz
SUBJECT: 2015 City of Blue Grass Special Election Assessments
DATE: 04/23/2015

Please see the attached resolution for the 2015 assessment of election costs for the City of Blue Grass Special Election conducted March 3, 2015.

If you or the Board of Supervisors has any questions about the assessment Richard Bauer (election supervisor) will be available at the May 5, 2015 committee of the whole meeting.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N
SCOTT COUNTY BOARD OF SUPERVISORS

May 7, 2015

APPROVING THE ASSESSMENT OF ELECTION COSTS FOR THE CITY OF BLUE
GRASS SPECIAL ELECTION ON MARCH 3, 2015 FOR \$2,682.90.

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. The assessment of election costs for the City of Blue Grass Special Election as
detailed in the County Auditor's Office is hereby approved for the following
amount: \$2,682.90.

Section 2. This resolution shall take effect immediately.

INFORMATION TECHNOLOGY

400 West Fourth Street
Davenport, Iowa 52801-1104

Ph: (563) 328-4100
www.scottcountyiowa.com



April 28, 2015

To: Dee F. Bruemmer, County Administrator
From: Matt Hirst, Information Technology Director
Subject: Web Site Hosting Subscription

Scott County IT is upgrading ScottCountyIowa.com to a new content management platform called Drupal. This upgrade will require a hosted service provider capable of hosting a Drupal open source website.

Criteria hosted service providers were evaluated on include:

- Disk Space
- Monthly Bandwidth
- Backups
- Development, Staging and Production environments
- Server and Application support. Core and Module patching for security updates
- Multisite enabled
- U.S. Based Server
- Critical issue response SLA

The bid summary is as follows:

| <u>Vendor</u> | <u>Total</u> |
|------------------------------------|--------------------|
| Acquia (Enterprise Basic) | \$25,204.00 |
| Acquia (Professional Basic) | \$14,696.00 |
| Pantheon (Enterprise) | \$25,696.00 |
| TAOTI Creative | \$16,576.00 |

The Acquia Professional Basic proposal provides Scott County with the services and support necessary to successfully host our websites utilizing the Drupal open source content management platform.

It is recommended that the Board authorize the IT Director to sign a subscription agreement with Acquia for the Professional Basic hosted service solution in the amount of \$14,696 per year.

Budget dollars are available in the Information Technology Department operational budget to fund this contract.

Encl. - Detailed Drupal Hosting Comparison

Web Site Hosting Comparison

| | Acquia Enterprise Basic | Acquia Professional Basic | Pantheon Enterprise | Taoti Creative | | Acquia Enterprise Starter | Acquia Professional Starter | Pantheon Business | Blackmesh |
|---------------------------|---|---|----------------------|---|--|---|---------------------------------------|-------------------|-------------------|
| Base Cost Annualized | \$25,204.00 | \$14,696.00 | \$25,000.00 | \$13,080.00 | | \$18,704.00 | \$8,196.00 | \$4,800.00 | \$8,400.00 |
| Base Cost Monthly | \$2,100.33 | \$1,224.67 | \$2,083.33 | \$1,090.00 | | \$1,558.67 | \$683.00 | \$400.00 | \$700.00 |
| BuildaModule Training | included | included | \$276/year value | \$276/year value | | included | included | \$276/year value | \$276/year value |
| Drupalize.me Training | included | included | \$420/year value | \$420/year value | | included | included | \$420/year value | \$420/year value |
| Drupal Support | Yes, 12 support tickets (~\$2100 value) | Yes, 12 support tickets (~\$2100 value) | Yes, (~\$2100 value) | No, Additional Hourly @ \$175/hour = ~ \$2100 | | Yes, 4 support tickets (~\$700 value) | Yes, 4 support tickets (~\$700 value) | No | No |
| Advisory Support | Yes, 4 advisory hours (~\$700 value) | Yes, 4 advisory hours (~\$700 value) | No | No, 4 * \$175 = \$700 | | Yes, 1 advisory hour (~\$175 value) | Yes, 1 advisory hour (~\$175 value) | No | No |
| Total Annual Costs | \$25,204.00 | \$14,696.00 | \$25,696.00 | \$16,576.00 | | \$18,704.00 | \$8,196.00 | \$5,496.00 | \$9,096.00 |
| Disk Space | 25 GB | 25 GB | 30 GB | 50 GB | | 25 GB | 25 GB | 30 GB | 100 GB |
| Bandwidth | 500 GB | 500 GB | Not gated | 500 GB | | 125 GB | 125 GB | Not gated | 750 GB |
| Backups | daily held for 3 days. | daily held for 3 days. | Yes | nightly backups with 10 day retention | | daily held for 3 days. | daily held for 3 days. | ? | 14 day |
| Failover | Yes, highly available cluster of web servers spanning two zones. Multi-region failover. | No, Single server | ? | Yes, there are failover systems in place over multiple servers. | | Yes, highly available cluster of web servers spanning two zones. Multi-region failover. | No, Single Server | ? | No, Single server |
| Dev/Stag/Prod | Yes | Yes | Yes | Cascade/Managed DevOps | | Yes | Yes | ? | Manual |
| Server Support | Yes | Yes | Yes | Fully Managed Hosting | | Yes | Yes | Yes | yes |
| Server App Support | Yes | Yes | Yes | Yes | | Yes | Yes | ? | Yes |
| Core and Module Patching | Yes | Yes | ? | Yes (Additional \$2280 included in Base Monthly Cost) | | No (Additional \$5000 / year) | No (Additional \$5000 / year) | No | No |
| Code Base | One | One | One | One | | One | One | One | One |
| Multisite | Yes | Yes | No | No | | Yes | Yes | No | ? |
| SSH | Yes | Yes | Yes | Yes, but no root access | | Yes | Yes | Yes | Yes |
| FTP | Yes | Yes | Yes | Yes | | Yes | Yes | Yes | Yes |
| Custom Modules | Yes | Yes | Yes | Yes | | Yes | Yes | Yes | Yes |
| Active Directory | Yes | Yes | Yes | Yes | | Yes | Yes | Yes | Yes |
| US Based Server | Yes | Yes | Yes | Yes | | Yes | Yes | Yes | Yes |

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 7, 2015

APPROVING WEB SITE HOSTING SUBSCRIPTION

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. The authority of the IT Director to sign a subscription agreement for web site hosting with Acquia in the amount of \$14,696 annually is hereby approved.

Section 2. This resolution shall take effect immediately.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

RESOLUTION

SCOTT COUNTY BOARD OF SUPERVISORS

May 7, 2015

RECOGNIZING THE SCOTT COUNTY BOARD OF HEALTH FOR RECEIVING
TWO HONORS - THE IOWA PUBLIC HEALTH AWARD
AND THE IOWA ENVIRONMENTAL HEALTH AWARD

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

WHEREAS, the Scott County Board of Health received two state awards for showing its exceptional support for both environmental and public health; and

WHEREAS, The Iowa Public Health Award recognizes outstanding service at the local level. It includes supporting the mission of public health, serving as an advocate for core public health functions, developing public health policy and communicating with stakeholders and residents; and

WHEREAS, The Iowa Environmental Health Award recognizes a board of health in the state of Iowa for the work done to support initiatives or to expand public health programs; and

WHEREAS, both awards were received in April 2015 at the Iowa Governor's Conference on Public Health in Cedar Rapids.

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

- Section 1. That the Board of Supervisors wants to offer their sincere appreciation to the Board of Health: Denise Coiner, Chair, Dr. Kathleen Hanson, Dr. Ann O'Donnell, Dr. Jim Lyles, and Dr. Scott Sandeman; and
- Section 2. That the Board of Supervisors extends their congratulations to the Scott County Board of Health for receiving these two awards;
- Section 3. This resolution shall take effect immediately.

OFFICE OF THE COUNTY ADMINISTRATOR

600 West Fourth Street
Davenport, Iowa 52801-1003

Office: (563) 326-8702
Fax: (563) 328-3285
www.scottcountyiowa.com



Item 13
05-05-15

April 14, 2015

TO: Dee F. Bruemmer, County Administrator
FROM: David Farmer, CPA, Budget Manager
RE: FY15 May Budget Amendment

Please find attached resolution to set the public hearing date for the County's second FY 15 Budget Amendment. The public hearing is to be held on Thursday, May 7, 2015 and advanced notice of the hearing is published according to state law in the two official County newspapers on April 22, 2015.

The May budget amendment addresses appropriations across eight operating service areas of the County.

Public Safety & Legal Services, an increase of \$253,621, is requested to be amended for appropriation of forfeiture funds, utilization of deferred compensation matching benefits, grant utilization, separation compensation, and for salary and benefit contingency expenditures.

| Department | Amount (rounded) | Description |
|------------|------------------|--------------------------|
| Attorney | \$66,000 | Forfeiture Appropriation |
| Various | \$6,400 | Deferred Compensation |
| Health | \$9,400 | Grant Utilization |
| Sheriff | \$28,500 | Separation Compensation |
| Attorney | \$35,000 | Salary Contingency |
| JDC | \$13,000 | Salary Contingency |
| Sheriff | \$7,000 | Salary Reimbursements |
| Sheriff | \$64,000 | Benefit Contingency |
| Attorney | \$24,000 | Benefit Contingency |

Physical Health & Social Services, an increase of \$67,793, is requested to be amended for grant utilization, utilization of deferred compensation and salary and benefit contingency expenditures.

| Department | Amount (rounded) | Description |
|--------------------|-------------------------|-----------------------|
| Health | \$10,000 | Grant Utilization |
| Various | \$4,000 | Deferred Compensation |
| Community Services | \$14,000 | Salary Contingency |
| Health | \$39,000 | Benefit Contingency |

County Environment & Education, an increase of \$41,376, is requested separation compensation, utilization of deferred compensation and salary and benefit contingency expenditures.

| Department | Amount (rounded) | Description |
|---------------------------------------|-------------------------|-------------------------|
| Conservation | \$21,600 | Separation Compensation |
| P & D | \$2,500 | Deferred Compensation |
| P & D | \$6,000 | Salary Contingency |
| P & D | \$7,500 | Benefit Contingency |
| Bi-State Regional Planning Commission | \$4,000 | Change in agreement |

Roads and Transportation, an increase of \$60,500, is requested to be amended for roadway maintenance expenditures to allocate dollars to shop personnel operations from multiple sundry accounts.

Government Services to Residents, an increase of \$22,000, is requested to be amended for county general store utility expense (prior year) and benefit contingency expenditures.

| Department | Amount (rounded) | Description |
|-------------------|-------------------------|---|
| Auditor | \$7,000 | Benefit Contingency |
| Treasurer | \$15,000 | 2014-2015 Utility expense- General Store |

Administration, a net decrease of \$110,550, is requested to be amended for reduction of insurance reserve annual budget, utilization of deferred compensation, reimbursable postage, utilities expenses, and for salary and benefit contingency expenditures.

| Department | Amount (rounded) | Description |
|-------------------|-------------------------|--------------------------|
| Non-Departmental | (\$170,800) | Reduce Insurance Reserve |
| Various | \$1,750 | Deferred Compensation |
| FSS | \$12,500 | Reimbursable postage |
| Various | \$6,000 | Salary Contingency |
| Various | \$5,000 | Benefit Contingency |
| FSS | \$35,000 | Utilities estimate |

Capital Projects, an increase of \$781,879, is requested to be amended for prior year servers, storage, vehicle, conservation pool and shelter renovations, and reimbursable aerial photography. The storage and servers will be reimbursed by 25% from SECC for their proportionate share of the project at the project completion date.

| Project | Amount (rounded) | Description |
|--------------------------|-------------------------|---------------------------|
| Storage | \$450,000 | 2014 purchase |
| Servers | \$150,000 | 2014 purchase |
| Patrol Vehicle | \$26,000 | 2014 Purchase |
| West Lake Park - Shelter | \$40,000 | February Budget Amendment |
| Scott County Park – Pool | \$70,000 | February Budget Amendment |
| Aerial Photos | \$42,000 | Reimbursable expenditure |

Debt Service, a net increase of \$3,000 is requested for bond trustee fees.

Revenues have been amended to reflect the increased grant utilization, permits, postage, passport photos, and aerial reimbursements. A net \$229,695 of revenue for intergovernmental, licenses and permits, charges for services and miscellaneous revenues has been recommended to be recognized within the budget amendment.

I will be available at the Board of Supervisor Meetings on April 21 and May 5 to answer any questions.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

RESOLUTION

SCOTT COUNTY BOARD OF SUPERVISORS

May 7, 2015

APPROVING A BUDGET AMENDMENT TO THE FY15 COUNTY BUDGET

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. A budget amendment to the current FY15 County Budget as presented by the County Administrator is hereby approved as follows:

| <u>SERVICE AREA</u> | <u>FY15 AMENDMENT AMOUNT</u> |
|-------------------------------------|------------------------------|
| Public Safety and Legal Services | \$253,621 |
| Physical Health and Social Services | \$67,793 |
| Mental Health, ID & DD | \$0 |
| County Environment and Education | \$41,376 |
| Roads and Transportation | \$60,500 |
| Government Services to Residents | \$22,000 |
| Administration | \$(110,550) |
| Nonprogram Current | \$0 |
| Debt Service | \$3,000 |
| Capital Projects | \$781,879 |
| Operating Transfers Out | \$0 |

Section 2. This resolution shall take effect immediately.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 7, 2015

APPROVAL OF APPOINTMENT OF KRISTAL KOBERG-SCHAEFER TO
THE LIBRARY BOARD

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. That the appointment of Kristal Koberg-Schaefer, Walcott, to the Library Board for a six (6) year term expiring on June 30, 2021 is hereby approved.

Section 2. This resolution shall take effect immediately.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 7, 2015

APPROVAL OF APPOINTMENT OF FRED MEYER TO THE
LIBRARY BOARD

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. That the appointment of Fred Meyer, Blue Grass, to the Library Board for a
six (6) year term expiring on June 30, 2021 is hereby approved.

Section 2. This resolution shall take effect immediately.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 7, 2015

APPROVAL OF APPOINTMENT OF CHUCK THOMPSON TO
THE LIBRARY BOARD

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. That the appointment of Chuck Thompson, LeClaire, to the Library Board
for a six (6) year term expiring on June 30, 2021 is hereby approved.

Section 2. This resolution shall take effect immediately.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
THAT THIS RESOLUTION HAS BEEN FORMALLY
APPROVED BY THE BOARD OF SUPERVISORS ON

DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

May 7, 2015

APPROVAL OF APPOINTMENT OF DEE F. BRUEMMER TO THE
QUAD CITIES FIRST BOARD

BE IT RESOLVED BY the Scott County Board of Supervisors as follows:

Section 1. That the appointment of Dee F. Bruemmer, Davenport, Iowa to
the Quad Cities First for a two (2) year term expiring on
June 30, 2017 is hereby approved.

Section 2. This resolution shall take effect immediately.