

TENTATIVE AGENDA
SCOTT COUNTY BOARD OF SUPERVISORS
July 25 - 29, 2016

Tuesday, July 26, 2016

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

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

Presentation

- ___ 2. Recognizing the retirement of Becky Luensmann, Secondary Roads8:30 (Item 2)

Facilities & Economic Development

- ___ 3. Joint purchase of Pile Driving Equipment with Clinton County. (Item 3)
- ___ 4. Temporary road closure for Y4E through Dixon. (Item 4)
- ___ 5. Security cameras for Secondary Roads facility. (Item 5)
- ___ 6. Discussion of Public Hearing on Zoning Ordinance Text Amendment to Section 6-15.D of the Scott County Zoning Ordinance the Special Permitted Use regulations of the Community Area Development Park View Commercial "CAD-PVC" District. (Item 6)
- ___ 7. Establishing fees for zoning applications. (Item 7)
- ___ 8. Support of Scott County's sponsorship of Schebler Company's application to the Bi-State Regional Commission's Revolving Loan Fund. (Item 8)
- ___ 9. Discussion of City of Bettendorf's proposed Tax Increment Financing Plan for the redevelopment of the former Lodge Hotel property. (Item 9)
- ___ 10. Discussion of City of Davenport's proposed Tax Increment Financing Plan for the Honekamp Kruger Company project on Vine and West 35th Street. (Item 10)
- ___ 11. Courthouse Phase 3 and 4 change order #4. (Item 11)

Human Resources

- ___ 12. Staff appointments. (Item 12)

Finance & Intergovernmental

- ___ 13. Web site hosting subscription. (Item 13)
- ___ 14. Backup Software Maintenance and Support. (Item 14)
- ___ 15. Enterprise Scanners for ECM Project. (Item 15)
- ___ 16. Network Equipment for Scott County Jail. (Item 16)
- ___ 17. 2016 Homestead and Military Tax Credit Applications as recommended for allowance and disallowance by the Davenport City Assessor and the Scott County Assessor Offices. (Item 17)
- ___ 18. New beer/liquor license for Wapsi Willys.

Other Items of Interest

- ___ 19. Adjourned.

Moved by _____ Seconded by _____

Ayes
Nays

Tuesday, July 26, 2016

**Meet & Greet 5:00 - 7:00pm
Freight House, 421 W. River Drive**

Meet and Greet our new Scott County Administrator, Mahesh Sharma

Wednesday, July 27, 2016

**Special Committee of the Whole - 4:30 pm
CASI- 1035 W. Kimberly Rd. Davenport**

- ___ 1. Roll Call: Kinzer, Sunderbruch, Holst, Hancock, Earnhardt
- ___ 2. Visit with CASI Board.
- ___ 3. Other items of interest.

Thursday, July 28, 2016

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

Public Hearing

- ___ 1. Public hearing relative to proposed Zoning Ordinance Text Amendment.

HUMAN RESOURCES DEPARTMENT

600 W. 4th Street
Davenport, Iowa 52801-1030

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



Item 02
07-26-16

July 18, 2016

TO: Mary Thee
Assistant County Administrator

FROM: Barb McCollom
Human Resources Generalist

RE: RETIREMENT RECOGNITION

The following employee(s) will be recognized for their upcoming retirement from Scott County on **Tuesday, July 26, 2016.**

Employee	Department	Date of hire	Retirement Date
Becky Luensmann	Secondary Roads	09/11/1995	07/29/16

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

July 28, 2016

RECOGNIZING REBECCA LUENSMANN'S RETIREMENT
FROM THE SECONDARY ROADS DEPARTMENT

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

Section 1. That said Board of Supervisors does hereby recognize the retirement of Rebecca Luensmann and conveys its appreciation for 20 years of faithful service to the Secondary Roads Department.

Section 2. This resolution shall take effect immediately.

SCOTT COUNTY ENGINEER'S OFFICE

950 E. Blackhawk Trail
Eldridge, IA 52748

(563) 326-8640
FAX – (563) 328-4173
E-MAIL - engineer@scottcountyia.com
WEB SITE - www.scottcountyia.com



JON R. BURGSTRUM, P.E.
County Engineer

BECKY LUENSMANN
Administrative Assistant

MEMO

TO: Mahesh C. Sharma
County Administrator

FROM: Jon Burgstrum, P.E.
County Engineer

SUBJ: Joint Purchase of Pile Driving Equipment

DATE: July 28, 2016

A resolution approving the Memorandum of Understanding for the purchase and sharing of a pile driver attachment for our excavator. This is a joint purchase with Clinton County that will be shared purchase dollars and shared maintenance costs.

The equipment budget remaining for FY2017 is \$130,000.00. The total purchase dollars for the attachment is \$108,750.00. Our share will be \$54,375.00.

The pile driver attaches to our excavator and allows us to drive steel H and sheet piling. We typically drive these types of piling to build bridge abutments and wings. In the past, we have contracted for this work to be done. In 2015 we paid a contractor \$27,000 (not including material cost) to drive steel H piling for a bridge replacement on 1st Avenue. Based on the costs associated with hiring a contractor to provide equipment and labor to drive piling, the purchase cost of the pile driver attachment would be offset after building two to three bridges.

**Memorandum of Understanding
Purchase and Sharing of Pile Driver Attachment**

This Memorandum of Understanding (MOU) is entered into by and between the Scott County Secondary Road Department, hereinafter referred to as Scott County, and the Clinton County Secondary Road Department hereinafter referred to as Clinton County.

Whereas Scott County and Clinton County desire to enter into a MOU concerning the purchase and sharing of a pile driving attachment between the two jurisdictions.

Therefore, the parties, inconsideration of the mutual obligations and benefits contained herein, agree as follows:

1. Scott County and Clinton County desire to purchase a pile driving attachment that will be jointly owned and used by both Counties. This MOU shall set forth an equitable agreement concerning financial and maintenance responsibilities of each party for the use and ownership of the pile driving attachment.
 - A. Both Counties shall share equally in the purchase cost and future repair cost of the unit.
 - B. Each County shall be responsible to conduct routine maintenance on the unit at their own expense as recommend by the manufacturer.
 - C. Both Counties shall list the attachment to be covered by their respective insurance policies.
 - D. Each County shall be responsible to pick up and transport the unit to their jobsites as needed at their own expense.
2. Once the pile driving attachment has reached its useful life and must be replaced both Counties shall share equally in the remaining value of the unit. The remaining value shall either be determined via a trade in value supplied by a formal quote process through an equipment dealership or via receiving purchase offers from the general public. Either County shall be given the opportunity to purchase the unit directly before sale to the general public or equipment dealer is offered.
3. If either County decides to no longer share in the ownership of the unit the other County may purchase the unit outright before the unit is sold to another entity. The reasonable sale price shall be determined by the methods listed in Item number two.
4. The Scott County Engineer and the Clinton County Engineer shall communicate throughout the duration of this MOU, to ensure maintenance and up keep of the unit as well as the schedule of use for various project work.

5. This MOU shall be effective as of the date both County Boards have approved and signed as shown below, and shall be in effect until sale of the unit. However, the MOU may be terminated by either party in writing. Notice of termination shall be provided by the terminating party a minimum of 30 days in advance of the termination date (subject to the sale of the unit). Notices shall be given by United States certified mail, return receipt requested, with proper postage thereon paid. Sale of the unit must be completed prior to the termination of the agreement. All notices shall be deemed given when mailed.

6. Each party is responsible for liability occurring as a result of the acts or omissions in performing its obligations under this MOU. Scott County shall protect, indemnify, defend, and hold harmless Clinton County for acts or omissions of the Scott County, its officers, employees, agents, and assigns with respect to the obligations of Scott County under this MOU. Clinton County shall protect, indemnify, defend, and hold harmless Scott County for acts or omissions of Clinton County, its officers, employees, agents, and assigns with respect to the obligations of Clinton County under this MOU.

7. This MOU shall be governed and construed in accordance with the laws of the State of Iowa. This MOU is not intended by the parties to constitute an agreement pursuant to Iowa Code Chapter 28E.

IN WITNESS WHEREOF, Scott County and Clinton County have set their hands for the purposes herein expressed, on the dates indicated below.

By _____
Chair, Scott County Board of Supervisors

By _____
Chair Clinton County Board of Supervisors

Date _____

Date _____

Attest _____
Scott County Auditor

Attest _____
Clinton County Auditor

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

JULY 28, 2016

APPROVAL OF THE MEMORANDUM OF UNDERSTANDING PURCHASE AND SHARING OF A PILE DRIVER ATTACHMENT BETWEEN SCOTT COUNTY AND CLINTON COUNTY.

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

- Section 1. That the Approval of the Memorandum of Understanding of the Purchase and Sharing of a Pile Driver Attachment between Scott County and Clinton County be approved.
- Section 2. That the Chairman be authorized to sign the Memorandum of Understanding on behalf of the Board.
- Section 3. That this resolution shall take effect immediately.

SCOTT COUNTY ENGINEER'S OFFICE

950 E. Blackhawk Trail
Eldridge, IA 52748

(563) 326-8640
FAX – (563) 328-4173
E-MAIL - engineer@scottcountyiowa.com
WEB SITE - www.scottcountyiowa.com



JON R. BURGSTRUM, P.E.
County Engineer

BECKY LUENSMANN
Administrative Assistant

MEMO

TO: Mahesh C. Sharma
County Administrator

FROM: Jon Burgstrum, P.E.
County Engineer

SUBJ: Approval of a temporary Road Closure in the City of Dixon

DATE: July 28, 2016

A resolution approving the temporary road closure for road Y4E through Dixon. The City of Dixon has requested the road closure on behalf of the Dixon firefighters. The firefighters are planning car show fund raiser on September 24, 2016 from 6:30am – 5:00pm.

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

July 28, 2016

APPROVAL OF A TEMPORARY ROAD CLOSURE FOR THE CITY OF DIXON CAR SHOW
ON SEPTEMBER 24, 2016.

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

Section 1. That the request from the City of Dixon
to close a section of Y4E through Dixon for a Car Show on
September 24, 2016 from 6:30am - 5:00pm be approved.

Section 3. That this resolution shall take effect
immediately.

SCOTT COUNTY ENGINEER'S OFFICE

950 E. Blackhawk Trail
Eldridge, IA 52748

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WEB SITE - www.scottcountyiowa.com



JON R. BURGSTRUM, P.E.
County Engineer

BECKY LUENSMANN
Administrative Assistant

MEMO

TO: Mahesh C. Sharma
County Administrator

FROM: Jon Burgstrum, P.E.
County Engineer

SUBJ: Approval of Purchase of Security Cameras for Secondary Roads Facility

DATE: July 28, 2016

The Secondary Road Department asked Facility and Support Services to assist us with specifications and bidding for closed circuit security cameras. FSS has been working with Communication Innovators (CI) from Eldridge to install cabling in the Administration Center and the Courthouse. Most of this work was done as part of the remodeling and construction projects. FSS secured quotes from CI for us that reflect the same unit cost as the existing projects thus saving us time and dollars.

We have budgeted additional money for buildings and grounds to cover some of the security upgrades for our facility. We are currently installing card readers at our gates to allow other County Departments to access our gas pumps after hours. The cameras will be focused on the gates and pumps on the outside of the building and on the exterior doors and hallways on the interior.

The cost of the cameras and installation is: \$11,878.12.

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

July 28, 2016

APPROVING THE PURCHASE OF SECURITY CAMERAS FOR THE SECONDARY
ROAD FACILITY.

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

Section 1. That the purchase of security cameras and
installation for the Secondary Road Facility from
Communication Innovators, Pleasant Hill, IA in the
amount of \$11,878.12 be approved.

Section 2. That the County Engineer be authorized to
sign the purchase orders on behalf of the Board.

Section 3. That this resolution shall take effect
immediately.

PLANNING & DEVELOPMENT

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



Item 06
07-26-16

Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: July 15, 2016

Re: Public Hearing on proposed Zoning Ordinance Text Amendment to Section 6-15.D of the Scott County Zoning Ordinance the Special Permitted Use regulations of the Community Area Development Park View Commercial "CAD-PVC".

The Planning Commission held a public hearing on the proposed zoning text amendment submitted by Patrick and Lora Dierickx for an amendment to the Special Permitted Use regulations of the Community Area Development Park View Commercial "CAD-PVC" District outlined in Section 6-15D of the Scott County Zoning Ordinance. The applicants intend to establish a single-family residence in an unoccupied church located at 11 Grove Road, being legally described as Lot 106 Park View 1st Addition, Section 31 of Butler Township. The property is currently zoned CAD-PVC, which does not allow single-family dwellings as a Principal or Special Permitted Use. The amendment would allow single-family dwellings as Special Permitted Uses in CAD-PVC.

The Commission unanimously (6-0) approved this request in accordance with staff's recommendation. The applicants were present to answer questions from the Commission. No other members of the public attended.

Copies of the Staff memo and presentation to the Planning Commission is also attached.



PLANNING & ZONING COMMISSION

STAFF REPORT

July 5, 2016



-
- Applicants:** Patrick and Lora Dierickx
- Request:** An amendment to the Special Permitted Use regulations of the Community Area Development Park View Commercial “CAD-PVC” District outlined in Section 6-15D of the Scott County Zoning Ordinance to allow single-family residences within the district as Special Permitted Uses.
- Legal Description:** Lot 106, Park View 1st Addition, Section 31 of Butler Township
- General Location:** 11 Grove Road, Park View (current address)
- Existing Zoning:** Community Area Development Park View Commercial (CAD-PVC)
- Surrounding Zoning:**
- North:** Community Area Development Park View Commercial (CAD-PVC)
 - South:** Community Area Development Park View Commercial (CAD-PVC)
 - East:** Community Area Development Residential (CAD-R)
 - West:** Agricultural General (A-G)

GENERAL COMMENTS: The Scott County Zoning Ordinance (6-31B) states that any zoning text or map amendment of the Zoning Ordinance be reviewed by the Planning and Zoning Commission for compliance with the Land Use Policies of the 2008 Comprehensive Plan of Scott County.

The applicants intend to establish a single-family residence in an unoccupied church located at 11 Grove Road, being legally described as Lot 106 Park View 1st Addition, Section 31 of Butler Township. The property is currently zoned CAD-PVC, which does not allow single-family residences as a Principal or Special Permitted Use.

The applicants do not intend to change the footprint of the existing building. The property is served by Park View central water and sewer treatment district.

HISTORICAL CONTEXT: The Community Area Development (CAD) known as Park View in Section 31 of Butler Township was established and unified under the Park View Owners’ Association in 1966. It was approved with a Land Use Master Plan under the Scott County Zoning Ordinance in effect at that time. In 1981, the Revised Zoning Ordinance that was adopted removed the provision that allowed the creation of any additional mixed use developments but did provide provisions for amending the two existing CADs including Park View. In 1991, at the request of the Park View Owners Association, regulations for a Commercial Park View District were adopted, which included specific list of permitted uses and the “General Intent” section of those district



PLANNING & ZONING COMMISSION

STAFF REPORT

July 5, 2016



regulations included the statement “this district is not intended for light industrial or residential uses”.

The property in question is within a commercial district labeled “Office Center” on the original Park View land use map, which is defined CAD-PVC on the current County zoning map. While there were three other locations on the original Park View Master Plan that provided spaces for churches to be established, a church was erected on the property in 1988 and continued as a legal non-conforming (grandfathered) use after the 1991 amendments.

STAFF REVIEW: Church services have since been discontinued and the unoccupied property was purchased by the applicants in early 2016. The applicants intend to remodel the building to establish a single-family residence, which is not allowed as a Principal or Special Permitted Use in the CAD-PVC district. As such, the applicants are requesting an amendment to the Special Permitted Use regulations of the Community Area CAD-PVC District outlined in Section 6-15D of the Zoning Ordinance to allow single-family residences within the district as Special Permitted Use:

Existing: D. Special Permitted Uses: None.
Proposed: D. Special Permitted Uses: Single-family dwellings.

It should be noted that, under current zoning regulations, religious institutions are not allowed as Principal or Special Permitted Uses in the CAD-PVC district either, so any petition to re-occupy the site as a religious institution would also require amending the zoning regulations, and a request to do so would be difficult to deny: It can be reasonably assumed that the re-occupation of the site as a church would generate the same amount of noise and vehicular and pedestrian traffic as when it was a church before, so the intensity of the land use would not be amplified or diminished. In light of this request, it can also be reasonably assumed that re-occupation of the site as a single-family dwelling would generate considerably less noise and vehicular and pedestrian traffic, and thus have less of an impact on surrounding properties than most other land uses. While it certainly does not seem appropriate to amend the Principal Permitted Uses of the CAD-PVC district to allow for single-family dwellings since the intent of the district is for commercial use, amending the Special Permitted Uses would allow for controlled conversions of appropriate CAD-PVC properties to single-family dwellings.

Should the Commission recommend the zoning text amendment to allow for single-family dwellings as Special Permitted Uses in CAD-PVC, the application will be heard by the Scott County Board of Supervisors for final action. Should the zoning text be amended, the applicants would be required to apply for and obtain a Special Use Permit through the Scott County Zoning Board of Adjustment before occupying the building.



PLANNING & ZONING COMMISSION

STAFF REPORT

July 5, 2016



The adjacent neighboring property owners have been notified of the request, and the Park View Owner's Association was contacted via postal mail and telephone for comments. Staff has not, as of yet, received any calls or comments.

RECOMMENDATION: Staff recommends an amendment to the Special Permitted Use regulations of the Community Area Development Park View Commercial "CAD-PVC" District outlined in Section 6-15D of the Scott County Zoning Ordinance to allow single-family residences within the district as Special Permitted Use.

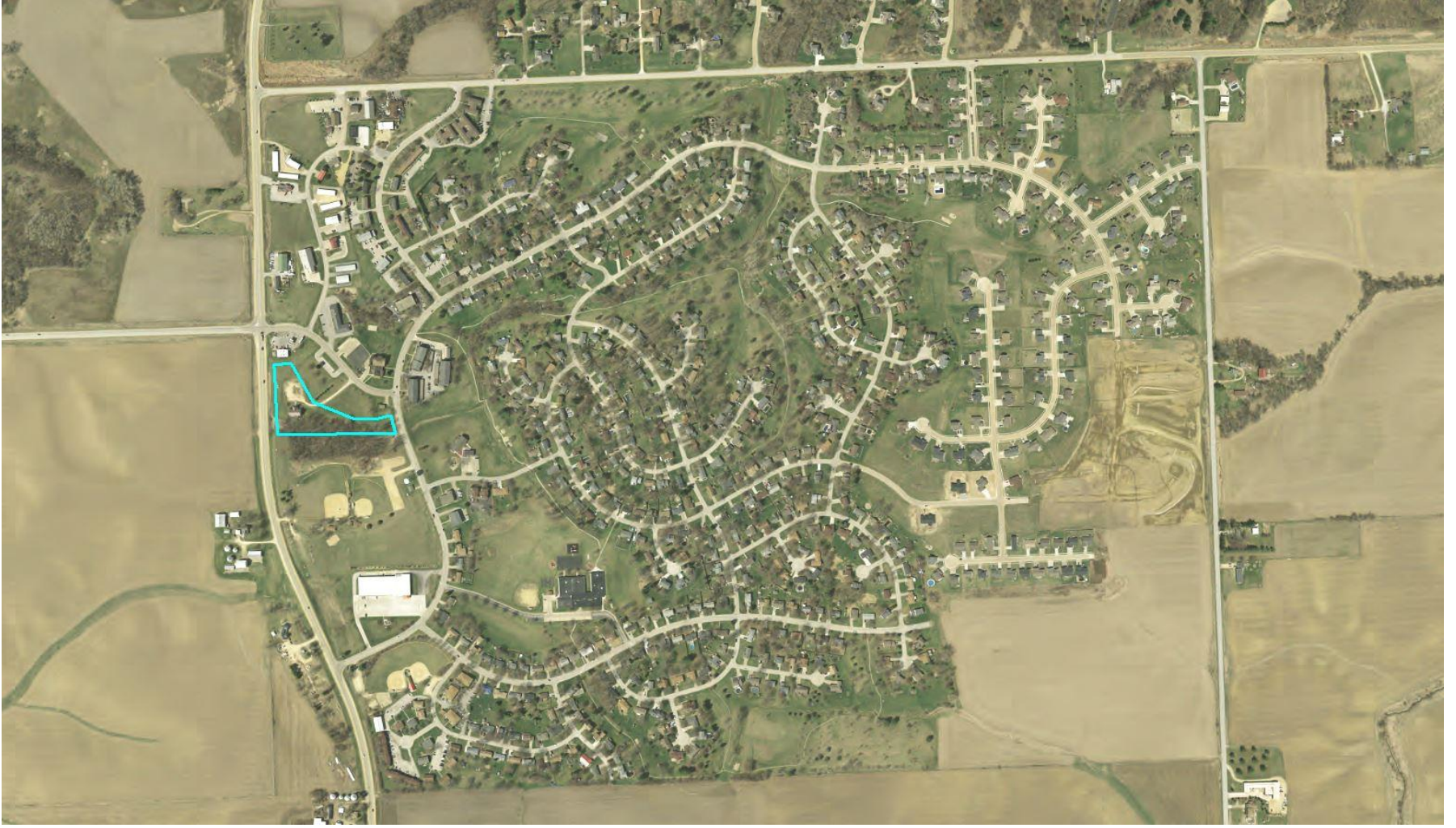
Submitted by:
Timothy Huey, Director
June 29, 2016

Ordinance Text Amendment

SUMMARY

- ▶ Applicants: Patrick and Lora Dierickx
- ▶ Request: An amendment to the Special Permitted Use regulations of the Community Area Development Park View Commercial “CAD-PVC” District outlined in Section 6-15D of the Scott County Zoning Ordinance
- ▶ The applicants intend to establish a single-family residence in an unoccupied church located at 11 Grove Road in Park View



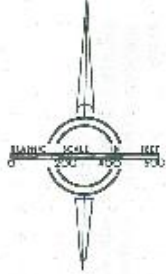


Historical Context: Park View

- ▶ Established in 1966 with a Land Use Master Plan (next slide) under the Zoning Ordinance in effect at the time
- ▶ Revised Zoning Ordinance adopted in 1981, which provided provisions for amending CADs including Park View
- ▶ Commercial Park View District regulations adopted in 1991, which included the statement, “This district is not intended for light industrial or residential uses.”

PARK VIEW

SCOTT COUNTY IOWA



TO LONG GROVE

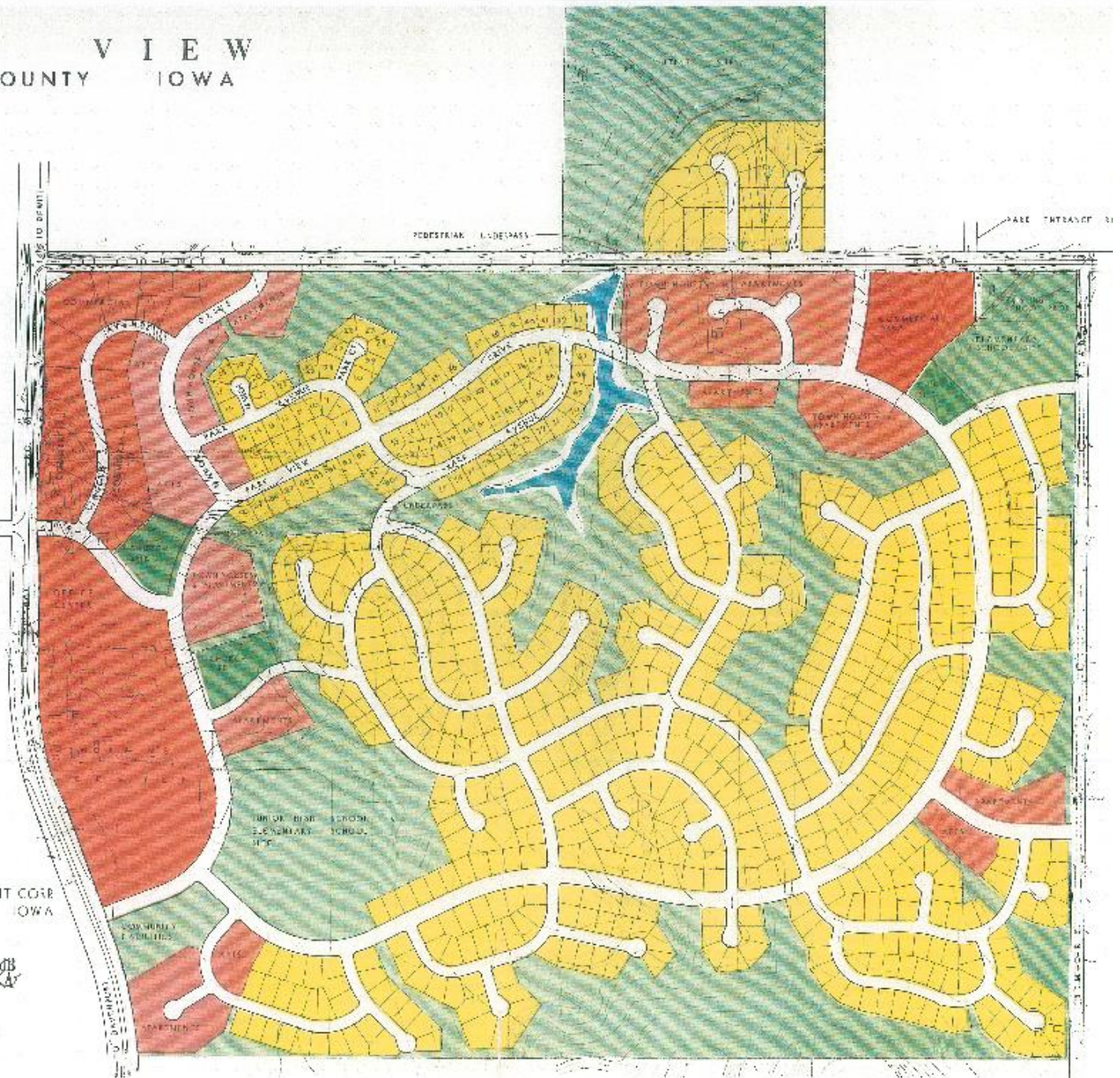
TO DEWITT

PEDESTRIAN WALKWAY

PAVE THROUGH

PREPARED FOR
PARK VIEW DEVELOPMENT CORP
DAVENPORT IOWA

PREPARED BY
MERRILL BRINK LUDWIG AND ASSOCIATES
CITY PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE
DAVENPORT IOWA



Historical Context Continued

- ▶ **Church erected at 11 Grove Road in 1988 and continued as a legal non-conforming (grandfathered) use after the 1991 amendments, which did not allow religious institutions in Commercial Park View District as Principal OR Special Permitted Uses**
 - ▶ **Current regulations for CAD-PVC do not either per Section 6-15D:**

Zoning Ordinance Section 6-15D

- C. Accessory Permitted Uses: Accessory uses customarily incidental to any allowed use within the district.
- D. Special Permitted Uses: None.
- E. Minimum Lot Area, Lot Width, Setback, & Maximum Height Requirements

Requested Action: Repeal Section 6-15D and Replace

<i>Existing:</i>	D.	Special Permitted Uses: None.
<i>Proposed:</i>	D.	Special Permitted Uses: Single-family dwellings.

Findings

Unoccupied Church > Operational Church

- Would still require an amendment to allow religious institutions as a Principal or Special Permitted Use
- Would maintain land use intensity – Same impact on surrounding properties

Unoccupied Church > Single-family Dwelling

- Requires amendment
- Land use intensity would be diminished – Less impact on surrounding properties than previous use

Recommendation

Repeal and Replace Section 6-15D

Existing: D. Special Permitted Uses: None.

Proposed: D. Special Permitted Uses: Single-family dwellings.

- Favorable recommendation would be heard before the Board of Supervisors for final action
- If approved, applicants would then apply for a Special Use Permit through the Zoning Board of Adjustment

PLANNING & DEVELOPMENT

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



Item 07
07-26-16

Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: July 18, 2016

Re: Approval of resolution establishing fees for zoning applications.

During the recent review, rewrite and adoption of the revised zoning ordinance the establishment of the fees for zoning applications of all types were removed from the ordinance and referenced as: *“All applications shall pay a fee based on the fee schedule approved by the Board of Supervisors.”*

Since the ordinance has been adopted and is now effective the Board now needs to approve a resolution adopting the previous fee structure. Staff is not proposing any changes to those fees but County Policy does recommend an annual review of such user fees as a part of the budget process.

The fees in the previous ordinance that will be readopted by approval of a resolution are:

REZONING AND TEXT AMENDMENTS

For the Planning and Zoning Commission public hearing

\$100 for the first five acres
and \$2 for each whole acre over five acres.

For the Board of Supervisors public hearing

\$100 for the first five acres
and \$2 for each whole acre over five acres.

The maximum fee for each stage is

\$200.

SITE PLAN REVIEW

Plan less than five (5) acres \$100
Plan between five (5) and ten (10) acres \$150
Plan ten (10) acres or more \$200

VARIANCE, SPECIAL USE PERMIT & APPEAL OF INTERPRETATION

Variance \$100
Special Use Permit \$100
Appeal of Interpretation \$ 50

HOME OCCUPATION/HOME INDUSTRIES

Home Occupation \$25
Home Industry \$50

FLOODPLAIN DEVELOPMENT PERMITS

Floodplain Development \$30

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

July 28, 2016

**APPROVAL OF THE FEES FOR VARIOUS ZONING APPLICATIONS SUBMITTED
 TO THE PLANNING AND DEVELOPMENT DEPARTMENT**

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

- Section 1. Scott County previously established the user fees charged for the various zoning applications provided for in the Scott County Zoning Ordinance.
- Section 2. The adoption of the Revised Zoning Ordinance states that all applications shall pay a fee based on the fee schedule approved by the Board of Supervisors.
- Section 3. The Scott County Board of Supervisors hereby approves the following fee schedule for such applications:

REZONING AND TEXT AMENDMENTS

For the Planning and Zoning Commission public hearing	\$100 for the first five acres and \$2 for each whole acre over five acres.
For the Board of Supervisors public hearing	\$100 for the first five acres and \$2 for each whole acre over five acres.
The maximum fee for each stage is	\$200.

SITE PLAN REVIEW

Plan less than five (5) acres	\$100
Plan between five (5) and ten (10) acres	\$150
Plan ten (10) acres or more	\$200

VARIANCE, SPECIAL USE PERMIT & APPEAL OF INTERPRETATION

Variance	\$100
Special Use Permit	\$100
Appeal of Interpretation	\$ 50

HOME OCCUPATION/HOME INDUSTRIES

Home Occupation	\$25
Home Industry	\$50

FLOODPLAIN DEVELOPMENT PERMITS

Floodplain Development	\$30
------------------------	------

- Section 4. This resolution shall take effect immediately.

PLANNING & DEVELOPMENT

500 West Fourth Street

Davenport, Iowa 52801-1106

E-mail: planning@scottcountyiowa.com

Office: (563) 326-8643 Fax: (563) 326-8257



Item 08
07-26-16

Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Timothy Huey, Planning Director

Date: July 19, 2016

Re: Scott County's sponsorship of Schebler Company's application to the Bi-State Regional Commission's Revolving Loan Fund

The U.S. Department of Commerce, Economic Development Administration (EDA) has capitalized the Revolving Loan Fund (RLF) program to provide gap financing for businesses that create or retain jobs. The Bi-State Revolving Loan Fund (RLF) program is available to all communities located within Rock Island County, Illinois and Scott County, Iowa.

Loan applications are prepared and submitted by the communities, and approved by a nine-member board comprised of representatives from Bettendorf and Davenport, Iowa; East Moline, Moline, and Rock Island, Illinois; Rock Island County; and Scott County. Because the City of Riverdale is not an investor in the Bi-State Revolving Loan Fund Scott County has been approached to sponsor Schebler Company's application using the County's investment in the fund. In 2004, Scott County sponsored a previous RLF application to expand and upgrade Schebler's manufacturing capacity. That loan was approved and successfully repaid.

The Schbeler Company which was founded in Davenport in 1895 and is now located in Riverdale, designs and fabricates commercial and residential heating, ventilation and air conditioning (HVAC) systems. Schebler has submitted another Bi-State Revolving Loan Fund application that Scott County has been asked to sponsor. Schebler is purchasing some of the assets and inventory of a manufacturing business that is currently located in the Quad Cities. The acquisition will also allow the jobs of this company associated with this portion of this production line to be transferred and retained by Schebler. This new business line compliments and diversifies Schebler's current production capabilities.

Staff would recommend approval of this request.

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

July 28, 2016

**APPROVING SCOTT COUNTY SUBMITTING AN APPLICATION ON BEHALF OF
SCHEBLER COMPANY TO THE BI-STATE REVOLVING LOAN FUND BOARD**

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

Section 1. The Bi-State Revolving Loan Fund. Program provides loans to encourage the expansion and development of viable business and industrial activity in Scott and Rock Island Counties.

Section 2. The program requires that a participating local government submit an application on behalf of the local company requesting the loan.

Section 3. The Schebler Company is proposing an expansion of their plant equipment that will allow the retention and expansion of job opportunities at their plant in Riverdale.

Section 4. The Board of Supervisors supports the efforts of Schebler Company to improve and expand their operation in Scott County.

Section 5. The Board of Supervisors authorizes Scott County to submit an application on behalf of Schebler Company to the Bi-State Revolving Loan Board.

Section 6. The Chairman is hereby authorized to sign the application documents.

Section 7. 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 09
07-26-16

Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Scott County TIF Review Committee

Date: July 20, 2016

Re: City of Bettendorf's proposed creation of TIF Districts for the demolition Lodge Hotel and redevelopment of the former hotel site at I-74 and Utica Ridge Road.

In 2014, the City of Bettendorf proposed to create a TIF District in an existing urban renewal district to use tax increment financing generated by the rehabilitation of the Lodge Hotel at I-74 and Utica Ridge Road. The TIF District would have rebated the tax increment revenue on the project for twelve years. It was an incentive offered to allow the existing hotel to be redeveloped. That project never came about and the current plan is for another developer, CDCQC, LLC, to demolish the hotel building completely and redevelop the site for office and commercial/retail uses.

The proposed plan would set a five year timeframe on the development of the site, which likely would be developed in various phases on several separate parcels within the district. Each phase developed within that five year time frame would rebate 100% of the TIF income generated to the developer for ten years. At this time no specific project or uses have been identified. However, under the City's Planned Unit Development regulations, each phase of the development would require separate zoning approval and separate TIF plan approval by the City Council. TIF incentives would not be approved for any portion of the development for residential purposes and only for commercial and office development deemed appropriate by the City Council.

In 2014 the Board sent a letter in support of the hotel rehabilitation project but only in so far as the rebate was to offset extraordinary costs, since the project was for a hotel and generally considered secondary economic development and not primary. The TIF Review Committee has prepared a similar letter for the Board's consideration for the current proposal, that our support is only for a TIF rebate to offset the extraordinary costs of site demolition and preparation and not as an incentive for commercial/retail development.



1609 State Street • Bettendorf, Iowa 52722-4937 • 563-344-4000

July 6, 2016

Dear Taxing Entities,

One of the City of Bettendorf's top goals in an effort to encourage economic development and increase the tax base is "to encourage the redevelopment of underutilized or blighted property", such as the 10+ acre tract of land located at 900 Spruce Hills Drive in Bettendorf, Iowa, (commonly known as The Lodge). A project existed under former ownership, with a TIF in place, which would support the construction of a new hotel complex. That project never got off the ground, the ownership group let the property fall into a state of blight, and the property was acquired at tax sale by CDCQC, LLC, whose primary investor is Russell Construction.

Today, the property has fallen into a further blighted condition, and is a public nuisance sitting at one of the most visible and highly traveled intersections in the Quad Cities. Additionally, the assessed value of the property will fall in 2017 from \$3.85 million, down to \$785,000, which essentially is the value of the land alone. CDCQC, LLC has approached the City of Bettendorf requesting a full 10 year TIF to support the redevelopment of the tract of land, which would start immediately with the demolition of the existing blighted building. While no project is proposed at this time, this preliminary Development Agreement would contemplate multiple commercial buildings with office, retail, financial and/or mixed use residential being possibilities. CDCQC's plan will be to immediately demo the building, grade and market the site, and have a fully developed corridor within five years, and their incentive, which is a proposed 10 year 100% TIF will come in the form of a rebate that is based on their ability to perform and get the new businesses in place in the new buildings that will be constructed. It is worth noting that every project brought forth as part of this development will be fully vetted by City staff and Council, before awarding TIF support.

Prior to committing to a preliminary Development Agreement, the City desires to seek your input about this project. Therefore, an Opportunity to Consult will be held on Wednesday, July 13, 2016 at 10am in the Administrative Offices of Bettendorf City Hall, located at 1609 State Street. If you have thoughts, or cannot make the meeting, please feel free to contact me with any questions. I will be happy to oblige.

Additionally, per Iowa Code, a hard copy of the Resolution setting the date for the Opportunity to Consult, and the proposed Development Agreement will be mailed to each of the taxing entities; and as a courtesy, hard copies will be hand delivered as well.

Thank you!

A handwritten signature in black ink, appearing to read "J. Reiter".

Jeff Reiter
Economic Development Director
City of Bettendorf

RESOLUTION SETTING A DATE FOR A PUBLIC HEARING AND
OPPORTUNITY TO CONSULT TO CONSIDER A
DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BETTENDORF AND
CDCQC, LLC, FOR REDEVELOPMENT OF 900 SPRUCE HILLS DRIVE

WHEREAS, the City of Bettendorf has identified the redevelopment of The Lodge property as a Top Priority for 2016, and

WHEREAS, The Lodge Hotel is located in the City of Bettendorf's established Urban Renewal Zone #3, and

WHEREAS, CDCQC, LLC. (the developer) has approached the City of Bettendorf with a redevelopment proposal for this property, and

WHEREAS, the Developer and the City of Bettendorf have prepared a proposed Development Agreement which includes a rebate to the Developer in the form of tax increment financing, and

WHEREAS, the City Council has determined the public purpose will be accomplished by the creation of new businesses that generate public gains and benefits as mandated by Section 15A of the Code of Iowa.

NOW, THEREFORE IT BE RESOLVED BY THE CITY OF BETTENDORF:

1. That July 13, 2016 at 10am in the Bettendorf City Hall Administrative Offices is here by established as the date, time and location for an opportunity to consult with the local taxing bodies; and
2. That July 19, 2016 at 7pm in the Bettendorf City Hall Council Chambers at 1609 State Street is hereby established as the date, time and location for a public hearing for a proposed Development Agreement including Tax Increment Financing District between the City of Bettendorf and CDCQC, LLC.

Passed, Approved and Adopted this 5th day of July, 2016.

Mayor Robert Gallagher, Jr.

Attest:

Decker P. Ploehn, City Clerk

DEVELOPMENT AGREEMENT

This Development Agreement is entered into between the City of Bettendorf, Iowa, an Iowa Municipal Corporation (City), and CDCQC, LLC, an Iowa Limited Liability Company (Developer), as of the ____ day of _____, 2016.

RECITALS

WHEREAS, Developer owns certain property, more specifically described on Exhibit A attached hereto (Property), which is located within the Urban Renewal Area #3, and upon which the Developer intends to construct commercial facilities (Project(s)) on the Property; and

WHEREAS, a Development Agreement was approved in April, 2014, between the City of Bettendorf and Spruce Hills Investment Partners, LLC, with the City agreeing to provide tax increment financing (TIF) rebates as support for a proposed development project on this Property; and

WHEREAS, Spruce Hills Investment Partners was not able to complete the prior project as proposed and Developer has purchased the Property and intends to construct a new Project or Projects within the site; and

WHEREAS, by approving this Agreement, the City hereby terminates the prior Agreement with Spruce Hills Investment Partners and repeals Resolution No. 67-14 and Ordinance No. 11-14; and

WHEREAS, the Project(s) will not occur without financial assistance from the City of Bettendorf; and

WHEREAS, the parties intend that this Agreement be considered a preliminary Development Agreement with additional, more specific terms being negotiated at the time the Project(s) are presented in final form; and

WHEREAS, under Chapter 15A of the State Code, the City is required to determine that a public purpose will reasonably be accomplished and the City Council so FINDS that jobs will be preserved and expanded and tax base increased as a result of the agreement signed herein; and

WHEREAS, under Chapter 403 of the State Code, the City may enter into development agreements to attract and retain businesses to strengthen and revitalize the economy of the State of Iowa and the City of Bettendorf; and

WHEREAS, Chapters 15A and 403 of the Code of Iowa authorize cities to provide grants, loans, guarantees, tax incentives and other financial assistance to or for the benefit of private persons.

NOW, THEREFORE, the parties hereto agree as follows:

Section 1. Developer Obligations.

Developer agrees to demolish at its expense any existing buildings that are not intended to be rehabilitated. Demolition shall commence on or before October 1, 2016. Any buildings that remain on the site shall be protected from the elements and maintained in such a manner as to ensure that they do not become a public nuisance. Should demolition not commence within the required timeframe, and be diligently completed, City may pursue any lawful means to enforce demolition of the existing buildings.

Developer shall undertake future development work, consisting of but not limited to the installation of new buildings for commercial or mixed uses, and, if necessary, infrastructure improvements on or adjacent to the Property within existing easements or rights of way. All infrastructure improvements shall comply with City ordinances and engineering requirements.

Developer may subdivide the Property into multiple lots in furtherance of its plans for commercial development or mixed use. Any subdivision of the Property shall require formal platting, with all costs of the replatting being paid by Developer. Platted lots may be retained by Developer, or sold to a third party. Developer anticipates that development of the Property will take 60 months or less.

Developer agrees that any buildings constructed on the Property during the term of this Development Agreement shall adhere to the design and performance standards identified in the MRCOD overlay district or shall be developed under a Planned Unit Development District with design standards being incorporated into the Development Plan submitted under the PUD. The parties recognize that this is a highly visible site with excellent frontage along the I-74 corridor. As such, the parties agree that both the street frontage and the interstate frontage shall be developed in an attractive, consistent manner.

Section 2. Development Restrictions.

It is anticipated that the final development will incorporate a number of mixed uses, with residential as a possible component of the overall Project. Developer may request that the City's Comprehensive Plan, land use map, and zoning map be amended to allow for such a mixed use development within the Property. Upon receipt of such request, the City agrees to cause the necessary proceedings to be commenced to consider such amendments.

Developer understands that City does not provide incentives for residential developments and if there is a significant residential component as part of the overall development, the TIF Rebate described below may be reduced and additional procedural requirements may need to be followed as required by Chapter 403 of the Iowa Code.

Section 3. Economic Development Payments.

The City agrees to make tax increment rebate payments (TIF Rebate) to Developer in support of this Project. The TIF Rebate shall be paid only from the tax incremental revenues derived from the Project for the term of this Agreement, pursuant to Chapters 15A and 403 of the Code of Iowa. For the purposes of this Agreement, the tax incremental revenues derived from the Project shall mean only the taxes available for division by the City under the Urban Renewal Law in excess of the base year assessment.

Developer shall be entitled to the TIF Rebate that accumulates for the entire Property, regardless of changes in ownership of any individually platted lots. It shall be up to the Developer to determine whether the TIF Rebate shall pass through to the individual lot owners. If the Property is subdivided, each tax parcel may constitute a separate Project and be awarded its own TIF Rebate stream.

The TIF Rebates shall be made on December 1st and June 1st of each fiscal year, and shall continue for a period of at least ten (10) years of taxes. Developer shall be entitled to receive ten (10) years of full TIF Rebate, plus any partial TIF Rebates that may accumulate during the period within which the Project or Projects are under construction. In any event, a TIF Rebate shall not exceed a maximum of twelve (12) years of payments.

On or about November 1st of each year, the Developer shall report to the City the status of payment of all property taxes then due on the Property and certify to the City the development costs associated with the Project(s). On December 1st of each year, and based upon the Developer's

certification to the City, the City shall certify said amount to the county auditor pursuant to Iowa Code Section 403.19(6) as debt incurred within the District (as established by the Tax Increment Financing Ordinance).

The TIF Rebate shall begin when Developer provides notice to the City that certification to the county auditor is appropriate. Said notification by Developer shall not occur until all necessary zoning and site plan review processes have been completed. In the event that such notification does not occur, the TIF Rebate, and the ten (10) year window under which those payments can be received, shall automatically begin 60 months from the date of the signing of this Agreement. If this automatic commencement date occurs, Developer shall only be entitled to ten (10) years of TIF Rebate, irrespective of any partial construction years. The TIF Rebates to the Developer are subject to the timely payment of property taxes by the Developer or other owners of the Property.

Developer agrees to execute a Minimum Assessment Agreement for the Property in an amount to be agreed upon when the Project begins construction. The amount of the Minimum Assessment Agreement shall be equivalent to a reasonable assessed value as agreed upon by the City, Developer and Scott County Assessor. Said Minimum Assessment Agreement shall be in full force and effect for the duration of the TIF Rebates on the Property and shall run with the land.

Section 4. Term of Agreement.

The tax increment revenues described in Section 3 above shall accumulate and be available for rebate through the life of the TIF Rebate stream. This Agreement shall terminate once all TIF Rebates have concluded.

Section 5. Right of Non-Appropriation.

Notwithstanding anything in this Agreement to the contrary, the obligation of the City to pay any installment of the TIF Rebate from the Pledged Tax Increment Revenues described in Section 3 hereto shall be an obligation limited to currently budgeted funds, and not a general obligation or other indebtedness of the City or a pledge of its full faith and credit within the meaning of any constitutional or statutory debt limitation, and shall be subject in all respects to the right of non-appropriation by the City Council of the City as provided in this section. The City may exercise its right of non-appropriation as to the amount of the TIF Rebates to be paid during any fiscal year during the term of this Agreement without causing a termination of this Agreement. The right of non-appropriation shall be exercised only by an ordinance approved by two thirds (2/3) of the City Council affirmatively declaring the City's election not to appropriate funds otherwise required to be paid in the next fiscal year under the Development Agreement. The vote for non-appropriation shall require three prior separate readings at regularly-scheduled City Council meetings, with no suspension of the rules or shortening the timing of the readings or approvals.

In the event the City Council of the City elects to not appropriate sufficient funds in the budget for any future fiscal year from the Pledged TIF Rebate described in Section 3 hereto for the payment in full of the installments on the TIF Rebate due and payable in that fiscal year, then the City shall have no further obligation to the Developer for the payment of all installments due in the next fiscal year which cannot be paid with the funds then appropriated for that purpose.

The right of non-appropriation reserved to the City in this Section is intended by the parties, and shall be construed at all times, so as to ensure that the City's obligation to pay future installments on the TIF Rebates shall not constitute a legal indebtedness of the City within the meaning of any applicable constitutional or statutory debt limitation prior to the adoption of a budget which appropriates funds for the payment of that installment or amount. In the event that any of the provisions of this Agreement are

determined by a court of competent jurisdiction to create, or result in the creation of, such a legal indebtedness of the City, the enforcement of the said provision shall be suspended, and the Agreement shall at all times be construed and applied in such a manner as will preserve the foregoing intent of the parties, and no event of default shall be deemed to have occurred as a result thereof. If any provision of this Agreement or the application thereof to any circumstance is so suspended, the suspension shall not affect other provisions of this Agreement which can be given effect without the suspended provision, and to this end the provisions of this Agreement are severable.

Section 6. Assignment.

This Agreement may not be amended or assigned by either party without the express permission of the other party. However, the City hereby gives its permission that the Developer's right to receive the TIF Rebate hereunder may be assigned by the Developer to a private lender, as security, or to another entity which is controlled by the Developer, without further action on the part of the City.

The City agrees, further, not to unreasonably withhold its permission upon receipt of a request from the Developer for assignment of all or any portion of its rights and obligations hereunder to any other party and to either approve or deny such request within sixty (60) days after receipt of such request by the City Council.

Section 7. Successors and Assigns.

This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties.

Section 8. Governing Law.

This Agreement shall be deemed to be a contract made under the laws of the State of Iowa and for all purposes shall be governed by and construed in accordance with the laws of the State of Iowa.

Section 9. Jury Trial Waiver.

The parties hereto, after consulting or having had the opportunity to consult with counsel, knowingly, voluntarily, and intentionally waive any right they may have to a trial by jury in any litigation based on or arising out of this agreement or instrument, or any related instrument or agreement, or any of the transactions contemplated hereby or any course of conduct, dealing, statements, whether oral or written, or action of any party hereto. No party shall seek to consolidate by counterclaim or otherwise, any such action in which a jury trial has been waived with any other action in which a jury trial cannot be or has not been waived. These provisions shall not be deemed to have been modified in any respect or relinquished by any party hereto except by a written instrument executed by all parties.

The City and the Developer have caused this agreement to be signed, and the City's seal to be affixed, in their names and on their behalf by their duly authorized officers, all as of the day and date written above.

CITY OF BETTENDORF

By:
Its: Mayor

Attested by:

By:
Its: City Clerk

CDCQC, LLC

By:
Its:

EXHIBIT A

Street Address: 900 Spruce Hills Drive

City: Bettendorf

County: Scott

LEGAL DESCRIPTION

Lot 1 in Jumer's Castle Lodge Addition, an addition to the City of Bettendorf, Iowa; in the County of Scott and State of Iowa; Also Lot 2 in Summit Hills Commercial Park Fifth Addition to the City of Bettendorf, Scott County, Iowa; Also, that former highway conveyed by grant from the State of Iowa Recorded March 3, 1993, as document no. 4914-93 Described as follows: To-Wit: Part of the Southeast ¼ of Section 17, Township 78 North, Range 4 east of the 5th Principal Meridian, City of Bettendorf, Scott County, Iowa, more particularly described as follows: Beginning at the Southerly most corner of Lot 1, Jumer's Castle Lodge Addition to the City of Bettendorf, Iowa, said point being on the existing right-of-way line of I-74; thence South 16 ° 32 minutes 41 seconds west, 15.12 feet (for purposes of this legal description, the Southerly line of said Lot 1 is assuming to bear north 80 ° 45 minutes 02 seconds west); thence North 80 ° 45 minutes 02 seconds West, 170.06 feet; thence North 57 ° 06 minutes 16 seconds West, 79.65 feet; thence North 50 ° 11 minutes, 56 seconds West, 124.44 Feet to a point on the existing right-of-way line of I-74; thence South 57 ° 07 minutes 02 seconds East 200.04 Feet along said right-of-way line; thence South 80 ° 45 minutes 02 seconds East, 168.84 Feet along said right-of-way line to the said point of beginning.

URBAN RENEWAL PLAN
CITY OF BETTENDORF
IOWA

April, 1990
As Amended

URBAN RENEWAL PLAN

The State Code of Iowa authorizes cities to establish urban renewal plans for portions of the city requiring special governmental attention. Such areas may be vacant ground, suitable for economic development or expansion, developed commercial or industrial areas needing an infusion of funds for redevelopment and expansion, and residential areas where focused governmental action can halt and reverse trends of decay or deterioration.

This plan has been prepared to fulfill the requirements of Chapter 403 of the State Code of Iowa. It is intended to establish a basis for an Urban Renewal Area, for the purpose of using eminent domain and/or tax increment financing to promote development and redevelopment.

When considering specific development proposals the provisions of this Plan can be utilized to determine whether the proposed development merits assistance from the City in terms of land assembly, special financing or any type of tax abatement or tax increment mechanisms. If the City finds the proposed project to be complimentary to the plan's goals and objectives, it may approve the use of the various incentive mechanisms to make the project a reality.

This plan is broken into three distinct areas. The area boundaries and the purpose of the districts will be detailed below.

DISTRICT ONE-Grant and State Street Corridor

Attached hereto and labeled District One is the legal description for District One.

STATEMENT OF DEVELOPMENT OBJECTIVES

This area composes the downtown area of the city and the site occupied by the former J. I. Case manufacturing plant. With the closure of the J. I. Case plant, many jobs were lost. The Grant and State St. commercial area, suffering from decreased traffic, did not grow. Some decay in this portion of the city can be seen.

Accordingly, it is the intent of the city to strengthen its economy, alleviate and prevent conditions of unemployment, and stimulate the development of the city by the encouragement and assistance of industrial and commercial enterprises within this district.

POWERS TO ACHIEVE OBJECTIVES

The city may exercise any or all of the following in its attempt to meet the objectives above:

1. Use of federal, state, or city funds, either in combination or singly, to create incentives for location, remodeling, or expansion of enterprises within the district.
2. Acquisition, development or redevelopment, including site clearance, and disposition of real property within the district.
3. Relocation or vacation of public right-of-way or easements within the district.
4. Construction or reconstruction of public improvements.
5. Any other act pursuant the authority granted by Chapter 403, State Code of Iowa.

TIME TABLE FOR IMPLEMENTATION OF URBAN RENEWAL PLAN

At least one developer in District One has based his plans for property within the district upon the tax increment financing. No such financing can be arranged until the city develops a plan and a project within the boundaries established by the plan. Accordingly, it is the belief of the city that this plan should be enacted with all deliberate speed. Further, that projects based upon the guidelines established in the plan be developed and implemented.

However, the need for municipal action in all three districts established is important and should be implemented as suitable projects arise. As a practical matter, it is anticipated that the city will see first redevelopment activity in District One, action in District Two as Federal Community Development Block Grants become available, and ongoing activity in District Three.

RELOCATION PLAN

The City of Bettendorf, if a recipient of federal funds, to aid in economic development projects which cause persons or businesses to be relocated from existing structures within the Urban Renewal areas that are subject to the release of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, will follow the same.

Specifically, the Plan for this District calls for:

1. Development of the District consistent with sound planning principles and the City's Comprehensive Land Use Plan.
2. Increased employment within the District.
3. Harmonious growth consistent with the needs of the City as a whole.
4. Provision for the modification or installation of public improvements necessary to support proposed renewal projects.
5. Stabilize property values by the reduction/elimination of blight and decay within the District.
6. Encourage the use of good architectural and landscape design in the project area.
7. Aid in redevelopment of site to promote quality projects, as necessary.

POWERS TO ACHIEVE OBJECTIVES

The City may exercise any or all of the following in its attempt to meet the objectives above:

1. Use of federal, state or city funds, either in combination or singly, to create incentives for locations, remodeling, or expansion of enterprises within the district.
2. Acquisition of land, including payment of relocation costs.
3. Demolition and site clearance.
4. Rehabilitation, development, or redevelopment of existing sites within the district.
5. Disposition of property, including public right-of-way and easements.
6. Construction or reconstruction of public improvements.
7. Any other act pursuant to authority granted by Chapter 403, State Code of Iowa.

All actions taken by the City or any developer pursuant this Plan shall be subject to the Building and Zoning Codes of the City, as well as the Comprehensive Land Use Plan.

DISTRICT 2-Central City Residential Rehabilitation

Attached hereto and labeled District Two (and broken down further into 2A and 2B) is the legal description for District Two.

STATEMENT OF DEVELOPMENT OBJECTIVES

The majority of property within District Two is single family residential homes. Most of the houses within the District are smaller, older homes, owned by low income or retired residents of the city. Many homes are showing signs of neglect or decay. It is the intention of the city to secure federal or state monies, and provide a city match of funds when needed, to begin a program of rehabilitation of those homes, stabilizing property values within the city, and increase the number of persons moving into the city by assisting in providing sound housing at affordable prices. Specifically, the plan calls for:

1. Continuing and vigilant enforcement within the District of applicable laws, codes, ordinances and regulations of the City of Bettendorf and the State of Iowa.
2. Application for Community Development Block Grants from the federal and state governments targeting those residences and residents most in need.
3. In conjunction with the above, designing standards to rate applications for such funds as may become available.
4. To establish whatever conditions are appropriate for repayment in the event of non-use or mis-use of granted funds.
5. Upon completion of rehabilitation, each activity must be safe and sound in all physical respects and be refurbished and altered so as to bring the property to a desirable market condition, although the precise rehabilitation specifications will be determined in each instance to meet these goals.

POWERS TO ACHIEVE OBJECTIVE

1. Construction or reconstruction of public improvements.
2. Acquisition, demolition and related site clearance, and disposition of development property (although it is not anticipated presently that rehabilitation of residential property will require city acquisition).
3. Rehabilitation and conservation of existing housing stock.
4. Vacation and dedication of public rights-of-way and easements.
5. The use of any or all other powers granted by Chapter 403, State Code of Iowa to redevelop, develop, and provide for improved economic conditions and health and welfare of the residents within the district and the City of Bettendorf.

All actions taken by the City or any developer pursuant this Plan shall be subject to the Building and Zoning Codes of the City as well as the Comprehensive Land Use Plan.

DISTRICT 3-Utica Ridge Development Plan

Attached hereto and labeled District Three is the legal description for District Three.

STATEMENT OF DEVELOPMENT OBJECTIVES

This area is composed of office buildings, high technology, light industry, and undeveloped ground. It is the intention of the city to foster interest in the district by promoting new business development and expansion of current businesses.

Action by the city within the district will strengthen the overall economy of the city, reduce conditions of unemployment, and stimulate development within the city.

Specifically, this plan for the district calls for:

1. Development of the district consistent with sound planning principles and the City's Comprehensive Land Use Plan.
2. Increased employment within the district.
3. Harmonious growth consistent with the needs of the city as a whole.
4. Provide for the modification or installation of public improvements necessary to support proposed projects.
5. Encourage the use of good architectural and landscape design in the project area.

All action taken by the city or and developer pursuant this Plan shall be subject to the Building or Zoning Codes of the city, as well as the Comprehensive Land Use Plan.

AN ORDINANCE REVISING THE
TAX INCREMENT FINANCING DISTRICT
LEGAL DESCRIPTION ESTABLISHED BY ORDINANCE 36-90

Be it enacted by the City Council of the City of Bettendorf, Iowa:

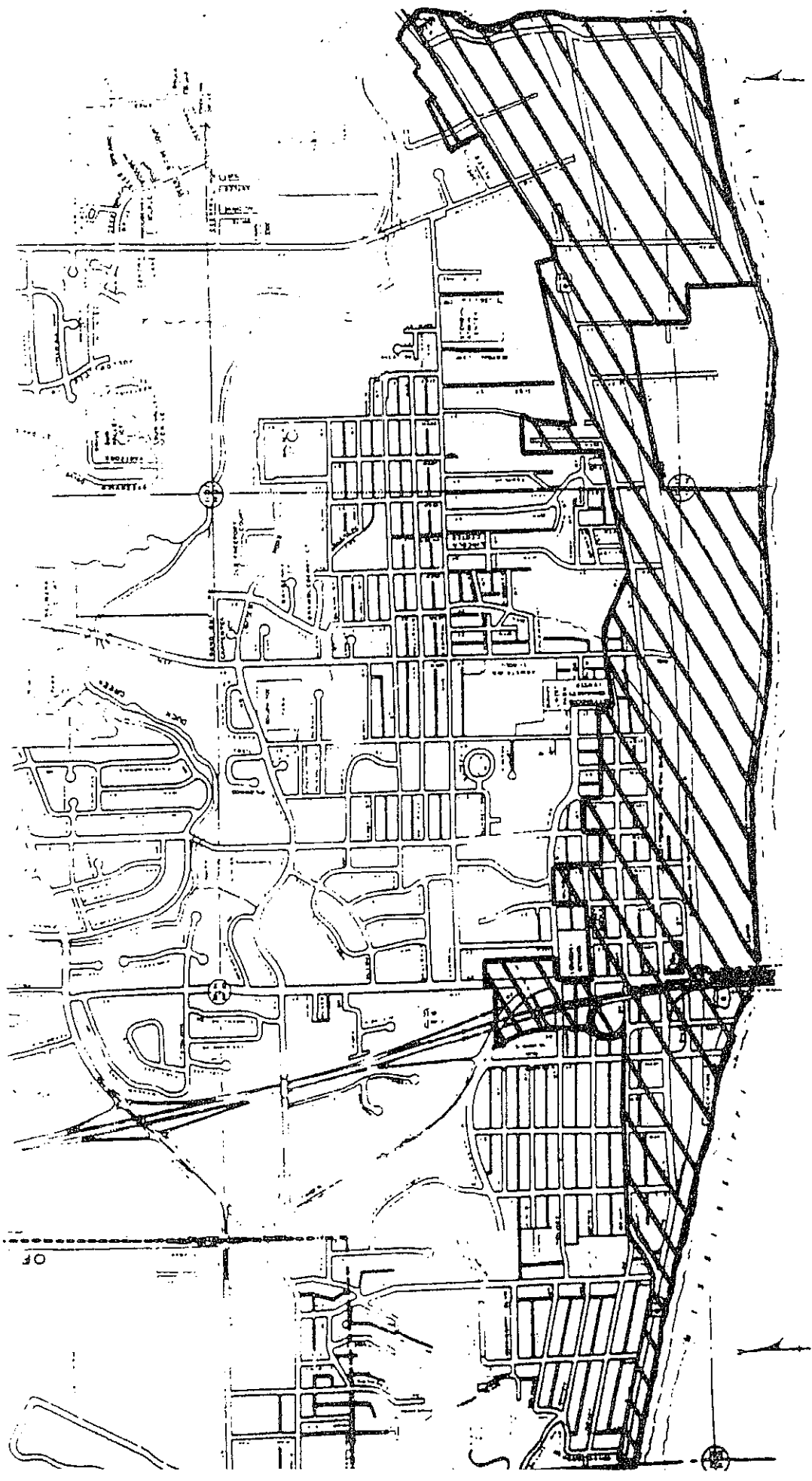
Section One. That Exhibit I of Ordinance 36-90, as amended, entitled "AN ORDINANCE PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE BETTENDORF URBAN RENEWAL PROJECT AREA, IN THE CITY OF BETTENDORF, COUNTY OF SCOTT, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF BETTENDORF, COUNTY OF SCOTT, BETTENDORF COMMUNITY SCHOOL DISTRICT AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY SAID CITY IN CONNECTION WITH SAID URBAN RENEWAL DEVELOPMENT PROJECT" is hereby deleted and the following substituted therefor:

DISTRICT ONE

Commencing at the intersection of the west corporate limits of the City of Bettendorf, Scott County, Iowa and the north R.O.W. of River Drive, which is the point of beginning for the tract herein described; thence easterly along the north R.O.W. of said River Drive to its intersection with the north R.O.W. of Grant Street; thence northeasterly along a curve and easterly along the north R.O.W. of Grant Street to its intersection with the west R.O.W. of 13th Street; thence northerly along the west R.O.W. of 13th Street to its intersection with the centerline of Kimberly Road; thence easterly along the centerline of Kimberly Road to the west R.O.W. of 14th Street; thence north to a point 274.66 feet south of the southerly R.O.W. of Central Avenue; thence east to the east R.O.W. of 14th Street and continuing east 191.78 feet; thence south 95 feet; thence east to the easterly property line of the property described in a deed recorded at the Recorder's Office, Scott County Courthouse as record number 7987-84; thence south along said property line 312.86 feet; thence west 24.1 feet; thence south 222 feet; thence east 9 feet, more or less; thence south to the south R.O.W. of Mississippi Boulevard; thence west to the east R.O.W. of 14th Street; thence south to the north R.O.W. of Brown Street; thence east to the west R.O.W. of 16th Street; thence north to the south R.O.W. of Mississippi Boulevard; thence east to the east R.O.W. of 17th Street; thence south to the south R.O.W. of Brown Street; thence south to the south line of lot 6 of block 4 of Bettendorf Improvement Company; thence east to the east R.O.W. of 18th Street; thence south to the north R.O.W. of Grant Street; thence east to the west R.O.W. of 19th Street; thence north to the north line of lot 16 of block 6 of Bettendorf Improvement Company; thence east to the east R.O.W. of 21st Street; thence south to the north R.O.W. of Grant Street; thence easterly along the north R.O.W. of Grant Street to its intersection with the north R.O.W. of State Street; thence northeasterly along the north R.O.W. of State Street to the west line of Duggleby's

Subdivision; thence north along said west line to a point 401 feet more or less south of the southwest corner of Outlot A, Adams Acres subdivision; thence east 195.53 feet; thence north to the southwest corner of Lot 22, Duggleby's Subdivision; thence east 227.36 feet to a point in the centerline of 30th Street, thence southwesterly along said centerline to the northeast corner of Lot 1, Arias Subdivision; thence south along the east line of said subdivision 419.02 feet to the south line of said subdivision; thence southwest along said south line to the west line of Lot 12 of Duggleby's Subdivision 49.32 feet; thence south along said west line 60 feet to the south line of said lot; thence northeast 334.57 feet along the south line of lot 12 and 11 of said subdivision to the east line of said subdivision; thence south to the northwest corner of Lot #2, Mohr's 3rd Subdivision; thence northeasterly along the north line of said lot #2; thence northerly 50 feet; thence northeasterly 271.5 feet; thence northerly 16.09 feet; thence southeast along the northerly lot line of Lot 1 of McDonnells First Addition a distance of 100.46 feet; thence northeasterly along the northerly line of said lot 348.40 feet more or less to the east line of said lot; thence south along said east line to the north right-of-way of State Street; thence northeasterly along the north right-of-way of State Street to the westerly line of Lot 1, Van Pelts Addition; thence north along said lot line to the northwest corner of said Lot 1; thence east along the northerly property line of said lot to the easterly property line of said lot; thence south along the easterly line of said lot 182.32 feet to the north R.O.W of State Street; thence northeasterly along the north R.O.W of State Street to the southwest corner of Creek Hill Addition; thence north to the northwest corner of lot #3, Creek Hill Addition; thence north 68 degrees 20 feet east 453.93 feet to the northeast corner of Lot #18, Creek Hill Addition; thence south 21 degrees east 10 feet more or less; thence north 51 degrees 3 minutes east 296.55 feet; thence south 21 degrees 19 minutes east to a point 200 feet from the north line of state street; thence northeasterly 280 feet more or less; thence southeasterly 200 feet to the northerly right of way of State Street; thence northeasterly along said R.O.W. to the southwest corner of Creek Hill East Addition; thence north along the westerly line of said addition to the north line of said addition; thence along the north line of said addition to the centerline of Duck Creek; thence southerly along the centerline of Duck Creek to the north meanders of the Mississippi River; thence westerly along the meanders of the Mississippi River to the east line of the Southwest Quarter of Section 29-78-4; thence north along said line to the southerly line of the D.R.I. & N.W. R.Y. R.O.W.; thence westerly along said line to the west corporate limit of the City of Bettendorf; thence north to the P.O.B.; except that portion described as follows:

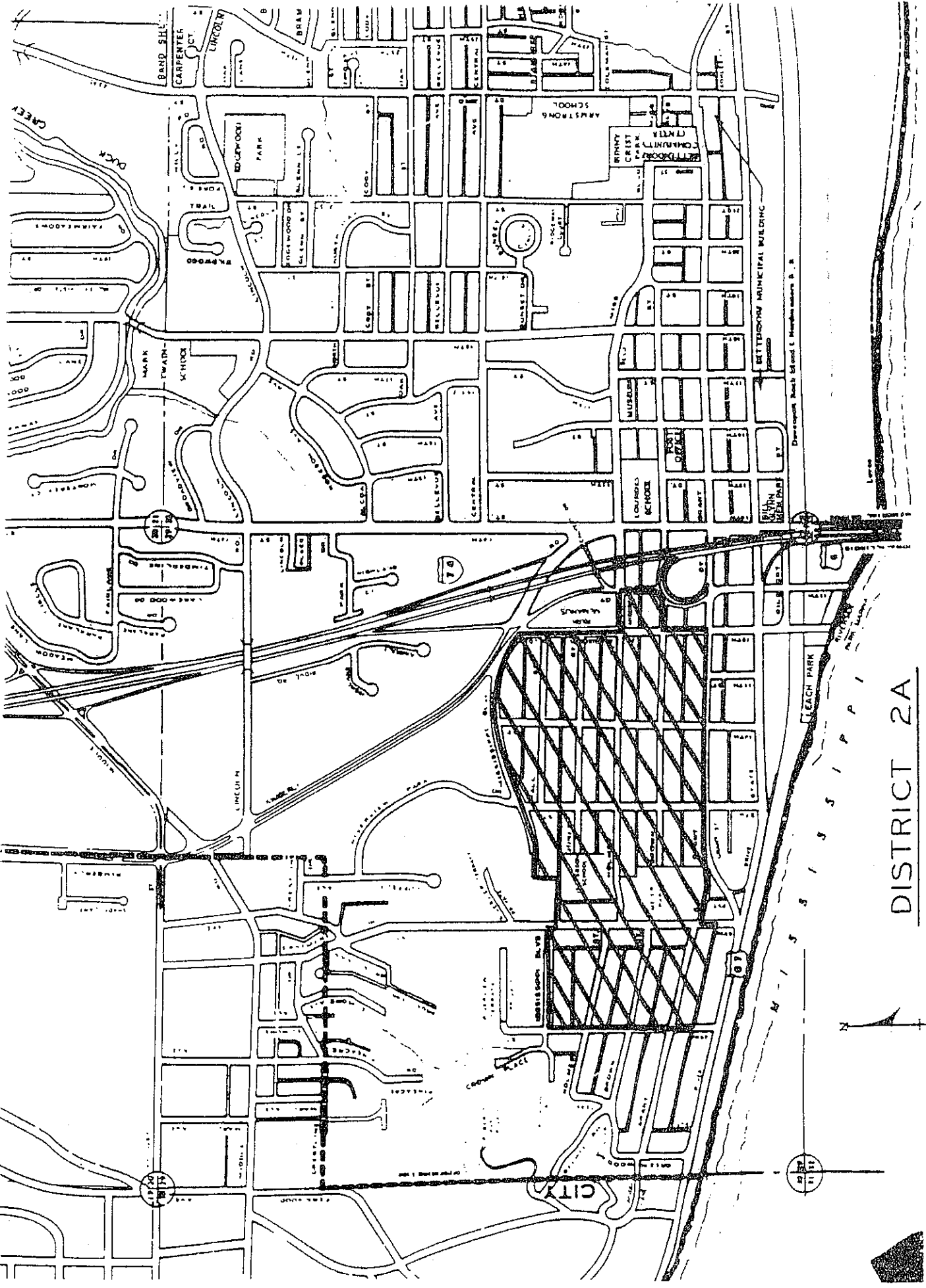
Commencing at the intersection of the south R.O.W of DRI & NW RY and the west R.O.W. of 33rd Street; thence south along the westerly ROW of 33rd street 50.84' to the point of beginning; thence, south 698.46 feet; thence east 250 feet; thence south to the meanders of the Mississippi River; thence westerly along the meanders of the Mississippi River to a point approximately 50 feet east of the west line of Section 34-78-4; thence north to a point 50.54' south of the DRI&NW RY, being the south R.O.W. of Depot Street; thence northeasterly along the south R.O.W. of Depot Street and parallel to the DRI&NW RY to the P.O.B.



DISTRICT 1

DISTRICT 2A

Commencing at the point of beginning, which is the intersection of the west R.O.W. of 4th Street and the centerline of Mississippi Boulevard; thence east along said centerline to the west R.O.W. of 6th Street; thence south 78'; thence east 334' along the north alley R.O.W. north of Jefferson School; thence north to the centerline of Mississippi Boulevard; thence northeasterly along the centerline of Mississippi Boulevard to the centerline of 12th Street; thence south along the centerline of 12th Street to the south R.O.W. of Holmes Street; thence east along said R.O.W. to the west R.O.W. of 13th Street; thence south to the south R.O.W. of Brown Street; thence west to the west R.O.W. of 12th Street; thence south to the north R.O.W. of Grant Street; thence west along the north R.O.W. of Grant Street and the extension south of Meier Park to the west R.O.W. of 6th Street; thence south to the centerline of the alley between Grant Street and River Drive; thence northwesterly along the alley centerline to the west R.O.W. of 4th Street; thence north to the P.O.B.



DISTRICT 2A

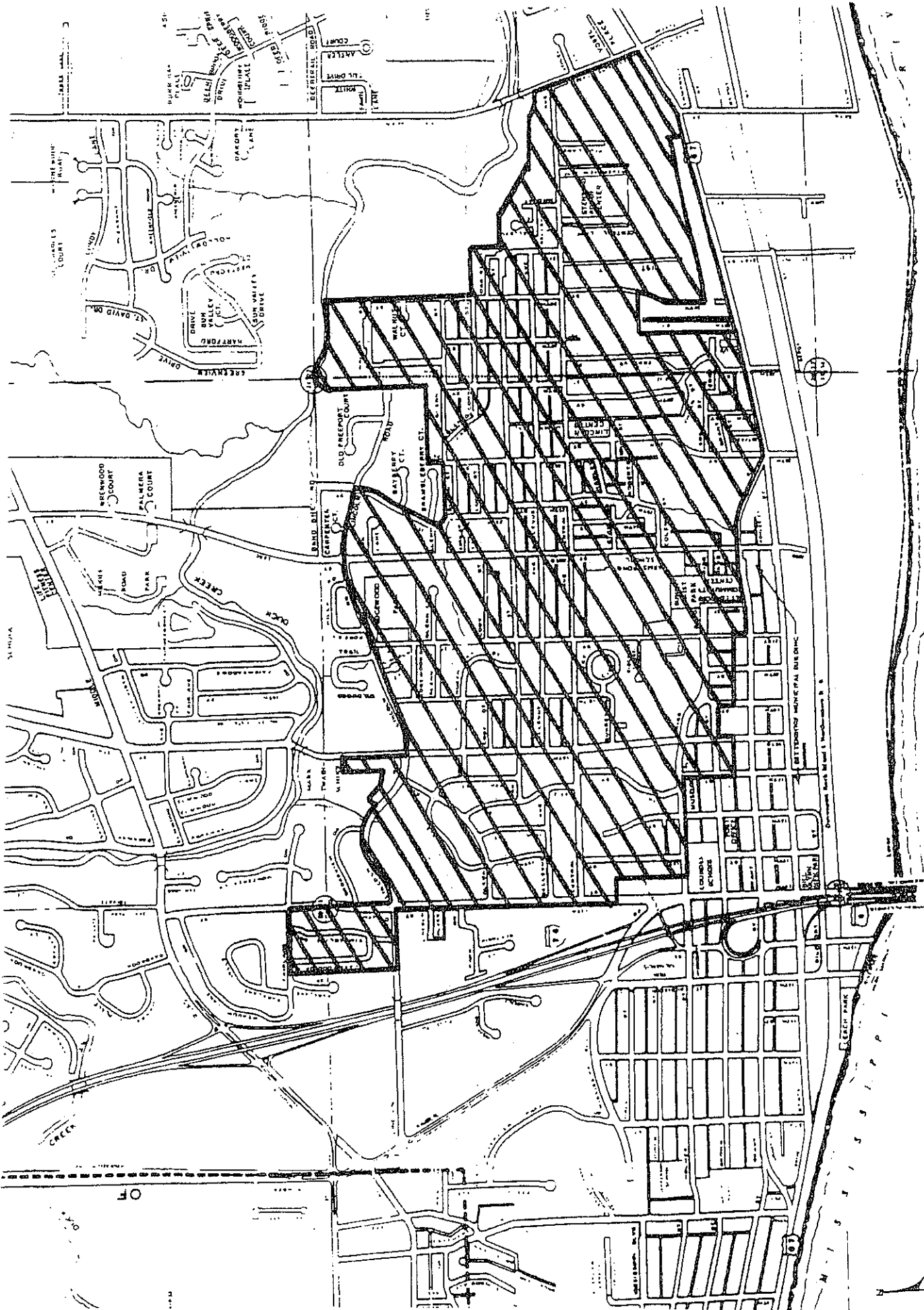


DISTRICT 2B

Commencing at a point on the west R.O.W. of 14th Street, which is 300' south of the centerline of Central Avenue and is the P.O.B.; thence west 239.15'; thence south 100'; thence east 14'; thence south 312.8'; thence west 24.1'; thence south 222'; thence east 9'; thence south to the south R.O.W. of Mississippi Boulevard; thence west to the east R.O.W. of 14th Street; thence south to the north R.O.W. of Brown Street; thence east to the west R.O.W. of 16th Street; thence north to the south R.O.W. of Mississippi Boulevard; thence east to the east R.O.W. of 17th Street; thence south to the south R.O.W. of Brown Street; thence south 150'; thence east 712.8' to the east R.O.W. of 19th Street; thence 5.25'; thence east to the east R.O.W. of 21st Street; thence south to the north R.O.W. of Grant Street; thence easterly along the north R.O.W. of Grant Street to its intersection with the north R.O.W. of State Street; thence northeasterly along the north R.O.W. of State Street to a point 150.06' west of the west R.O.W. of 29th Street; thence north 891'; thence east to the east R.O.W. of 29th Street; thence south 25'; thence east 207.36'; thence southwest 122.47'; thence east 20'; thence south 419.02'; thence southwest 49.32'; thence south 60'; northeast 334.57'; thence south to the northwest corner of lot#2, Mohr's 3rd Subdivision; thence northeast along the north line of said lot #2; thence north 50'; thence northeast 271.52'; thence north 16.09'; thence southeast 100.46'; thence northeast 528.42'; thence north 84.72'; thence east 206.48'; thence south 182.32' to the north R.O.W. of State Street; thence northeasterly along the north R.O.W. of State Street to the west R.O.W. of Devils Glen Road; thence north northwesterly along the said west R.O.W. to a point 199.5' north of the north R.O.W. of Central Avenue; thence north 86° 06' west, 252.5'; thence north 42° 10' west, 109.00'; thence south 89° 15' west 386.2'; thence north 62° 55' east 668'; thence north 89° 29' east 200'; thence south 10'; thence east 130'; thence north 275'; thence east along the north line of Siegle's 2nd Addition to the east R.O.W. of 30th Street; thence north along said east R.O.W. to the centerline of Duck Creek; thence westerly along the centerline of Duck Creek to the northwest corner of Section 27-78-4; thence west 99'; thence south to a point 264' north of the north R.O.W. of Glenn Street; thence west 755.50' to the east line of Brambleberry 1st Addition; thence south to the south line of said addition; thence west along the south line of Brambleberry 1st Addition to the east R.O.W. of 25th Street; thence northeasterly along the east R.O.W. of 25th Street to the south R.O.W. of Lincoln Road; thence westerly along said south R.O.W. to the west R.O.W. of 18th Street; thence north along said west R.O.W. approximately 573'; thence west 125'; thence south 395'; thence north 75° 33' 52" wide 111.63'; thence north 46° 34' west 200'; thence south 43° 20' 10" wide 149.39' to the north R.O.W. of Lincoln Road; thence southeasterly along said north R.O.W. to the centerline of 14th Street; thence north along said centerline to the centerline of Fairlane Drive; thence west along said centerline to a point 25' north of the northwest corner of lot #5, Harvey's 4th Timberline Addition;

DISTRICT 2B

thence south along the west line of Harvey's 4th, 2nd and 1st
Timberline Additions to the south R.O.W. of Lincoln Road; thence
east along said south R.O.W. to the west R.O.W. of 14th Street;
thence south along said west R.O.W. of 14th Street to P.O.B.



DISTRICT 2B

DISTRICT 3

Commencing at the point of beginning which is the intersection of the west R.O.W. of Utica Ridge Road and the corporate limit of the city of Bettendorf, Scott County, Iowa; thence southerly along said west R.O.W. of Utica Ridge Road to its intersection with the centerline of Spruce Hills Drive; the westerly along the centerline of Spruce Hills Drive to the west corporate limits of the city of Bettendorf; thence following the corporate limit line north and east to the P.O.B.

BOARD OF SUPERVISORS

600 West Fourth Street
Davenport, Iowa 52801-1030

Office: (563) 326-8749

E-Mail: board@scottcountyiowa.com



JIM HANCOCK, Chair
CAROL EARNHARDT, Vice-Chair
DIANE HOLST
BRINSON L. KINZER
TOM SUNDERBRUCH

Draft Draft Draft

July 26, 2016

Mayor Robert Gallagher, Jr.
Bettendorf City Council Members
Bettendorf City Hall
1609 State Street
Bettendorf, IA 52722

RE: **City of Bettendorf's proposed Tax Increment Financing (TIF) for CDCQC, LLC on Lots 1 of Jumer's Castle Lodge Addition, Lot 2 Summit Hills Commercial Park 5th Addition and other adjacent property located at Spruce Hills Drive, Utica Ridge Road and I-74.**

Dear Mayor Gallagher and Council Members:

Thank you for the opportunity to comment on the proposed creation of the tax increment financing (TIF) plan for the redevelopment of the Lodge Hotel site. The Scott County Board of Supervisors has reviewed the information provided to our TIF Review Committee by Jeff Reiter, Bettendorf Director of Economic Development. The Board supports the use of TIF as tool to offset the extraordinary development costs associated with the demolition of the hotel structure and the redevelopment of this blighted area. The Board has also supported the use of TIF as an economic development incentive for the creation of quality, primary jobs that are deemed to add real value to the Quad Cities economy and provide new employment opportunities. The Board has not supported the use of TIF as an economic development incentive for retail or service sector businesses that compete with other existing businesses for the same Quad Cities Area markets.

The Board understands that the TIF payments will be made to the developer only for taxable valuation developed within the first five (5) years and only for appropriate projects that meet with the approval of the Bettendorf City Council and that the payments will be for a term limited to ten (10) years. As presented, the Board of Supervisors believes this proposed use of TIF is appropriate in so far as it is to rebate to the developer the extraordinary demolition costs involved with redeveloping this site.

The Scott County Board of Supervisors hopes to continue the spirit of cooperation with the City of Bettendorf on economic development projects and we look forward to working with you in the future.

Sincerely,

Jim Hancock, Chairman
Scott County Board of Supervisors

cc: Scott County Board of Supervisors
Mahesh Sharma, Scott County Administrator
Decker Ploehn, Bettendorf City Administrator

PLANNING & DEVELOPMENT

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



Item 10
07-26-16

Timothy Huey
Director

To: Mahesh Sharma, County Administrator

From: Scott County TIF Review Committee

Date: July 19, 2016

Re: City of Davenport's proposed TIF project at West 35th and Vine Court for Honkamp Krueger Companies.

The City of Davenport notified Scott County of an amendment to the North Urban Renewal Area for a TIF Project Plan to rebate 60% of the increment generated by a proposed \$2.4M expansion of Honkamp Krueger Companies offices at this location. It is expected it would result in the retention of 54 positions and the creation of 23 new positions with the company once Davenport is chosen as its new regional Midwest headquarters. The proposal is to offer the rebate for 15 years as incentive for the expansion. It is expected the TIF would generate a total of \$375K to be rebated over the 15 year lifetime of the TIF.

This past May, the City of Davenport notified the affected taxing entities of an opportunity to consult on the proposed expansion of the North Economic Development Area to include the property under consideration for this TIF project. At that time, City Staff stated that the intention was to create a TIF incentive plan for Honkamp Krueger Companies to expand at this location. The jobs are projected to have an average wage of \$62K/yr. This would be a regional headquarters for the company and to the extent that this project grows our local economy we believe the Board can support it as it is for a project that is growing our local economy. For similar projects the City has granted 60% rebate of the TIF for 15 years.

The Committee has drafted a letter for the Board's consideration at the COW. The information provided by the City is also included.



226 West Fourth Street • Davenport, Iowa 52801
Telephone: 563-326-7765 • Fax: 563-328-6714
www.cityofdavenportiowa.com

Date: July 13, 2016

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

From: City Council
City of Davenport, Iowa

RE: North Urban Renewal Area Amendment

The City of Davenport is in the process of amending the North Urban Renewal Area plan 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 Tuesday, July 19th, 2016 at 8:30 a.m. at City Hall, in the Community Planning & Economic Development Conference Room, 226 W 4th St. in Davenport. You can access this room by entering through our CPED reception area on 2nd floor. 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 seven days following the date of the meeting.

The City will also hold a public hearing on this urban renewal plan amendment at 5:30 p.m. on August 3, 2016, and a copy of the notice of hearing is enclosed for your information.

Please call Susanne Knutsen, Lead Economic Development Coordinator, at 326-6179 or via email at smk@ci.davenport.ia.us if you have questions.

Enclosures

City of Davenport, Iowa

**Urban Renewal Plan Amendment
North Urban Renewal Area**

July 11, 2016

The Urban Renewal Plan (the “Plan”) for the North Urban Renewal Area (the “Area”) is being amended for the purposes of adding a project thereto;

- 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 described project descriptions:
 - a. **Name:** Honkamp Krueger Companies
Cost: \$375,000
Rationale: The City shall issue a 60% rebate of property taxes paid over and above the base year valuation of the current properties (see Exhibit A).
- 2) **Required Financial Information** The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:
Outstanding General Obligation Debt of the City: \$185,750,000
Remaining Constitutional Debt Capacity of the City: \$122,719,369
Proposed Debt to be incurred in the Urban Renewal Area: \$375,000

Exhibit A

Lot 5 of Schuette’s First Addition to the City of Davenport, Scott County, Iowa. Subject to easements, restrictions and covenants of record. Parcel P1410-10. More commonly known at 3513 Vine Court.

Lot 6 of Schuette’s First Additional to the City of Davenport, Scott County, Iowa. Parcel 1410-11.

Lot 8 of Schuette’s First Addition to the City of Davenport, Scott County, Iowa. Parcel P1415-11. More commonly known as 908 West 35th Street.

NOTICE OF PUBLIC HEARING ON DESIGNATION OF AMENDED NORTH
URBAN RENEWAL PLAN

Notice Is Hereby Given: That at 5:30 o'clock p.m., at Eastern Avenue Library located at 6000 Eastern Avenue, Davenport, Iowa, on the 3rd day of August, 2016, there will be conducted a public hearing on the question of amending the North Urban Renewal Area plan, pursuant to Chapter 403, Code of Iowa, as follows:

Name: Honkamp Krueger Companies

Cost: \$375,000

Rationale: The City shall issue a 60% rebate of property taxes paid over and above the base year valuation of the current properties.

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

Honkamp Krueger Project Overview: While this public hearing is only for the addition of area to the North Urban Renewal Area we wanted to include further information on the overall project. There will be two additional public hearings tentatively scheduled for June. These will cover amending the Urban Renewal Plan to include the Honkamp Krueger project and a hearing on the TIF rebate amount.

Honkamp Krueger is a national financial services company with offices currently in Davenport. The company is seeking a regional headquarters that is anticipated to house over 125 employees over the next five years. Davenport is currently in competition with Madison, WI, Peoria, IL and Valparaiso, IN.

According to the company a majority of Iowa is already covered by their offices in Dubuque and Des Moines. This project intends to allow for the targeting of strategically important areas include Milwaukee, Chicago, Quad Cities, Northern Illinois, Central Illinois and Northern Indiana. The proposed project would allow for the development and growth of firm wide resources and specialists which will serve clients across a regional and national footprint.

If chosen for the regional headquarters, this project will retain 54 positions and add an additional 23 positions in the next three years paying an average salary of \$62,000/yr. The City of Davenport is interested in preserving these jobs and continuing to grow the central Davenport area through infill development.

Honkamp Krueger’s project is approximately \$2.4 million and they are proposing to add 10,000 square feet of space to their existing location at 908 W 35th St and 3513 Vine Court just south of West Kimberly Road. A final TIF rebate figure has not been arrived at yet but we are estimating that the company will receive a 60% rebate of their increased property taxes for 15 years.

For estimation purposes, if the increase in assessed valuation was \$1 million the company would receive approximately \$323,000 over 15 years contingent upon job retention and creation. The remainder of the money would continue to go to the taxing jurisdictions per the estimates below:

Taxing Entity	Total amount paid over 15 years
County	\$32,420
School	\$84,650
College District	\$5,231
City	\$90,612
Assessor	\$1,873
Other	\$385

BOARD OF SUPERVISORS

600 West Fourth Street
Davenport, Iowa 52801-1030

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JIM HANCOCK, Chair
CAROL EARNHARDT, Vice-Chair
DIANE HOLST
BRINSON L. KINZER
TOM SUNDERBRUCH

Draft Draft Draft

July 26, 2016

Mayor Frank Klipsch
Davenport City Council Members
Davenport City Hall
226 West Fourth Street
Davenport, Iowa 52801

RE: City of Davenport's proposed North Urban Renewal Plan amendment to allow the approval of a TIF Project Plan for the Honkamp Krueger Companies expansion.

Dear Mayor Klipsch and Council Members:

Thank you for the opportunity to comment on the proposed amendment of the North Economic Development Area Plan to allow the approval of a TIF Project Plan for the Honkamp Krueger Companies expansion.

The Scott County Board of Supervisors has supported the use of TIF as an economic development incentive for the creation of quality jobs that are deemed to add real value to the Quad Cities economy and provide new employment opportunities. In the case of the proposed project, in so far as any TIF rebate is provided as an incentive for retaining and creating employment opportunities for a regional headquarters for an existing company already located in the Quad Cities, the Board of Supervisors would support such a plan. The Board previously encouraged the City to have the TIF rebate be for the shortest term and least amount to make the project feasible.

Scott County would like to continue the spirit of cooperation with the City of Davenport on economic development projects and we look forward to working with you in the future.

Sincerely,

Jim Hancock, Chairman
Scott County Board of Supervisors

xc: Corri Spiegel, Davenport City Administrator;
Mahesh Sharma, Scott County Administrator

Facility and Support Services

600 West 4th Street

Davenport, Iowa 52801-1003

fss @ scottcountyiowa.com

(563) 326-8738 Voice (563) 328-3245 Fax



July 18, 2016

To: Mahesh Sharma
Scott County Administrator

From: Tammy Speidel, Director
Facility and Support Services

Subj: Courthouse Phase 3 and 4 - COR #4

A few months ago, FSS became aware of an additional expense to Scott County for MidAmerican Energy to furnish and install the main service conductors as a component of the main electrical service replacement. At the time that we became aware of the issue, we asked for pricing from MidAmerican. The original verbal figure that they supplied was "approximately \$34,000.00". After several conversations with the electrical engineer from Wold, the County's key service account representative at MidAmerican and Tri-City Electric, MidAmerican suggested that they would allow us to have the current electrical contractor on site perform this work.

Tri-City has provided pricing for this work in the amount of \$27,042.47 for labor and materials to complete the work. Precision Builders has agreed to waive the standard general contractor markup on this work to help minimize the impact of this additional cost.

Additionally we have several smaller dollar changes which include adding smoke detectors at dampers leading to the holding cells, painting the ceilings of the holding cells with epoxy paint, and at the request of the IT department, adding some additional circuits in the lower level main data room, which will minimize the impact of the power outage during the electrical service replacement and then be used moving forward to allow some additional equipment in the room to be generator backed. Cost of these additional changes is \$7,797.56.

The pricing reviewed by the Wold architectural and engineering team and found to be necessary and reasonably priced. The cost of this work will be funded from the project contingency, leaving \$71,780.40 remaining in contingency funds.

I recommend that the Board approve the costs as listed above.

I will be available at the next Committee of the Whole meeting to answer any questions you or the Board may have.

CC: FSS Management Team

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

July 28, 2016

A RESOLUTION APPROVING COURTHOUSE PHASE THREE AND FOUR CHANGE
ORDER #4 IN THE AMOUNT OF \$34,840.03.

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

- Section 1. Change Order #4 in the amount of \$34,840.03 is hereby approved.
- Section 2. That the Director of Facility & Support Services is authorized to sign Courthouse Phase 3 & 4 Change Order #4.
- 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

July 28, 2016

APPROVAL OF STAFF APPOINTMENTS

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

Section 1. The hiring of Angela Calvert for the position of Payroll Specialist in the Auditor's Office at the entry level rate.

INFORMATION TECHNOLOGY
400 West Fourth Street
Davenport, Iowa 52801-1104



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

July 14, 2016

To: Mahesh Sharma, County Administrator
From: Matt Hirst, Information Technology Director
Subject: Web Site Hosting Subscription

In April of 2015, Scott County IT upgraded ScottCountyIowa.com to a new content management platform called Drupal. This upgrade included a hosted service provider capable of hosting a Drupal open source website. Acquia's Professional Basic was selected as the best Drupal website hosting service to meet the needs of the County.

Criteria hosted service providers were evaluated on last year included:

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

Bids have been received for the renewal of Professional Basic website hosting services from Acquia for two (2) years of service.

The bid summary is as follows:

<u>Vendor</u>	<u>Total</u>
Acquia (Professional Basic)	\$29,472.00

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 for two (2) years of service in the amount of \$29,472.00 to be paid in equal installments of \$14,736.00 over the the next two years.

Note: By contracting with Acquia for two years of service, the County will save approximately 5% in comparison to a one year agreement.

This service contract was awarded to Acquia in the amount of \$14,696.00 last year. Budget dollars are available in the Information Technology Department operational budget to fund this contract.

Encl.: (1)



53 State Street, 10th Floor
Boston, MA 02109

Customer Information

Customer Name	Scott County IA	Contact Name	mitch tollerud
Client Address	600 W. 4th Street Davenport, Iowa 52801 United States	Phone	563-328-3251
		Email	mitch.tollerud@scottcountyiowa.com
Accounts Payable Contact	mitch tollerud	Invoicing Terms	Annual in advance
Accounts Payable Email	mitch.tollerud@scottcountyiowa.com	Start Date	8/18/2016
Accounts Payable Phone	563-328-3251	End Date	8/17/2018

SERVICES ORDERED: Customer orders the products and services listed below (collectively, the "Services"). This pricing outlined is only valid if Customer returns a signed copy to Acquia before Offer End Date listed. Customer will pay the Subscription fees noted below (the 'Fees') plus any applicable taxes per the stated invoicing terms to Acquia for the Services, plus the one-time fees noted below, if any. Notwithstanding anything to the contrary in the foregoing, the products and services in this Change Order shall be subject to the terms of the Product and Services Guide set forth at https://www.acquia.com/sites/default/files/attachments/acquia_support_hosting_guide.pdf (the 'Guide'). This Change Order is effective on the date of the last date on the signature block below (the 'Effective Date').

Product	Product Description	Quantity	Sales Price	Total Price	Total Annual Sale Price	Annual Contract Value
AC Instance Gen2 Large	6.5 ACU; 7.5 GB	1.00	USD 2,046.00	USD 2,046.00	USD 2,046.00	USD 2,046.00
ACP Hardware - Storage (1 GB)	Acquia Cloud Professional 1 GB Storage	25.00	USD 6.00	USD 150.00	USD 150.00	USD 150.00
Acquia Cloud Professional: Basic	Annual subscription including use of Continuous Delivery Cloud and Insight tools; 1 code base; Standard RA; 12 Drupal tickets; 4 Advisory hours; 500K Search queries; 75K Search docs; Mollom Developer; Acquia Academy	1.00	USD 12,540.00	USD 12,540.00	USD 12,540.00	USD 14,375.00

Total for 1st Term	USD 14,736.00
Total for 2nd Term	USD 14,736.00
Order Total	USD 29,472.00

The Hosting Location for this Order is US - East

This Subscription Change Order Form (the "Order") shall be governed by the version of the applicable agreement agreed to by the parties.

OFFER VALID UNTIL:



53 State Street, 10th Floor
Boston, MA 02109

Each of the parties has caused this Order to be executed on its behalf by its duly authorized representatives and agrees that an electronic signature constitutes a valid signature for such party.

ACQUIA

CUSTOMER

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Does Customer issue Purchase Orders? YES [] NO []
Please note that failure to promptly issue Purchase Order may cause delays in processing.

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

July 28, 2016

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 \$29,472.00 for two years of service to be paid in equal installments of \$14,736.00 over the next two years is hereby approved.

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



July 14, 2016

To: Mahesh Sharma, County Administrator
 From: Matt Hirst, Information Technology Director
 Subject: Backup Software Maintenance and Support

CommVault backup software license maintenance and support is due for renewal. CommVault Simpana is the software implemented by Information Technology to backup data at Scott County and SECC.

The bid summary is as follows:

<u>Vendor</u>	<u>Total</u>
CDWG	\$18,451.65

Note: Scott County Purchasing sent this bid request out via Public Purchase to at least 38 vendors and posted the request on the County's website. CDWG's was the only response received.

It is recommended that the Board approve the bid from CDWG in the amount of \$18,451.65.

The CommVault proposal provides Information Technology the ability to obtain the latest updates and patches to the software as well the support necessary to better utilize the data backup storage solution. The result is a more functional and dependable backup environment.

This contract was awarded to Open Technologies in the amount of \$17,928.65 last year. Budget dollars are available in the Information Technology Department operational budget to fund this contract.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
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DATE

SCOTT COUNTY AUDITOR

R E S O L U T I O N

SCOTT COUNTY BOARD OF SUPERVISORS

July 28, 2016

APPROVING PURCHASE OF BACKUP SOFTWARE MAINTENANCE AND SUPPORT

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

Section 1. The purchase of CommVault backup software maintenance and support from CDWG in the amount of \$18,451.65 is hereby approved.

Section 2. This resolution shall take effect immediately.

INFORMATION TECHNOLOGY

416 West Fourth Street
Davenport, Iowa 52801-1187

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



July 19, 2016

To: Mahesh Sharma, County Administrator
 From: Matt Hirst, Information Technology Director
 Subject: Enterprise Scanners for ECM Project

Bids have been received for the purchase of three (3) Fujitsu scanners to facilitate the upgrade of equipment for the Scott County FSS enterprise scanning function.

This equipment will replace scanners in excess of ten years old in Facility and Support Services used to scan large volume records sets for Scott County Offices and Departments. The equipment will support the Enterprise Content Management (ECM) project currently in progress.

The bid summary is as follows:

Company	Total
HMB	\$ 42,200.10
NetLoCity	\$ 43,550.49
Ace Office Supplies	\$ 43,845.00
Ribbons Express	\$ 45,828.00
RK Dixon	\$ 50,369.58
Comp Solutions	\$ 48,268.14
Coast to Coast	\$ 47,711.49
CDWG	\$ 46,219.80
OMC	\$ 60,825.00
SCW	\$ 44,647.80

It is recommended that the Board approve the low bid from HMB Inc. in the amount of \$42,200.10.

Notes:

- The scanner bids include three (3) years of maintenance and support as well as Kofax Virtual Rescan Software (VRS) Elite Workgroup.
- Bids for departmental scanners in support of the ECM project will be brought to the Board at a future date.

Budget dollars are available in the Capital Improvement Program budget to fund the cost of this equipment.

THE COUNTY AUDITOR'S SIGNATURE CERTIFIES
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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

July 28, 2016

APPROVING PURCHASE OF ENTERPRISE SCANNERS FOR ECM PROJECT

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

Section 1. The purchase of three (3) Fujitsu scanners from HMB Inc. in the amount of \$42,200.10 is hereby approved.

Section 2. This resolution shall take effect immediately.

INFORMATION TECHNOLOGY

416 West Fourth Street
Davenport, Iowa 52801-1187

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



July 19, 2016

To: Mahesh Sharma, County Administrator
From: Matt Hirst, Information Technology Director
Subject: Network Equipment for Scott County Jail

Bids have been received for the purchase of Cisco network equipment to facilitate the upgrade of cameras at the Scott County Jail.

This network equipment will establish edge networking ports with POE (Power Over Ethernet) capability at the Jail. The equipment will support the upgrade from analog to digital cameras as well as provide growth capabilities for the foreseeable future.

The bid summary is as follows:

Company	Total
AOS	\$ 48,473.67
GovConnection	\$ 53,652.21
IT CleanPro	\$ 57,029.00
Howard	\$ 59,302.00
RK Dixon	\$ 61,649.70
Better Direct	\$ 61,876.18
TXO	\$ 65,567.98
CDWG	\$ 68,830.35
Frontier/MicroAge	\$ 75,815.00
JPC Online	\$ 78,316.12

It is recommended that the Board approve the low bid from Alexander Open Systems (AOS) in the amount of \$48,473.67. The Scott County Capital Improvement Program budget will be amended to fund the cost of this project.

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

July 28, 2016

APPROVING PURCHASE OF NETWORK EQUIPMENT FOR SCOTT COUNTY JAIL

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

- Section 1. The purchase of Cisco network equipment from Alexander Open Systems in the amount of \$48,473.67 is hereby approved.
- Section 2. This resolution shall take effect immediately.

OFFICE OF THE COUNTY ADMINISTRATOR

600 West Fourth Street
Davenport, Iowa 52801-1030

Ph: (563) 326-8702 Fax: (563) 328-3285

www.scottcountyiowa.com



Item 17
07-26-16

July 22, 2016

TO: Mahesh Sharma, County Administrator

FROM: Renee Johnson, Administrative Assistant

SUBJ: Approval of Recommended Allowances of the 2016 Homestead Tax Credits and Military Exemptions

State law requires the Board of Supervisors each year approve to allow or disallow Homestead Tax Credits and Military Exemptions as recommended by the Assessor's offices to the County Auditor.

Both the County Assessor and the Davenport City Assessor are recommending allowance of all applications.

Attachments

cc: Tom McManus, Scott County Assessor
Nick VanCamp, Davenport City Assessor
Ann Wegener, Accounting Specialist, Treasurer's Office
Wes Rostenbach, Accounting & Tax Manager, Auditor's Office

ROXANNA MORITZ C.E.R.A.
AUDITOR & COMMISSIONER OF ELECTIONS
600 W. 4TH Street
Davenport, Iowa 52801
Ph: (563) 326-8631 Fax: (563) 326-8601
Cell: (563) 370-3915
www.scottcountyiowa.com



July 22, 2016

To: Scott County Board of Supervisors
From: Roxanna Moritz, Scott County Auditor
RE: Assessors' Recommended Action of Homestead Credits, Disabled Veterans Homestead Credits and Military Exemptions

Pursuant to Iowa Code Section 425.3 my office is forwarding to you the recommendations of the Davenport City Assessor and the Scott County Assessor for allowance and disallowance of homestead credit applications. Also, pursuant to Iowa Code Section 426A.14 my office is forwarding to you the recommendations of the Davenport City Assessor and the Scott County Assessor for allowance and disallowance of military service tax exemptions.

The applications are physically stored in the respective Assessor's office. The Davenport City Assessor is recommending that all applications be allowed. The County Assessor is recommending that all applications be allowed.

Pursuant to Iowa Code Section 425.3 (for homesteads) and 426A.14 (for military exemptions) if the Board disallows a claim the Board is required to send written notice to the claimant that the claim has been disallowed and the reason(s) for the disallowance.

OFFICE OF THE COUNTY ASSESSOR
600 West 4th Street
Davenport, Iowa 52801-1030



Office: (563) 326-8635
Fax: (563) 328-3218
www.scottcountyiowa.com

TOM McMANUS
County Assessor

EDWARD VIETH
Chief Deputy Assessor

July 12, 2016

TO: Scott County Auditor
Scott County Board of Supervisors

RE: Homestead/Military Credit & Disabled Veterans Homestead Credit Applications

Our office has completed a current list of those persons within Scott County who have filed for homestead tax credits, disabled veteran homestead credits and the military service property tax exemptions for the 2016 assessment year.

Based upon our continuing audit of the filings, I am requesting that the Board of Supervisors pass a resolution allowing all credits and exemptions.

The entire 2016 list of credits and exemptions will be kept in this office.

Thank you,

Tom McManus, Assessor
Scott County Assessor's Office

DAVENPORT CITY ASSESSOR'S OFFICE

SCOTT COUNTY ADMINISTRATIVE CENTER

July 21, 2016

Roxanna Moritz
Scott County Auditor
Scott County Administrative Center
Davenport, Iowa 52801

RE: Homestead Tax Credit Applications
Military Exemption Applications
Disabled Veterans Homestead Tax Credit Applications

The above referenced applications for 2016 are on file in the Davenport City Assessor's Office and are also stored in the County's Tyler Tax V.X Application File.

There are currently 77 Disabled Veterans Homestead Tax Credit Applications on file of which 24 are 2016 applications. Of those 77 applications, 67 will not have a tax bill to pay and the other 10 will have minimal taxes because there land is over the allowed ½ acre.

In accordance with Iowa Code Chapter 425.3, the assessor shall submit in writing the reasons for the recommendation to the county auditor. The county auditor shall forward the claims to the board of supervisors.

We recommend allowance of all 2016 applications.

If you need further clarification, please contact this office.

Sincerely,



Nick Van Camp
Davenport City Assessor

cc: Scott County Board of Supervisors

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

July 28, 2016

APPROVING THE 2016 HOMESTEAD TAX CREDIT AND MILITARY EXEMPTION
APPLICATIONS AS RECOMMENDED FOR ALLOWANCE AND DISALLOWANCE BY
THE DAVENPORT CITY ASSESSOR AND THE SCOTT COUNTY ASSESSOR
OFFICES

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

Section 1. All 2016 Homestead Property Tax Credit and Military Property Tax
Exemption Applications as recommended for allowance by the Davenport
City Assessor and Scott County Assessor and as filed in the respective
County Assessor's Offices are hereby approved.

Section 2. This resolution shall take effect immediately.