

RIVERFRONT IMPROVEMENT COMMISSION MEETING

CITY OF DAVENPORT, IOWA

TUESDAY, JUNE 22, 2021; 5:30 PM

POLICE DEPARTMENT COMMUNITY ROOM, 416 N. HARRISON STREET,
DAVENPORT, IOWA

I. Call to Order

II. Approval of Minutes

- A. Approve the May 25, 2021 Meeting Minutes - ACTION

III. Finance

- A. Approve the Disbursements - ACTION

IV. Leases

- A. Rita Rawson at Union Station - ACTION

V. Projects

- A. American Cruise Lines - PRESENTATION
- B. Riverfront Hammocks - DISCUSSION
- C. Riverfront Refresh 2021 - DISCUSSION

VI. Staff Report

- A. Parks Report

VII. Other Business

- A. Public With Business (5 Mins)

VIII. Adjournment

IX. Next Meeting Date:

- A. Tuesday, July 27, 2021 at 5:30 p.m. in Council Chambers

Riverfront Improvement Commission
Minutes
May 25, 2021

Present (Physical): Bill Ashton, Dee Bruemmer, Bill Churchill, Kelli Grubbs, Tom Guy, Neil Kosman, Gwendolyn Lee, Breanna Pairrett, Julie Tonn, and Pat Walton

Present (Virtual): Randall Goblirsch

Others Present: Bill Handel, Citizen; and Steve Ahrens, Riverfront Improvement Commission

Chairman Bruemmer called the meeting to order at 5:30 p.m. and welcomed all in attendance. Ahrens announced that a quorum for the meeting had been met, and instructions were provided regarding tonight's meeting protocol.

Grubbs moved to approve the minutes of the April 27, 2021 meeting. Ashton seconded the motion and carried unanimously.

Finance

Ahrens presented and provided updates regarding the month's disbursements, aged receivables report and the FY2021 Lease Report. Lee moved to approve the disbursements. Walton seconded the motion and it carried.

Leases

Staff provided the draft lease agreement for Chill Eats, the new ice cream shop and restaurant at the Freight House. Following discussion, Grubbs moved to approve the agreement. Kosman seconded the motion and it carried.

Ahrens presented the draft lease agreement for Heartland Healing, a massage therapist, located on the second level of Union Station. Following discussion, Ashton moved to approve the agreement. Churchill seconded the motion and it carried.

Ahrens presented the draft lease renewal agreement for initial review with Rita Rawson for the second level suite in Union Station. The Commission will consider the item at its next meeting.

Projects

Ahrens presented an update regarding Riverfront Refresh 2021. Successful grant funding for programming has been awarded for the next two years from both the Regional Development Authority and the Scott County Regional Authority. This will help to off-set the costs related to producing the myriad of events that will take place during this time. In addition, this upcoming weekend will be the

initial work day (with the Davenport Jaycees) for painting the riverfront railing in LeClaire Park. The kick-off the annual Music on the River Summer Concert Series takes place this Sunday, and a large crowd is anticipated. Further, mark your calendars for two upcoming ribbon-cuttings as Chill Eats at the Freight House officially opens its doors on June 11, and Quinlan Court celebrates its inaugural event with Mercado en el Rio (Market on the River) on June 12.

Other Business

Bill Handel, citizen, provided comments regarding the riverfront, and specifically, his unhappiness with the newly-placed railing for the switchback accessible ramp south of Dillon Fountain. With no additional public with business to present to the Commission, and with no further business, the meeting was adjourned at 6:15 p.m.

Neil Kosman, Secretary

Revenue/Billing Table
FY - 2021 Levee Fund #740

Lessee	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Summary	Expires	Adjust
1 Front Street Brewery - FH	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	3,120.00	37,440.00	Oct-23	NA
2 Nostalgia Deli / Chili Eats	0.00	0.00	0.00	0.00	2,000.00	2,000.00	2,000.00	0.00	0.00	0.00	0.00	2,000.00	8,000.00	May-22	NA
3 MidAmerican Co.	6,000.00												6,000.00	Jun-22	NA
4 Lake Davenport Sailing Club										3,900.00			3,900.00	Mar-22	NA
5 LPBC Lindsay Park Boat Club							6,000.00						6,000.00	Dec-26	NA
6 CHS, Inc / Harvest States C	2,500.00			2,500.00			2,500.00			2,500.00			10,000.00	Sep-24	NA
7 One River Place	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	225.00	2,700.00	Monthly	NA
8 Bare Bones BBQ	1,336.68	1,416.79	1,139.32	710.75	359.95	339.89	252.84	0.00	0.00	0.00	0.00	0.00	5,556.22	Mar-34	Mar-23
9 QCCVB - Union Station	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.04	Jun-22	Jun-21
10 MVBS - Union Station	383.33	383.33	383.33	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	280.00	3,669.99	Sep-21	NA
11 Rawson - Union Station	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	320.00	3,840.00	Jun-21	NA
12 Marine Specialties	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	12,000.00	May-23	NA
13 Front Street parking	265.00	265.00	265.00	265.00	265.00	0.00	0.00	0.00	0.00	0.00	265.00	265.00	1,855.00	Monthly	NA
14 Freight House Farmers Mar	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	1,666.67	20,000.04	Feb-24	NA
15 Rock River Family Office	2,684.50	2,684.50	2,684.50	2,684.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10,738.00	Vacant	Vacant
16 Heartland Healing	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	167.00	167.00	22-May	NA
17 Nestle - SemiParkingLot	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	1,100.00	13,200.00	Dec-23	NA
18 The Diner	3,750.00	3,750.00	3,750.00	3,750.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	39,000.00	Oct-21	NA
19 Antonella's II	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	18,000.00	Feb-24	NA
20 Taste of Ethiopia	1,050.00	1,050.00	1,050.00	1,050.00	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	1,166.67	13,533.36	Oct-23	Oct-22
Subtotal	28,567.85	20,147.96	19,870.49	21,838.59	17,669.96	17,384.90	26,797.85	15,045.01	15,045.01	21,445.01	15,310.01	17,477.01	235,599.65		
Miscellaneous															
LPBC Addendum	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	1,000.00		
Abne & Svoboda	860.00	860.00	860.00	860.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,440.00		
Subtotal	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	0.00	0.00	0.00	0.00	0.00	4,440.00		
Total	28,567.85	20,147.96	19,870.49	21,838.59	17,669.96	17,384.90	26,797.85	15,045.01	15,045.01	21,445.01	15,310.01	17,477.01	240,039.65		

City of Davenport



YTD REPORT

FOR 2021 12		JOURNAL DETAIL 2021 11 TO 2021 11					
	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
4740 LEVEE IMPROVEMENT							
00000 UNDEFINED							
450110 INTEREST POOLED INVESTMENTS	0	0	0	-638.00	.00	638.00	100.0%
450404 LEVEE COMMISSION RENT	-285,000	0	-285,000	-272,648.94	.00	-12,351.06	95.7%
480690 MISCELLANEOUS	-75,000	0	-75,000	-73,113.98	.00	-1,886.02	97.5%
489491 TRANSFER LOCAL OPTION SALES	-75,000	0	-75,000	.00	.00	-75,000.00	.0%
490865 FUND BALANCE APPROPRIATION	59,674	0	59,674	.00	.00	59,674.00	.0%
TOTAL UNDEFINED	-375,326	0	-375,326	-346,400.92	.00	-28,925.08	92.3%
10130 PROJECT MANAGEMENT							
510101 FULL TIME SALARIES	78,779	0	78,779	76,764.00	.00	2,015.00	97.4%
510120 RETIREMENT-FICA	6,027	0	6,027	6,139.70	.00	-112.70	101.9%
510130 RETIREMENT-IPERS	7,437	0	7,437	7,246.52	.00	190.48	97.4%
510140 EMPLOYEE INSURANCE	12,381	0	12,381	11,490.45	.00	890.55	92.8%
510161 DEFERRED COMP	3,939	0	3,939	3,838.20	.00	100.80	97.4%
510162 RETIREMENT HEALTH SAVINGS	788	0	788	767.62	.00	20.38	97.4%
520201 OFFICE SUPPLIES	200	0	200	25.67	.00	174.33	12.8%
520205 UTILITY SERVICES	100,000	0	100,000	75,320.04	.00	24,679.96	75.3%
520215 TECHNICAL SERVICES	100	-100	0	.00	.00	.00	.0%
520217 PROFESSIONAL SERVICES	3,000	-3,000	0	.00	.00	.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS	42,000	3,100	45,100	49,076.90	344.33	-4,321.23	109.6%
520297 PROJECT EXPENSE	50,000	0	50,000	61,167.68	4,149.30	-15,316.98	130.6%
560606 TELEPHONE EXPENSE	500	0	500	461.24	.00	38.76	92.2%
560620 LIABILITY INSURANCE	1,789	0	1,789	1,789.00	.00	.00	100.0%
560623 FACILITIES MAINTENANCE	14,500	0	14,500	11,490.82	.00	3,009.18	79.2%
560624 PROPERTY INSURANCE	550	0	550	550.00	.00	.00	100.0%
560633 WORKERS COMPENSATION INSURAN	836	0	836	836.00	.00	.00	100.0%
TOTAL PROJECT MANAGEMENT	322,826	0	322,826	306,963.84	4,493.63	11,368.53	96.5%
88000 TRANSFERS OUT							
550501 TRANSFERS OUT	52,500	0	52,500	.00	.00	52,500.00	.0%
TOTAL TRANSFERS OUT	52,500	0	52,500	.00	.00	52,500.00	.0%

City of Davenport



YTD REPORT

FOR 2021 12			JOURNAL DETAIL 2021 11 TO 2021 11				
	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD ACTUAL	ENCUMBRANCES	AVAILABLE BUDGET	PCT USE/COL
TOTAL LEVEE IMPROVEMENT	0	0	0	-39,437.08	4,493.63	34,943.45	100.0%
TOTAL REVENUES	-375,326	0	-375,326	-346,400.92	.00	-28,925.08	
TOTAL EXPENSES	375,326	0	375,326	306,963.84	4,493.63	63,868.53	
GRAND TOTAL	0	0	0	-39,437.08	4,493.63	34,943.45	100.0%
** END OF REPORT - Generated by STEVE D AHRENS **							

City of Davenport



MONTHLY DETAIL REPORT

FOR 2021 12		JOURNAL DETAIL 2021 12 TO 2021 12						
ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED		
4740 LEVEE IMPROVEMENT								
10130 PROJECT MANAGEMENT								
510101 FULL TIME SALARIES								
54741013 510101	FULL TIME SALARIES							
78,779.00	0.00	78,779.00	76,764.00	0.00	2,015.00	97.4%		
2021/12/120115 06/04/2021 PRJ		3,268.40	REF PY0604 WARRANT=060421	RUN=1 BI-WEEKL				
TOTAL FULL TIME SALARIES								
78,779.00	0.00	78,779.00	76,764.00	0.00	2,015.00	97.4%		
510102 PART TIME SALARIES								
54741013 510102	PART TIME SALARIES							
0.00	0.00	0.00	0.00	0.00	0.00	.0%		
54741013 510102 USDA	PART TIME SALARIES							
0.00	0.00	0.00	0.00	0.00	0.00	.0%		
TOTAL PART TIME SALARIES								
0.00	0.00	0.00	0.00	0.00	0.00	.0%		
510103 TEMPORARY SALARIES								
54741013 510103	TEMPORARY SALARIES							
0.00	0.00	0.00	0.00	0.00	0.00	.0%		
TOTAL TEMPORARY SALARIES								
0.00	0.00	0.00	0.00	0.00	0.00	.0%		
510105 OVERTIME PAY								

City of Davenport



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FOR 2021 12

JOURNAL DETAIL 2021 12 TO 2021 12

ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
54741013 510105	OVERTIME PAY					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL OVERTIME PAY						
0.00	0.00	0.00	0.00	0.00	0.00	.0%
510120 RETIREMENT-FICA						
54741013 510120	RETIREMENT-FICA					
6,027.00	0.00	6,027.00	6,139.70	0.00	-112.70	101.9%
2021/12/120115 06/04/2021 PRJ		261.10 REF PY0604 WARRANT=060421 RUN=1 BI-WEEKL				
54741013 510120 USDA	RETIREMENT-FICA					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL RETIREMENT-FICA						
6,027.00	0.00	6,027.00	6,139.70	0.00	-112.70	101.9%
510130 RETIREMENT-IPERS						
54741013 510130	RETIREMENT-IPERS					
7,437.00	0.00	7,437.00	7,246.52	0.00	190.48	97.4%
2021/12/120115 06/04/2021 PRJ		308.54 REF PY0604 WARRANT=060421 RUN=1 BI-WEEKL				
54741013 510130 USDA	RETIREMENT-IPERS					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL RETIREMENT-IPERS						
7,437.00	0.00	7,437.00	7,246.52	0.00	190.48	97.4%
510140 EMPLOYEE INSURANCE						
54741013 510140	EMPLOYEE INSURANCE					
12,381.00	0.00	12,381.00	11,490.45	0.00	890.55	92.8%

City of Davenport



MONTHLY DETAIL REPORT

FOR 2021 12

JOURNAL DETAIL 2021 12 TO 2021 12

ORIGINAL APPROP	TRANS/ADJSTMS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL EMPLOYEE INSURANCE 12,381.00	0.00	12,381.00	11,490.45	0.00	890.55	92.8%
510150 POLICE RETIREMENT						
54741013 510150	POLICE RETIREMENT 0.00	0.00	0.00	0.00	0.00	.0%
TOTAL POLICE RETIREMENT 0.00	0.00	0.00	0.00	0.00	0.00	.0%
510161 DEFERRED COMP						
54741013 510161	DEFERRED COMP 3,939.00	0.00	3,939.00	3,838.20	0.00	100.80
2021/12/120115	06/04/2021 PRJ	163.42	REF PY0604 WARRANT=060421	RUN=1 BI-WEEKL		97.4%
TOTAL DEFERRED COMP 3,939.00	0.00	3,939.00	3,838.20	0.00	100.80	97.4%
510162 RETIREMENT HEALTH SAVINGS						
54741013 510162	RETIREMENT HEALTH SAVINGS 788.00	0.00	788.00	767.62	0.00	20.38
2021/12/120115	06/04/2021 PRJ	32.68	REF PY0604 WARRANT=060421	RUN=1 BI-WEEKL		97.4%
TOTAL RETIREMENT HEALTH SAVINGS 788.00	0.00	788.00	767.62	0.00	20.38	97.4%
510175 CLOTHING EXPENSE						
54741013 510175	CLOTHING EXPENSE					

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City of Davenport



MONTHLY DETAIL REPORT

FOR 2021 12			JOURNAL DETAIL 2021 12 TO 2021 12				
ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED	
0.00	0.00	0.00	0.00	0.00	0.00	.0%	
TOTAL CLOTHING EXPENSE							
0.00	0.00	0.00	0.00	0.00	0.00	.0%	
520201 OFFICE SUPPLIES							
54741013 520201	OFFICE SUPPLIES						
200.00	0.00	200.00	25.67	0.00	174.33	12.8%	
TOTAL OFFICE SUPPLIES							
200.00	0.00	200.00	25.67	0.00	174.33	12.8%	
520205 UTILITY SERVICES							
54741013 520205	UTILITY SERVICES						
100,000.00	0.00	100,000.00	75,320.04	0.00	24,679.96	75.3%	
2021/12/120249 06/10/2021 API		1,008.83 VND 001322 VCH	IOWA AMERICAN W JUNE COLLECTIVE BILL PAYMENT				
TOTAL UTILITY SERVICES						209072	
100,000.00	0.00	100,000.00	75,320.04	0.00	24,679.96	75.3%	
520210 TRAVEL EXPENSES							
54741013 520210	TRAVEL EXPENSES						
0.00	0.00	0.00	0.00	0.00	0.00	.0%	
TOTAL TRAVEL EXPENSES							
0.00	0.00	0.00	0.00	0.00	0.00	.0%	
520215 TECHNICAL SERVICES							
54741013 520215	TECHNICAL SERVICES						

City of Davenport



MONTHLY DETAIL REPORT

FOR 2021 12

JOURNAL DETAIL 2021 12 TO 2021 12

ORIGINAL APPROP	TRANS/ADJSTMS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
100.00	-100.00	0.00	0.00	0.00	0.00	.0%
TOTAL TECHNICAL SERVICES						
100.00	-100.00	0.00	0.00	0.00	0.00	.0%
520217 PROFESSIONAL SERVICES						
54741013 520217	PROFESSIONAL SERVICES					
3,000.00	-3,000.00	0.00	0.00	0.00	0.00	.0%
54741013 520217 USDA	PROFESSIONAL SERVICES					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL PROFESSIONAL SERVICES						
3,000.00	-3,000.00	0.00	0.00	0.00	0.00	.0%
520225 MAINTENANCE-BLDGS & GRNDS						
54741013 520225	MAINTENANCE-BLDGS & GRNDS					
42,000.00	3,100.00	45,100.00	49,076.90	344.33	-4,321.23	109.6%
2021/12/120263	06/10/2021 API	925.00 VND 019716 VCH				
2021/12/120382	06/11/2021 API	22.50 VND 000942 VCH				
2021/12/120382	06/11/2021 API	32.09 VND 022313 VCH				
WULFS SEPTIC INVOICE# 13671051021-GREASE TR 209157 PETERSEN PLUMBI LOCKSMITH SERVICES HAYMAN'S WESTSI PADLOCKS						
TOTAL MAINTENANCE-BLDGS & GRNDS						
42,000.00	3,100.00	45,100.00	49,076.90	344.33	-4,321.23	109.6%
520245 PAYMENT TO OTHER AGENCY						
54741013 520245	PAYMENT TO OTHER AGENCY					
0.00	0.00	0.00	0.00	0.00	0.00	.0%

City of Davenport



MONTHLY DETAIL REPORT

FOR 2021 12

JOURNAL DETAIL 2021 12 TO 2021 12

ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED
TOTAL PAYMENT TO OTHER AGENCY						
0.00	0.00	0.00	0.00	0.00	0.00	.0%
520262 INTERDEPARTMENT SERVICE CHG						
54741013 520262	INTERDEPARTMENT SERVICE CHG					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL INTERDEPARTMENT SERVICE CHG						
0.00	0.00	0.00	0.00	0.00	0.00	.0%
520297 PROJECT EXPENSE						
54741013 520297	PROJECT EXPENSE					
50,000.00	0.00	50,000.00	61,167.68	4,149.30	-15,316.98	130.6%
2021/12/120071	06/03/2021 API	400.00 VND 000281 VCH				208996
2021/12/120257	06/10/2021 API	1,000.00 VND 010209 VCH				209140
2021/12/120259	06/10/2021 API	4,734.29 VND 007599 VCH				209063
2021/12/120259	06/10/2021 API	3,054.38 VND 010174 VCH				5007671
2021/12/120380	06/11/2021 API	138.00 VND 013930 VCH				209205
2021/12/120382	06/11/2021 API	200.00 VND 000003 VCH				
2021/12/120482	06/17/2021 API	491.95 VND 009985 VCH				
TOTAL PROJECT EXPENSE						
50,000.00	0.00	50,000.00	61,167.68	4,149.30	-15,316.98	130.6%
520298 OTHER SUPPLIES & SERVICES						
54741013 520298	OTHER SUPPLIES & SERVICES					
0.00	0.00	0.00	0.00	0.00	0.00	.0%
TOTAL OTHER SUPPLIES & SERVICES						
0.00	0.00	0.00	0.00	0.00	0.00	.0%

City of Davenport



MONTHLY DETAIL REPORT

FOR 2021 12			JOURNAL DETAIL 2021 12 TO 2021 12				
ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED	
530303 OPERATING EQUIPMENT							
54741013 530303 USDA	OPERATING EQUIPMENT						
0.00	0.00	0.00	0.00	0.00	0.00	.0%	
TOTAL OPERATING EQUIPMENT							
0.00	0.00	0.00	0.00	0.00	0.00	.0%	
560606 TELEPHONE EXPENSE							
54741013 560606	TELEPHONE EXPENSE						
500.00	0.00	500.00	461.24	0.00	38.76	92.2%	
TOTAL TELEPHONE EXPENSE							
500.00	0.00	500.00	461.24	0.00	38.76	92.2%	
560620 LIABILITY INSURANCE							
54741013 560620	LIABILITY INSURANCE						
1,789.00	0.00	1,789.00	1,789.00	0.00	0.00	100.0%	
TOTAL LIABILITY INSURANCE							
1,789.00	0.00	1,789.00	1,789.00	0.00	0.00	100.0%	
560622 DATA PROCESSING							
54741013 560622	DATA PROCESSING						
0.00	0.00	0.00	0.00	0.00	0.00	.0%	

City of Davenport



MONTHLY DETAIL REPORT

FOR 2021 12			JOURNAL DETAIL 2021 12 TO 2021 12				
ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED	
TOTAL DATA PROCESSING 0.00	0.00	0.00	0.00	0.00	0.00	.0%	
560623 FACILITIES MAINTENANCE							
54741013 560623 14,500.00	FACILITIES MAINTENANCE 0.00	14,500.00	11,490.82	0.00	3,009.18	79.2%	
TOTAL FACILITIES MAINTENANCE 14,500.00	0.00	14,500.00	11,490.82	0.00	3,009.18	79.2%	
560624 PROPERTY INSURANCE							
54741013 560624 550.00	PROPERTY INSURANCE 0.00	550.00	550.00	0.00	0.00	100.0%	
TOTAL PROPERTY INSURANCE 550.00	0.00	550.00	550.00	0.00	0.00	100.0%	
560633 WORKERS COMPENSATION INSURANCE							
54741013 560633 836.00	WORKERS COMPENSATION INS 0.00	836.00	836.00	0.00	0.00	100.0%	
TOTAL WORKERS COMPENSATION INSURANCE 836.00	0.00	836.00	836.00	0.00	0.00	100.0%	
TOTAL PROJECT MANAGEMENT 322,826.00	0.00	322,826.00	306,963.84	4,493.63	11,368.53	96.5%	
TOTAL LEVEE IMPROVEMENT 322,826.00	0.00	322,826.00	306,963.84	4,493.63	11,368.53	96.5%	
TOTAL EXPENSES 322,826.00	0.00	322,826.00	306,963.84	4,493.63	11,368.53		

City of Davenport



MONTHLY DETAIL REPORT

FOR 2021 12				JOURNAL DETAIL 2021 12 TO 2021 12			
ORIGINAL APPROP	TRANS/ADJSMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	% USED	
322,826.00	0.00	322,826.00	306,963.84	4,493.63	11,368.53	96.5%	

** END OF REPORT - Generated by STEVE D AHRENS **

LEASE - BUSINESS AGREEMENT

THIS LEASE is made and entered into at Davenport, Iowa on this 22th day of June, 2021 by and between the City of Davenport, Iowa through its Riverfront Improvement Commission, hereinafter designated as "Landlord," and Rita Rawson, CRPC®, hereinafter designated as "Tenant."

1. LEASED PREMISES

A. The Landlord has leased, and by this instrument does lease, to the Tenant the following described property located in Davenport, Iowa, together with all appurtenances thereto and with easements of ingress and egress necessary and adequate for the conduct of Tenant's business as hereafter described:

Part of the second floor of the Union Station at 102 South Harrison Street, Davenport, Scott County, Iowa, to include approximately 311 square feet as shown on the attached floor plans, marked Exhibit A and made a part hereof hereinafter referred to as "Leased Premises."

B. The Landlord represents and warrants that it is the sole owner of the building and Leased Premises, that it has full right, power, and authority to make the lease and that no other person or entity needs to join in the execution thereof in order for the lease to be binding on all parties having an interest in the Leased Premises. The Landlord also warrants that the building is in full compliance with existing local, state, and federal codes, rules, and ordinances, and is zoned for use as an office.

2. TERM

A. The term of this Lease shall be for a period of Two (2) Years, and shall commence on July 1, 2021 and shall terminate on June 30, 2023.

B. Tenant shall have the option to renew this lease at the end of this 2-year period at a new rental rate to be established between Landlord and Tenant. Tenant shall notify Landlord 90 days in advance of the end of the present term in writing of its interest in exercising its option to renew.

3. RENTAL

The Tenant shall pay to the Landlord for use of the Leased Premises the following sums: In Years One and Two – Three Thousand Eight Hundred Forty Dollars and No Cents (\$3,840.00) per year paid on a monthly basis (first day of the month) of Three Hundred Twenty Dollars and No Cents (\$320.00). A late payment of Ten Percent (10%) of the monthly payment shall be assessed for payments not received by the end of the Thirtieth (30th) day of the month.

4. **PAYMENT OF RENTAL**

The Tenant shall pay the rentals herein specified, and all other charges, to the Landlord at: Finance—Revenue Department, 226 West Fourth Street, Davenport, Iowa, 52801, or to such other address or addresses as the Landlord shall, from time to time, designate in writing.

5. **USE OF LEASED PREMISES**

A. The Tenant shall occupy and use the Leased Premises for the operation of a financial advisor office and associated uses incidental to this operation. No other uses shall be permitted without the written consent of the Landlord which shall not be unreasonably withheld. The Tenant shall not sell, or permit to remain in or about the Leased Premises, any article that may be prohibited by standard form fire insurance policies.

B. The Tenant shall not display merchandise, nor permit merchandise to remain, outside the exterior walls and permanent doorway of the Leased Premises, without first securing the prior written consent of the Landlord.

C. The Tenant shall not employ any type of sound-emitting device in or about the Leased Premises that is audible outside the Leased Premises, except for fire and burglar alarms.

6. **FIRE INSURANCE**

The Tenant shall be responsible for carrying fire insurance and other risk insurance on personal property owned or used by the Tenant. The Landlord shall be responsible for fire and extended coverage, including casualty, on the building that the leased premises are located in.

7. **LIABILITY INSURANCE AND INDEMNIFICATION OF LANDLORD**

A. The Lessee shall secure and maintain such primary insurance policies as will protect himself or his Subcontractors from claims for bodily injuries, death or property damage which may arise from operations under this contract whether such operations be by himself or by any Subcontractor or anyone employed by them directly or indirectly.

B. The following insurance policies are required unless other limits are specified. The City shall be identified as a certificate holder and specifically named as an additional insured under General Liability.

(1) Commercial General Liability

Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000

(2) Commercial Automobile Liability (if autos are used)

Any Auto, Hired & Non-Owned Combined Single Limit	\$1,000,000
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(3) Excess Liability Umbrella

\$1,000,000

(4) Statutory Worker's Compensation with waiver of subrogation in favor of the City.

C. Contractual Liability; the insurance required above under "LESSEE INSURANCE", shall:

- (1) be Primary insurance and non-contributory.
- (2) include contractual liability insurance coverage for the Lessee's obligations under the INDEMNIFICATION section below.

CERTIFICATES OF INSURANCE

A. Certificates of Insurance, acceptable to the City indicating insurance required by the Contract is in force, shall be filed with the City prior to approval of the Contract by the City. The Lessee shall insure that coverages afforded under the policies will not be cancelled until at least thirty (30) days prior written notice has been given to the City. The Lessee will accept responsibility for damages and the City's defense in the event no insurance is in place and the City has not been notified.

INDEMNIFICATION

A. To the fullest extent permitted by the law, the Lessee shall defend, indemnify, and hold harmless the City, its officials and its agents and employees from and against all claims, damages, losses and expenses, including but not limited to, all attorneys' fees provided that any such claim, damage, loss or expense:

- (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom; and
- (2) is caused in whole or in part by any negligent act or omission of the Lessee, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable.

B. In any and all claims against the City, its officials or any of its agents or employees by any employee of the Lessee, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph shall not be limited in anyway by any limitation on the amount or type of damages, compensation or benefits payable by or for the Lessee or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

C. The Lessee shall not be responsible for damage or injury caused by the Landlord's negligence relating to items that remain the exclusive responsibility of the City.

8. ALTERATIONS

The Tenant shall not make, or suffer to be made, any alternations, after the build-out, of the Leased Premises, or any part thereof, without the prior written consent of the Landlord,

which shall not be unreasonably withheld, and any additions to, or alterations of, said Leased Premises, except movable furniture and trade fixtures, shall become at once a part of the realty and belong to the Landlord.

9. MAINTENANCE AND SANITATION

A. The Tenant, at its sole cost and expense, shall maintain in a good state or repair, the following areas: windows and doors, except for those used commonly with other tenants, along with the interior of the Leased Premises. Notwithstanding the foregoing, the Tenant may not paint, change, or modify in any manner the exterior of the Leased Premises without first securing the written consent of the Landlord. The Tenant shall be responsible for the exterior glass replacement of the demised area, should they become damaged or broken, and shall be replaced to the original specification.

B. The Tenant shall provide and maintain sufficient sanitary receptacles in and about the interior and exterior of the Leased Premises in which to place any refuse or trash produced by the Tenant or its customers and patrons, and the Tenant shall cause such refuse or trash to be removed from the area as often as required to maintain a sanitary condition. The Landlord shall provide space near the Leased Premises for such sanitary receptacle, to the extent practical.

10. SURRENDER OF LEASED PREMISES

The Tenant shall, upon expiration of the term hereby created, or upon earlier termination hereof for any reason, quit and surrender said Leased Premises in good order, condition, and repair, reasonable wear and tear excepted, and clean and free of refuse. If alterations, additions, and/or installations have been made by the Tenant as provided for in this Lease, the Tenant shall not be required to restore the Leased Premises to the condition in which they were prior to such alterations, additions, and/or installations.

11. FIXTURES

The Tenant shall provide, install, and maintain at its expense, fixtures of a special nature that may be required by the Tenant's business. All such fixtures which are not permanently affixed to the realty shall remain the property of the Tenant and may be removed by the Tenant not later than the expiration of the term hereof, provided that the Tenant is not then in default hereunder, and that the Tenant shall promptly repair, at its own expense, any damages occasioned by such removal. All other fixtures with the exception of any water purification equipment (including, without limitation, air conditioning units, heating equipment, plumbing fixtures, hot water heaters, carpeting or other floor covering cemented or otherwise affixed to the floor) that may be placed upon, installed in, or attached to, the Leased Premises by the Tenant shall, at the expiration or earlier termination of this Lease for any reason, be the property of the Landlord and remain upon, and be surrendered with Leased Premises, without disturbance, molestation, or injury. The Tenant shall have the right, from time to time during the term of this lease, to remove any such fixtures, equipment, or property for the purpose of replacing the same with items of like character, quality, or value.

12. TENANT IMPROVEMENTS

Prior to commencing any Tenant improvements, the Tenant shall provide to the Landlord, for its review and approval, a plan and specifications for the proposed work to be performed. All improvements shall be completed in a timely and workman-like manner and in accordance with all applicable codes and ordinances.

13. FREE FROM LIENS

The Tenant shall keep the Leased Premises and the property on which the Leased Premises are situated free from any Mechanics Liens arising out of work performed, material furnished, or obligation incurred by or at the instance of the Tenant, and indemnify and save the Landlord harmless from all such liens and all attorney's fees and other costs and expenses incurred by reason thereof. Notice is hereby given that neither the Landlord nor the Landlord's interest in the Leased Premises shall be liable or responsible to persons who furnish material or labor for or in connection with such work.

14. ABANDONMENT

The Tenant shall not vacate or abandon the Leased Premises at any time during the term of this Lease; and if the Tenant shall abandon, vacate, or surrender the Leased Premises, or be dispossessed by process of law or otherwise, any personal property belonging to the Tenant and left on the Leased Premises shall be deemed to be abandoned, at the option of the Landlord. The Tenant shall not be deemed to have vacated or abandoned the Leased Premises caused by reasons beyond its control (casualty, strikes, and acts of God).

15. SIGNS AND ADVERTISING MATERIALS

The Tenant recognizes there are Signage Restrictions for the demised area. All proposed signage must be submitted and approved by the City of Davenport prior to installation, whether it be affixed to the building, or window type display signs. The Tenant shall submit its signage plan to the Landlord for review and approval.

16. EXTERIOR LIGHTING

The Tenant shall not install any exterior lighting on the Leased Premises unless and until the Landlord shall have approved, in writing, the design, type, kind, and location of the lighting to be installed.

17. UTILITIES

The Landlord shall provide and be responsible for payment of all charges for water, gas, heat, air conditioning, electricity, and sewer for the Leased Premises. (Tenant shall provide and pay all charges for telephone service, janitorial services, and rubbish removal used by the Tenant. Any security deposit or connection charges required by any utility company to furnish service to

the Tenant shall be paid by the Tenant. Landlord shall provide and maintain the necessary mains, conduits, wires, and cables to bring water, electricity and gas, and other utilities to the Premises.

18. ENTRY AND INSPECTION

The Tenant shall permit the Landlord and the Landlord's agents to enter into and upon the Leased Premises at all reasonable times, acceptable to the Tenant, for the purpose of inspecting the same, or for the purpose of maintaining the building in which said Leased Premises are situated, or for the purpose of making repairs, alterations, or additions to any other portion of said building. If the Tenant shall notify the Landlord that it does not intend to exercise any renewal option, the Landlord shall have the right to advertise and show the property to prospective users of the Leased Premises during the final Ninety (90) Days of the initial lease term or any option renewal.

19. DAMAGE AND DESTRUCTION OF LEASED PREMISES

A. The Landlord agrees, at its cost and expense, to maintain the roof, walls, and foundation of the Leased Premises and building in reasonably good order and condition, and to make all necessary repairs and replacements in and to the building, including the building flood protection system. If the Landlord fails to perform obligations under this Lease which creates a condition which interferes substantially with normal use, and as a consequence the Tenant is compelled to discontinue business in the Leased Premises in whole or in part, rental shall be proportionally abated. If Landlord defaults for more than Thirty (30) Days, after written notice by the Tenant, the Tenant shall have the right, but not be obligated to remedy such default. All such sums expended, or obligations incurred, by the Tenant in connection with the foregoing shall be paid by the Landlord to the Tenant upon demand, and if the Landlord fails to reimburse the Tenant, the Tenant may, in addition to any other right or remedy that it may have, deduct such amount from the next month's rent or rentals.

B. In the event of a destruction of the Leased Premises or the building containing the same during said term which requires repairs to either said Leased Premises or said building, or is declared to be unfit for occupancy by any authorized public authority for any reason other than the Tenant's act, use, or occupation, which declaration requires repairs provided the Tenant gives to the Landlord written notice of the necessity therefore. If those repairs are not, or cannot be, completed within Thirty (30) Days of said notice, then the Tenant may, at its option, cancel this Lease. However, if the Tenant does not desire to cancel the Lease, rent shall be abated during the period which those repairs are made and the Tenant is compelled to discontinue business in the Leased Premises. Further, in the event of flooding, rent shall be abated during that time period the leased premises are declared to be unfit for occupancy by any authorized public authority.

20. ASSIGNMENT AND SUBLETTING

The Tenant shall not assign this Lease, or any interest therein, and shall not sublet the Leased Premises or and part thereof, or any right or privilege appurtenant thereto, or permit any other person (the agent and servants of the Tenant excepted) to occupy or use the Leased Premises, or any portion thereof without first obtaining the written consent of the Landlord.

Consent by the Landlord to one assignment, subletting, occupation, or use by another person shall not be deemed to be a consent to any subsequent assignment, subletting, occupation, or use by another person. Consent to an assignment shall not release the original named Tenant from liability which has accrued or occurred prior to the date of assignment. If the Landlord does not release the Tenant from liability, the Landlord shall give the Tenant notice of defaults by assignee and an opportunity to cure the same. Any assignment or subletting without the prior written consent of the Landlord shall be void, and shall, at the option of the Landlord, terminate this Lease. Neither this Lease nor any interest therein shall be assignable, as to the interest of the Tenant, by operation of law without the prior written consent of the Landlord. The Landlord shall give the Tenant prior notice of the assignment of this Lease and/or any interest of the Landlord therein.

21. DEFAULT, RE-ENTRY REMEDIES

If the Tenant shall fail to pay any part of the rent herein provided, or any other sum required by this Lease to be paid to the Landlord at the times or in the manner provided, or if default shall be made in any of the other covenants or conditions on its part agreed to be performed, and such failure to perform other covenants shall continue for Thirty (30) Days after written notice thereof from the Landlord to the Tenant, then the Landlord, besides other rights or remedies it may have, shall have the immediate right of re-entry and may remove all persons and property from the Leased Premises without liability to any person for damages sustained by reason of such removal. Such property may be removed and stored in a public warehouse or elsewhere at the cost of, and for the account of, the Tenant.

22. DEFAULT, COSTS, AND ATTORNEY FEES

If the Tenant shall fail to pay any part of the rent herein provided, or any other sum required by this Lease to be paid to the Landlord at the times or in the manner provided, or if default shall be made in any of the other covenants or conditions on its part agreed to be performed, then the Tenant shall be responsible for payment of all reasonable costs and attorney fees of the Landlord that result from the Landlord pursuing its rights and remedies.

23. SALE OF LEASED PREMISES BY LANDLORD

In the event of any sale of the Leased Premises, or assignment of this Lease by the Landlord, the Landlord shall give the Tenant prior notice of any such sale or assignment. The Landlord shall be relieved of liability under the Lease only in the event that the new Landlord agrees to the Lease and to not disturb the Tenant.

24. REIMBURSEMENT

A. All covenants and terms herein contained to be performed by the Tenant shall be performed by the Tenant at its expense, and if the Landlord shall pay any sum of money or do any act which requires the payment of money by reason of the failure, neglect, or refusal of the Tenant to perform such covenant or term~ the sum or sums of money so paid by the Landlord shall be considered as additional rental and shall be payable by the Tenant to the Landlord on the

first of the month next succeeding such payment, together with interest at the maximum rate permitted by law from the date of payment.

B. All covenants and terms herein contained to be performed by the Landlord shall be performed by the Landlord at its expense, and if the Tenant shall pay any sum of money or do any act which requires the payment of money by reason of the failure, neglect, or refusal of the Landlord to perform such covenant or term after written notice by the Tenant, the sum or sums of the money so paid by the Tenant shall be considered as rental and shall be deducted by the Tenant from the rent on the first of the month next succeeding such payment.

25. WAIVER

No covenant, term, or condition of this Lease shall be waived except by written waiver of the Landlord, and the forbearance or indulgence by the Landlord in any regard whatsoever shall not constitute a waiver of the covenant, term, or condition to be performed by the Tenant to which the same shall apply, and until complete performance by it of such covenant, term, or condition, the Landlord shall be entitled to invoke any remedy available under this Lease or by law despite such forbearance or indulgence. The waiver by the Landlord of any breach or term, covenant, or condition hereof shall apply to, and be limited to, the specific instance involved, and shall not be deemed to apply to any other instance or to any subsequent breach of the same or any other term, covenant, or condition hereof.

26. SUCCESSORS IN INTEREST

The covenants herein contained shall, subject to the provisions as to assignment, subletting, and sale of Leased Premises, apply to and bind the heirs, successors, executors, administrators, and assigns of all the parties hereto; and all of the parties shall be jointly and severally liable hereunder.

27. PARTIAL INVALIDITY

If any term, covenant, condition, or provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions hereof shall remain in full force and effect and shall in no way be affected, impaired, or invalidated thereby.

28. TIME

Time is of the essence with regard to performance of any obligations under this Lease.

29. EMINENT DOMAIN

A. If the whole of the Leased Premises shall be acquired or condemned by eminent domain for any public or quasi-public use or purpose, then the term of this Lease shall cease and terminate as of the date of title vesting in such proceeding, and all rentals shall be paid up to that

date, and the Tenant shall have no claim against the Landlord for the value of any unexpired term of this Lease.

B. If any part of the Leased Premises shall be acquired or condemned by eminent domain or public or quasi-public use or purpose, and in the event that such partial taking or condemnation shall render the Leased Premises unsuitable for the business of the Tenant, which shall be at the Tenant's reasonable discretion, then the term of this Lease shall cease and terminate as of the date of title vesting in such proceeding and the Tenant shall have no claim against the Landlord for the value of any unexpired term of this Lease. In the event the Tenant determines the Leased Premises are not suitable, then it shall be relieved from further obligation of this Lease.

C. In the event of any condemnation or taking as hereinbefore provided, whether whole or partial, the Landlord and Tenant shall each be entitled to receive and retain such separate awards and portions of lump sum awards as may be allocated to its respective interests in any condemnation proceeding.

D. Nothing herein shall be construed to preclude the Tenant from prosecuting any claim directly against the condemning authority in such condemnation proceedings for loss of business or depreciation to, damage to, or cost of removal of, or for value of stock, trade fixtures, furniture, or other personal property belonging to the Tenant.

30. HOLDING OVER

Continued possession, beyond the expiration date of the term of this lease, by the Tenant, coupled with the receipt of the specified rental by the Landlord (and absent a written agreement by both parties for the extension of this lease, or for a new year) shall constitute a month-to-month extension of this lease.

31. FLOODING

Landlord agrees that it will make reasonable efforts to allow access to the leased premises to the extent possible during periods of periodic flooding. Landlord and Tenant agree that each shall cooperate with emergency service utility company personnel or flood control personnel in the event of a flood. If events require the tenant to move out of occupancy because of flooding, the rent shall be abated for that time period that tenancy is not possible.

32. MISCELLANEOUS

A. The Tenant shall be responsible to pay for Tenant's proportionate share of the Real Estate Taxes of the Leased Premises. Tenant is solely responsible to keep itself informed of the assessment and collection of taxes.

B. The Landlord shall be responsible and pay for all snow removal, exterior landscaping, and all other exterior maintenance of the building and public areas surrounding the Leased premises. The Tenant shall be responsible, however, for the interior and exterior window cleaning of the Leased Premises.

C. The Tenant is hereby provided the exclusive use of the second floor office suite shown on Exhibit A of the building plan.

D. The Tenant is responsible for obtaining and renewing all licenses and permits necessary for its operation. The Tenant shall comply with all Federal, State, or local rules and regulations applicable to its operation.

33. GENERAL

A. This Lease shall be construed in accordance with the laws of the State of Iowa.

B. This Lease, and any exhibits attached hereto, sets forth all the covenants promises, agreements, conditions, or undertakings, either oral or written, between the Landlord and Tenant. Except as herein otherwise provided, no subsequent alteration, amendment, change, or addition to this Lease shall be binding upon the Landlord or Tenant unless reduced to writing and signed by both parties.

C. If the Landlord or Tenant herein shall be more than one party, then the obligations of such party or parties shall be joint and several.

D. The Landlord and Tenant acknowledge reliance on its own judgment and advice and counsel of its own attorney in interpreting this Agreement, and not in any manner on the other party.

IN WITNESS WHEREOF, the parties hereto have duly executed this lease in duplicate the day and year above.

RITA RAWSON, CRPC®

**RIVERFRONT IMPROVEMENT
COMMISSION**

By _____

By _____

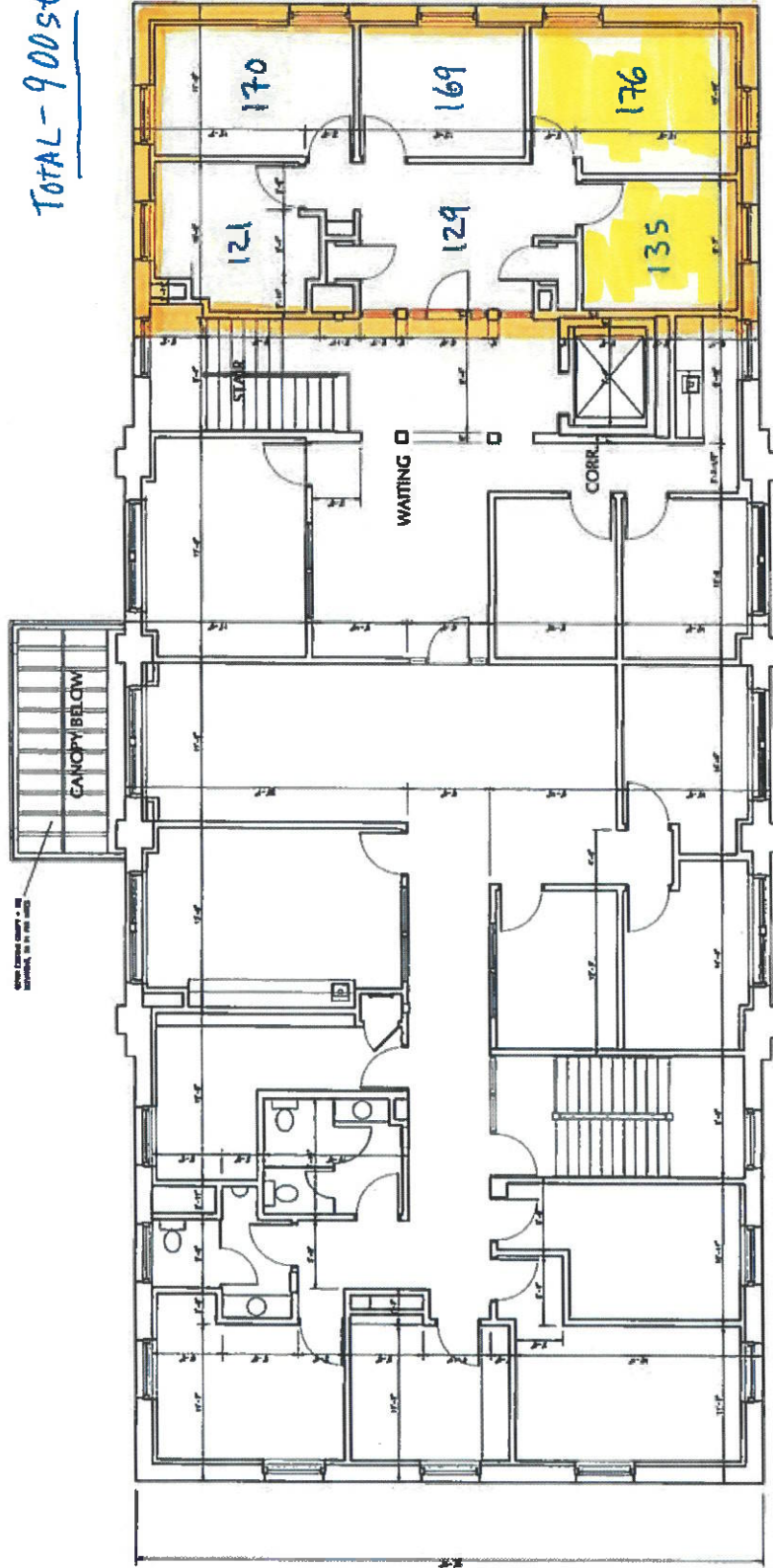
Dee Bruemmer, Chair

Date _____

Date _____

Attach Exhibit A

TOTAL - 900sf



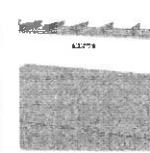
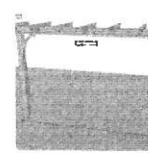
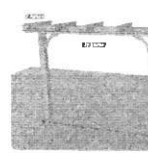
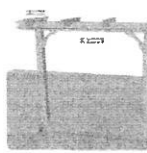
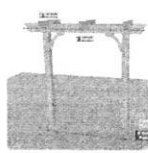
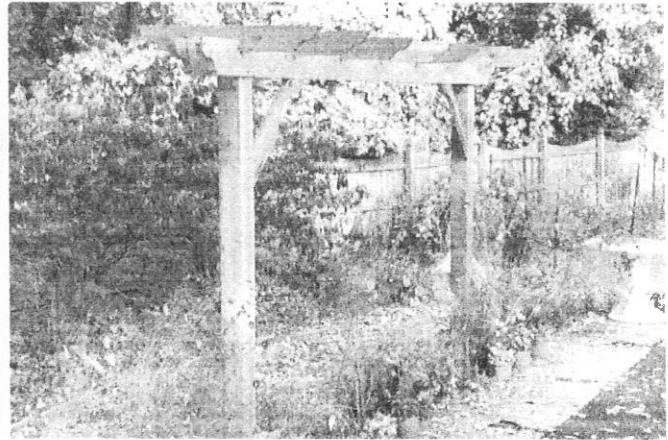
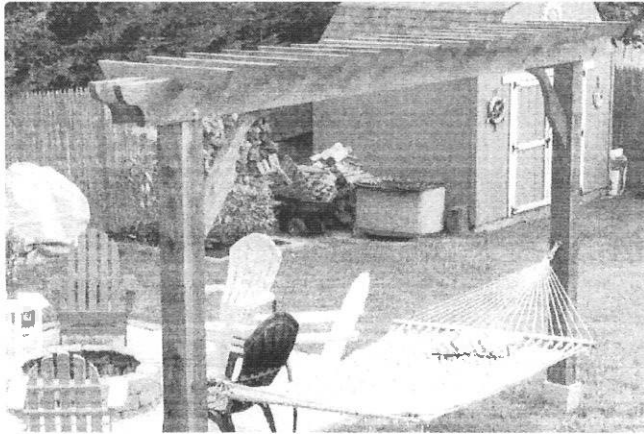
NOTES:
1. All rooms are shown with a 6'0" x 6'0" grid.

SECOND FLOOR PLAN - PROPOSED
SCALE - 1/4" = 1'-0"





The Brim Pergola Walkway Trellis Kit



\$1,951.00

The Brim makes a perfect border when installed between the edge of a deck and garden, or used as a trellis over a walkway. It comes in many different lengths to suit your needs. This kit is available in pressure treated pine or rough sawn western red cedar. It includes 6×6 notched posts, 2X8 beams, and 2×6 rafters (notched over double beam).

Base price of The Brim pergola kit standard sizes starts at \$1,951. To configure and price your standard size kit, choose Size and Wood Type, Post Length and Depth, and End Shape.

Size and Wood Type *

Choose your size and wood type, and the additional cost for your selection will be displayed in the subtotal.

Select an option...

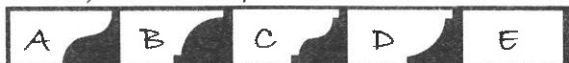
Post Length and Depth *

Choose post length. How deep will the posts go into the ground?

Select an option...

End Shape *

Select your end shape:



Select an option...

1x The Brim Pergola Walkway Trellis Kit

\$1,951.00

Subtotal \$1,951.00 Free Shipping

1

ADD TO CART

ADD TO WISHLIST

DESCRIPTION

Description

The Brim makes a perfect border when installed between the edge of a deck and garden, or used as a trellis over a walkway. It comes in many different lengths to suit your needs. The Brim pairs well with the Big Kahuna freestanding or attached pergola.

As with all of our kits, you choose the end cuts to customize it just the way you want it. This kit is available in pressure treated pine or cedar. It includes 6×6 notched posts, 2X8 beams, and 2×6 rafters (notched over double beam). We use stainless steel hardware to prevent rotting. Every kit comes complete with all pre-cut, pre-drilled lumber that is pre-marked for easy assembly. It also includes a set of step-by-step instructions to guide you through the assembly process. Our kits are so easy to assemble that two people can easily have most kits set up in four hours or less with absolutely no construction knowledge whatsoever. It's that easy!

So choose your size, and your end cut preference, and before you know it you will be enjoying your backyard under a beautiful pergola cut specifically for you.

	Overall Width	Outside Post to Post	Inside Post to Post
8' Brim	8'	5'	4'
10' Brim	10'	7'	6'
12' Brim	12'	9'	8'
14' Brim	14'	11'	10'
16' Brim	16'	13'	12'
18' Brim	18'	15'	14'
20' Brim	20'	17'	16'

RELATED PRODUCTS

