

CITY COUNCIL MEETING

CITY OF DAVENPORT, IOWA

Wednesday, September 24, 2025; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

Approval of the City Council meeting minutes for September 10, 2025.

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report on Committee of the Whole for September 17, 2025.

VIII. Appointments, Proclamations, Etc.

A. Proclamations

1. Fire Prevention Week | October 5 - 11, 2025
2. Metrocom NAACP Unit #4019 Day | September 27, 2025
3. National Good Neighbor Day | September 28, 2025

IX. Petitions and Communications from Council Members and the Mayor

X. Individual Approval of Items on the Discussion Agenda

1. Second Consideration: Ordinance for Case ORD25-01 being the request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]
2. Resolution approving an Employee Leasing Agreement with MGT Impact Solutions, LLC (formerly GovTemps) appointing Tim Gleason (no relation to Nicole Gleason) as Interim City Administrator for a term of six months, expiring May 3, 2026, with an option to renew the agreement for additional time if necessary. [All Wards]

XI. Approval of All Items on the Consent Agenda

****NOTE:** These are routine items and will be enacted at the City Council Meeting by one roll call vote without separate discussion unless an item is requested to be removed and considered separately.

1. Third Consideration: Ordinance for Case REZ25-04 being the request of Coram Deo Academy to rezone approximately 10.72 acres of land located at 5348 Elmore Circle from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]
2. First Consideration: Ordinance amending Schedule VII No Parking of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding East 90th Street along the south side from 1,500 feet east of Scott Park Road to 400 feet west of Scott Park Road. [Ward 8]
3. First Consideration: Ordinance amending Schedule XIII Seven Ton Weight Limit of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding Central Park Avenue from Fairmount Street to Emeis Park Drive. [Ward 1]
4. Resolution approving Case F25-12 being the request of Baltic Property Holdings LLC for a final plat of Baltic Property, a 4-lot subdivision on 21.65 acres of land in unincorporated Scott County located on 118th Avenue (Parcel 720123001). [Adjacent to Ward 1]
5. Resolution authorizing staff to implement and administer a new pilot business assistance program focusing on food-related businesses in the Rockingham Corridor. [Wards 1 & 3]
6. Resolution approving an amendment to the North Urban Renewal Area Plan to include the 2025 Internal TIF. [Wards 2, 6, 7, & 8]
7. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

Davenport Parks and Recreation; Howl-o-ween in the Park; Centennial Dog Park | 315 South Marquette Street; 10:00 a.m. - 3:00 p.m. Saturday, October 4, 2025 (rain date Sunday, October 5, 2025); **Closure:** South Marquette Street south of the City maintenance facility to Beiderbecke Drive. [Ward 3]

Glen Thede; Fire Muster and Lights & Sirens Parade; Village of East Davenport; 7:00 a.m. - 4:00 p.m. Sunday, October 5, 2025; **Closures:** East 11th Street from Mound Street to Jersey Right Road; Christie Street from East 11th Street north to the alley. [Ward 5]

Davenport Community School District; West High School Homecoming Parade; see attached parade route; 5:30 p.m. - 7:00 p.m. Thursday, October 9, 2025; **Closures (Police controlled):** North Clark Street from West 15th Street to West 18th Street; West 18th Street from North Clark Street to North Elsie Avenue; North Elsie Avenue from West 18th Street to West Lombard Street; West Lombard Street from North

Elsie Avenue to North Nevada Avenue; North Nevada Avenue from West Lombard Street south to West High School. [Wards 1 & 4]

Ranch Riders Brotherhood; 40th Anniversary; 325 Marquette Street; 8:00 a.m. - 11:30 p.m. Saturday, October 11, 2025; **Closure:** Marquette Street from West 4th Street south to the alley. [Ward 3]

Laura Lade; Hey, MS, Take a Walk!; Bechtel Park | 499 East 2nd Street; 11:30 a.m. - 4:00 p.m. Sunday, October 12, 2025; **Closure:** Iowa Street from River Drive to East 2nd Street. [Ward 3]

Indivisible QC; No Kings March; Vander Veer Botanical Park | 215 West Central Park; 10:00 a.m. - 12:30 p.m. Saturday, October 18, 2025; **Closures:** westbound West Lombard Street from Brady Street to Harrison Street; easternmost travel lane on Harrison Street from West Lombard Street to West Central Park Avenue; southernmost eastbound lane on West Central Park Avenue from Harrison Street to Brady Street; westernmost travel lane on Brady Street from West Central Park Avenue to West Lombard Street. [Ward 5]

8. Resolution accepting work completed under the Emerald Drive (West 14th Street to West Locust Street) Reconstruction project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$615,848.14, CIP #35062. [Ward 1]
9. Resolution accepting work completed under the Credit Island Causeway Repair project by Porter Brothers Construction of Rock Falls, Illinois in the amount of \$111,354.77, CIP #35061. [Ward 1]
10. Resolution accepting the storm sewer and sanitary sewer associated with the Ryan/TVS Warehousing site development. [Ward 8]
11. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project, CIP #60042. [Ward 7]
12. Resolution authorizing submission of a grant application to the Iowa Clean Air Attainment Program (ICAAP) for financial assistance to construct a roundabout at the intersection of Utica Ridge Road and East 56th Street. [Ward 6]
13. Resolution approving the appointment of Assistant City Administrator Nicole Gleason to the position of Acting City Administrator effective October 1, 2025, until November 3, 2025, or such time when an Interim City Administrator is appointed. [All Wards]
14. Resolution authorizing staff to initiate discussions to purchase two single-family, owner-occupied homes at 2018 and 2024 North Ohio Avenue to assist in mitigating periodic, localized flash flooding as part of the North Ohio Avenue Flash Flood Mitigation project. [Ward 1]
15. Motion approving expansion of the Davenport DREAM Project area to include additional neighborhoods (Ridgeview East and Central East). [Wards 5 & 8]

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

Davenport Community School District; North High School Homecoming Parade; see attached parade route; 5:00 p.m. - 6:30 p.m. Thursday, September 25, 2025; Outdoor music/band, over 50 dBA. [Wards 7 & 8]

Glen Thede; Fire Muster and Lights & Sirens Parade; Village of East Davenport; 12:00 p.m. - 3:00 p.m. Sunday, October 5, 2025; Outdoor music, over 50 dBA. [Ward 5]

Davenport Community School District; West High School Homecoming Parade; see attached parade route; 5:30 p.m. - 7:00 p.m. Thursday, October 9, 2025; Outdoor music/band, over 50 dBA. [Wards 1 & 4]

Ranch Riders Brotherhood; 40th Anniversary; 325 Marquette Street; 12:00 p.m. - 10:00 p.m. Saturday, October 11, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

17. Motion approving beer and liquor license applications.

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

Ward 3

FRIENDS of the Davenport Library (FRIENDS of the Davenport Library) – 321 Main Street – Temporary Event September 27 – License Type: Special Class C Beer/Wine (On-Premises)

The Wandering Crowd (The Wandering Crowd, LLC) – 101 West River Drive – Temporary Outdoor Event October 4th – License Type: Class C Liquor (On-Premises)

Ward 6

Board & Brush Creative Studio – Quad Cities (Exline Signs and Things, LLC) – 5169 Utica Ridge Road – New License – License Type: Special Class C Beer/Wine (On-Premises)

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

Ward 1

Holy Name Society (St Alphonsus Church of Davenport, Iowa) - 2618 Boies Avenue - Outdoor Area - License Type: Special Class C Beer/Wine (On-Premises)

Ward 3

Raw Bar (RawBar) - 136 East 3rd Street Unit A - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 4

Rio Grande Mexican Restaurant Y Cantina, LLC (Rio Grande Mexican Restaurant Y Cantina, LLC) - 1414 West Locust Street - License Type: Class C Liquor (On-Premises)

Ward 6

Pho Fusion, LLC (Pho Fusion, LLC) - 5266 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

XII. Other Ordinances, Resolutions and Motions

XIII. Public with Business

PLEASE NOTE: At this time individuals may address the City Council on any matters of City business not appearing on this agenda. This is not an opportunity to discuss issues with the Council members or get information. In accordance with Open Meetings law, the Council cannot take action on any complaint or suggestions tonight.

Please state your name and ward for the record. There is a five (5) minute time limit. Please end your comments promptly.

XIV. Final Comments from Council Members and the Mayor

XV. Adjourn

City of Davenport

Department: Administration

Contact Info: Brian Krup | 563-326-6163

Subject:

Approval of the City Council meeting minutes for September 10, 2025.

Action / Date
9/24/2025

Attachments:

1. 091025 City Council Meeting Minutes

City of Davenport, Iowa
City Council Meeting Minutes
Wednesday, September 10, 2025

The City Council of Davenport, Iowa met in regular session on Wednesday, September 10, 2025, at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa with Mayor Pro Tem Meginnis presiding and all Aldermen present (R. Dunn, Kelly, Reinartz, Gripp, Meginnis, Newton, Lynch*, T. Dunn, Jobgen, and Burkholder).

**Left at 6:14 p.m.*

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderman Kelly

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

APPROVED

Approval of the City Council meeting minutes for August 27, 2025.

VI. City Administrator Update

VII. Report on Committee of the Whole

APPROVED

Approval of the Report on Committee of the Whole for September 3, 2025.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, September 3, 2025 -- The Davenport City Council met in Committee of the Whole at 5:30 p.m. with Mayor Matson presiding. The Council observed a moment of silence. Pledge of Allegiance led by Alderman R. Dunn. Upon the roll being called, all Aldermen were present (R. Dunn, Kelly, Meginnis, Reinartz, Gripp, Newton, Lynch, T. Dunn, Jobgen, and Burkholder).

The following Public Hearings were held: **Community Development:** 1. for Case ORD25-01 being the request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street; and 2. on the proposed conveyance of 735 square feet of City-owned property directly south of 2113 East 11th Street to Heights Holdings, LLC, Petitioner.

Action Items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderman Gripp reviewed all items listed. On motion by Alderman Reinartz, second by Alderwoman Meginnis item #2, First Consideration: Ordinance for Case ORD25-01 being the request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street, and item #6, Resolution approving a five-year lease agreement with BZE Holdings, Inc, dba Boozie's Bar & Grill, at the Freight House and authorizing staff to proceed with soliciting bids as necessary for repairs and improvements to the property, moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderman Jobgen, second by Alderwoman Newton the street closure request for Ranch Riders Brotherhood under item #2 was deleted from the agenda and will appear on an upcoming agenda with the new event date. On motion by Alderman Jobgen, second by Alderwoman Meginnis the noise variance request for Ranch Riders Brotherhood under item #3 was deleted from the agenda and will appear on an upcoming agenda with the new event date. On motion by Alderman T. Dunn, second by Alderman Gripp item #5, Motion approving a special occurrence permit for Daniel Fuentes to allow a mobile food unit to operate on public property located in front of 1407 West 4th Street, moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Public Works:** Alderman R. Dunn reviewed all items listed. On motion by Alderman Kelly, second by Alderwoman Newton item #4, Resolution ratifying the emergency purchase of demolition services for

314 Gaines Street from Valley Construction of Rock Island, Illinois in the amount of \$231,300, moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Finance:** Alderwoman Newton reviewed the two items listed. On motion by Alderwoman Lynch, second by Alderwoman Burkholder both items moved to the Consent Agenda.

Council adjourned at **7:18 p.m.**

VIII. Appointments, Proclamations, Etc.

A. Proclamations

ISSUED 2025-387

1. Stillbirth Prevention and Awareness Day | September 19, 2025

IX. Presentations

HELD

1. Police Officer Swearing-In Ceremony

-Aaron Morgan

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. *On motion by Alderman Gripp, seconded by Alderman Reinartz and all Aldermen present voting aye, the following Ordinance moved to second consideration.*

First Consideration: Ordinance for Case ORD25-01 being the request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4] **MOVED TO SECOND CONSIDERATION**

2. *On motion by Alderwoman Newton, seconded by Alderman R. Dunn and all Aldermen present voting aye, the following Resolution was adopted.*

Resolution approving a five-year lease agreement with BZE Holdings, Inc, dba Boozie's Bar & Grill, at the Freight House and authorizing staff to proceed with soliciting bids as necessary for repairs and improvements to the property. [Ward 3] **ADOPTED 2025-388**

3. *During discussion of the following Resolution, Council recessed for a break at 6:14 p.m. and reconvened at 6:19 p.m. (Alderwoman Lynch departed at 6:14 p.m.) The Resolution was moved by Alderman Jobgen and seconded by Alderman Reinartz. Upon the roll being called, the following Aldermen voted aye: Reinartz, T. Dunn, R. Dunn, Jobgen, Newton, and Gripp; the following Aldermen voted nay: Kelly and Burkholder; and Alderwoman Meginnis abstained, and the Resolution was adopted.*

Resolution ratifying the emergency purchase of demolition services for 314 Gaines Street from Valley Construction of Rock Island, Illinois in the amount of \$231,300. [Ward 3]

ADOPTED 2025-389

4. *On motion by Alderman Gripp, seconded by Alderman Jobgen and all Aldermen present voting aye, the following Motion passed.*

Motion approving a special occurrence permit for Daniel Fuentes to allow a mobile food unit to operate on public property located in front of 1407 West 4th Street. [Ward 3]

PASSED 2025-390

XII. Approval of All Items on the Consent Agenda

On motion by Alderwoman Newton, seconded by Alderman Gripp and all Aldermen present voting aye, the Consent Agenda was approved as follows.

1. Third Consideration: Ordinance amending Schedule IX One Hour Parking of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by removing 4th Street on the south side a distance of 150 feet east and a distance of 150 feet west of Fillmore Street, and removing 4th Street on the north side from Fillmore Street to a point 115 feet west of Fillmore Street. [Ward 3] **ADOPTED 2025-391**

2. Second Consideration: Ordinance for Case REZ25-04 being the request of Coram Deo Academy to rezone approximately 10.72 acres of land located at 5348 Elmore Circle from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]

MOVED TO THIRD CONSIDERATION

3. Resolution authorizing the conveyance of 735 square feet of City-owned property directly south of 2113 East 11th Street to Heights Holdings, LLC, Petitioner. [Ward 5] **ADOPTED 2025-392**

4. Resolution approving Case F25-05 being the request of MidAmerican Energy Company on behalf of Linwood Mining and Minerals Corp for a final plat of Rockingham Ridge, a 2-lot subdivision on 35.24 acres located near the northeast corner of Rockingham Road and South Utah Avenue (Parcel 31833-05A). [Ward 1] **ADOPTED 2025-393**

5. Resolution approving Case F25-10 being the request of River Cities Development LLC for a final plat of Northwest Bank Retail Addition, a 2-lot subdivision on 4.3 acres located at 100 East Kimberly Road. [Ward 7] **ADOPTED 2025-394**

6. Resolution setting a Public Hearing on the proposed amendment to the North Urban Renewal Area Plan to include the 2025 Internal TIF. [Wards 2, 6, 7, & 8] **ADOPTED 2025-395**

7. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events. **ADOPTED 2025-396**

Davenport Community School District; North High School Homecoming Parade; Thursday, September 25, 2025 5:00 p.m. - 6:30 p.m.; **Closures (Police controlled)**: Northbound Division Street from Wood Intermediate (5701 North Division Street) to Northwest Boulevard; Northwest Boulevard from Division Street to West 56th Street; West 56th Street to Oakbrook Road; Oakbrook Road to West 57th Street; West 57th Street to Marquette Street; Marquette Street to West 60th Street; West 60th Street to Myrtle Street; Myrtle Street to West 59th Street; West 59th Street to Vine Street; Vine Street to West 58th Street; West 58th Street to Gaines Street; Gaines Street to the finish at North High School (626 West 53rd Street). [Wards 7 & 8]

Anton Knaak; Vander Veer East Good Neighbor Project Block Party; 100 block of East Rusholme Street; 11:00 a.m. - 8:00 p.m. Saturday, October 4, 2025; **Closure**: East Rusholme Street from the alley east of Brady Street to Pershing Avenue. [Ward 5]

City of Davenport; Halloween Parade; Downtown; 11:30 a.m. - 4:00 p.m. Sunday, October 26, 2025; **Closures: (staging area)** East 3rd Street from Pershing Avenue to LeClaire Street; Pershing Avenue, Iowa Street, and LeClaire Street from 2nd Street to 4th Street; **(parade route)** 3rd Street from Pershing Avenue to Ripley Street; 2nd Street from Iowa Street to Ripley Street; Ripley and Main Streets from 2nd Street to 3rd Street; east-west alley between Scott and Ripley Streets; east-west alley between Harrison and Main Streets; Perry Street from East 2nd Street to River Drive; (beginning at 2:00 p.m.) Brady and Harrison Streets from River Drive to 4th Street. [Ward 3]

8. Resolution accepting work completed under the East 53rd Street and Elmore Avenue Intersection Patching project by Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of \$545,575.89, CIP #35061. [Ward 6] **ADOPTED 2025-397**

9. Resolution awarding contracts for the 2025 Sewer Lateral Repair Program, totaling \$1,000,000, to six (6) contractors and authorizing the Engineering & Capital Projects Director to increase quantities for each contract within the Capital Improvement Project budget constraints, CIP #30065. [All Wards] **ADOPTED 2025-398**

10. Resolution awarding a contract for the Davenport Police Station Water Mitigation project | Phases I and II to Bill Bruce Builders, Inc of Eldridge, Iowa in the amount of \$777,932, CIP #23085. [Ward 3] **ADOPTED 2025-399**

11. Resolution approving the purchase of one John Deere 544P Wheel Loader for the Compost Facility from Martin Equipment of Rock Island, Illinois in the amount of \$214,743.37 using Sourcewell contract #011723-JDC. [All Wards] **ADOPTED 2025-400**

12. Resolution approving the purchase of one Ford F-550 pickup truck chassis equipped with a platform lift body for the Public Works Department from Stamm Manufacturing of Fort Pierce, Florida in the total amount of \$189,000 using Bradford County Sheriff's Office contract #22-27-1.0, CIP #10503. [All Wards] **ADOPTED 2025-401**

13. Resolution approving the purchase of two Toro GreensPro 1260 mowers, two Toro Workman HDX utility vehicles equipped with LED work lights and high flow hydraulics, one Toro Pro Force blower, and one Ventrac mower deck equipped with a hydraulic tilt kit for the Parks and Recreation Department from MTi Distributing of Grimes, Iowa in the amount of \$106,040.28 using Sourcewell contract #031121-TTC, CIP #24029. [All Wards] **ADOPTED 2025-402**

14. Resolution accepting a grant in the amount of \$400,000 and approving the associated grant agreement with the Iowa Department of Transportation for the Taxiway C Reconstruction project at the Davenport Municipal Airport, CIP #20016. [Ward 8] **ADOPTED 2025-403**

15. Resolution awarding a five-year contract and installation services for 360-degree vehicle video surveillance to Samsara Incorporated of San Francisco, California using Sourcewell contract #102924-SAM. [All Wards] **ADOPTED 2025-404**

16. Resolution adopting the FY 2027 Budget Policies. [All Wards] **ADOPTED 2025-405**

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

PASSED 2025-406

German American Heritage Center & Museum; Oktoberfest; Kaiserslautern Square | 119 East 3rd Street; 12:00 p.m. - 7:00 p.m. Saturday, September 20, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

Palmer College of Chiropractic; Homecoming; 1000 Brady Street; beginning around 8:30 p.m. for approximately 20 minutes Saturday, September 20, 2025; Fireworks, over 50 dBA. [Ward 3]

Anton Knaak; Vander Veer East Good Neighbor Project Block Party; 100 block of East Rusholme Street; 12:00 p.m. - 7:00 p.m. Saturday, October 4, 2025; Outdoor music, over 50 dBA. [Ward 5]

City of Davenport; Halloween Parade; Downtown (see attached parade route); 2:00 p.m. - 3:30 p.m. Sunday, October 26, 2025; Outdoor music, over 50 dBA. [Ward 3]

18. Motion approving beer and liquor license applications.

PASSED 2025-407

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

Ward 3

Mississippi Valley Blues Fest (Mississippi Valley Blues Society) - 400 Beiderbecke Drive - Temporary Outdoor Event September 18-20 - License Type: Special Class C Beer/Wine (On-Premises)

German American Heritage Center (German American Heritage Center and Museum) - 119 East 3rd Street - Temporary Outdoor Event September 20 - License Type: Special Class C Beer/Wine (On-Premises)

Ward 5

Cedar Ridge (Cedar Ridge Vineyard) - 2205 East 11th Street - Temporary Outdoor Event September 19-21 - License Type: Class C Liquor (On-Premises)

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

Ward 1

Malwa, LLC (Malwa, LLC) - 4425 West Locust Street - License Type: Class B Beer/Wine (Carry-Out)

Rockingham Liquor (Lila, LLC) - 2423 Rockingham Road - License Type: Class E Liquor (Carry-Out)

Ward 4

The Gypsy Highway Bar and Grill (The Gypsy Highway Corp) - 2606 West Locust Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

La Duena Mexican Restaurant (Rene Sanchez) - 1330 Washington Street – License Type: Class C Liquor (On-Premises)

QC Sushi, LLC (QC Sushi, LLC) - 1417 West Locust Street - License Type: Class C Liquor (On-Premises)

St. Ambrose University (Sodexo America, LLC) - 518 West Locust Street – License Type: Class C Liquor (On-Premises)

Wise Guys Pizza and Pub (Christa Rae, LLC) - 2824 West Locust Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 5

Locust Street Tavern (Locust Street Tavern, Inc) - 331 East Locust Street – License Type: Class C Liquor (On-Premises)

The Outing Club (The Outing Club, Inc) - 2109 Brady Street - Outdoor Area – License Type: Class C Liquor (On-Premises)

Ward 6

Monarch Kitchen & Bar (LCMR, Inc) - 4750 East 53rd Street - Outdoor Area – License Type: Class C Liquor (On-Premises)

Texas Roadhouse (Texas Roadhouse Holdings, LLC) - 4005 East 53rd Street – License Type: Class C Liquor (On-Premises)

Wal-Mart Supercenter #1241 (Wal-Mart Stores, Inc) - 5811 Elmore Avenue – License Type: Class E Liquor (Carry-Out)

19. Motion approving work to replace an underground aeration pipe at the Water Pollution Control Plant under the existing plumbing and pipefitting services contract with Ragan Mechanical of Davenport, Iowa in the amount of \$98,092. [Ward 1] **PASSED 2025-408**

20. Motion approving the purchase of 50 laptops and 60 docking stations from Dell Marketing LP of Round Rock, Texas in the amount of \$60,712.10 using NASPO ValuePoint Master Agreement #23026. [All Wards] **PASSED 2025-409**

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

XV. Final Comments from Council Members and the Mayor

XVI. Executive Session

*On motion by Alderwoman Newton, seconded by Alderman Gripp and all Aldermen present voting aye, Council recessed to Executive Session at **6:59 p.m.** to discuss a real estate transaction pursuant to Iowa Code Section 21.5(1)(j). Council reconvened in Executive Session at **7:07 p.m.** with all*

*Aldermen present except Lynch (Burkholder, R. Dunn, T. Dunn, Gripp, Jobgen, Kelly, Meginnis, Newton, and Reinartz). Others present included City Administrator Doug Maxeiner, Corporation Counsel Sam Huff, Public Works Director/Assistant City Administrator Nicole Gleason, and Deputy City Clerk Brian Krup. On motion by Alderman Jobgen, seconded by Alderwoman Burkholder, the City Council returned to open session at **7:34 p.m.** On motion by Alderman R. Dunn, seconded by Alderman Reinartz, the City Council adjourned at **7:34 p.m.***

Brian Krup
Deputy City Clerk

City of Davenport

Department: Administration

Contact Info: Brian Krup | 563-326-6163

Subject:

Approval of the Report on Committee of the Whole for September 17, 2025.

Action / Date

9/24/2025

Attachments:

1. 091724 Committee of the Whole Report

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, September, 17, 2025 -- The Davenport City Council met in Committee of the Whole at 5:30 p.m. with Mayor Matson presiding. The Council observed a moment of silence. Pledge of Allegiance led by Alderwoman Meginnis. Upon the roll being called, all Aldermen were present (R. Dunn, Kelly, Meginnis, Reinartz, Gripp, Newton, Lynch, T. Dunn, Jobgen, and Burkholder).

The following Public Hearings were held: **Community Development:** 1. on the Consolidated Plan Annual Performance Evaluation Report for the year ending June 30, 2025; and 2. on the proposed amendment to the North Urban Renewal Area Plan to include the 2025 Internal TIF. **Public Works:** 1. on the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project, CIP #60042.

Action Items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderman Gripp reviewed all items listed. During the discussion of item # 1, Third Consideration: Ordinance for Case REZ25-04 being the request of Coram Deo Academy to rezone approximately 10.72 acres of land located at 5348 Elmore Circle from C-3 General Commercial District to IC Institutional Campus District, a motion was moved by Alderman R. Dunn and seconded by Alderman Reinartz to suspend the rules to vote on the item. Upon the roll being called, all Aldermen present voted aye. A motion to recess was moved by Alderwoman Newton and seconded by Alderwoman Lynch, and Council recessed at 6:06 p.m. Council reconvened at 6:13 p.m. Alderman R. Dunn moved a motion to reconsider suspension of the rules. The motion was seconded by Alderwoman Meginnis and upon the roll being called, all Aldermen present voted aye and the rules were no longer suspended. On motion by Alderman Reinartz, second by Alderman Jobgen item #2, Ordinance for Case ORD25-01 being the request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street, moved to the Discussion Agenda and all other items moved to the Consent Agenda. Council recessed for a break at 7:24 p.m. and reconvened at 7:31 p.m. **Public Safety:** Alderman Jobgen reviewed all items listed, noting that the street closure request and noise variance request for the Central High School Homecoming parade were requested to be voted on later on the agenda. On motion by Alderman T. Dunn, second by Alderwoman Burkholder all items moved to the Consent Agenda. **Public Works:** Alderman R. Dunn reviewed all items listed. On motion by Alderman Kelly, second by Alderwoman Meginnis all items moved to the Consent Agenda. **Finance:** Alderwoman Newton reviewed all items listed. On motion by Alderwoman Lynch, second by Alderwoman Burkholder item #2, Resolution approving an Employee Leasing Agreement with MGT Impact Solutions, LLC (formerly GovTemps) appointing Tim Gleason (no relation to Nicole Gleason) as Interim City Administrator for a term of six months, expiring May 3, 2026, with an option to renew the agreement for additional time if necessary, moved to the Discussion Agenda and all other items moved to the Consent Agenda.

Other Ordinances, Resolutions and Motions: A motion for suspension of the rules was moved by Alderwoman Newton and seconded by Alderman Gripp. Upon the roll being called, all Aldermen present voted aye and the rules were suspended. Earlier in the meeting, a motion was moved and seconded to place all Public Safety agenda items on the Consent Agenda and the Council voted unanimously to do so instead of noting the exception of the two items that would be voted on later on the agenda. A motion to remove the two items from the Consent Agenda was moved by Alderwoman Newton and seconded by Alderman Reinartz. A voice vote was taken with all Aldermen present voted aye.

On motion by Alderman Gripp, second by Alderwoman Meginnis and all Aldermen present voting aye, the following Resolution was adopted.

Resolution approving a street, lane, or public ground closure request on the listed date and time for an outdoor event. **ADOPTED 2025-410**

Davenport Community School District; Central High School Homecoming Parade; 6:00 p.m. - 7:00 p.m. Wednesday, September 24, 2025; **Closures (Police controlled):** East 18th Street from Woodland Avenue to Fernwood Avenue; Fernwood Avenue from East 18th Street to Forest Road; Forest Road from Fernwood Avenue to Middle Road; Middle Road from Forest Road to Woodland Avenue. [Wards 5 & 6]

On motion by Alderwoman Newton, second by Alderwoman Meginnis and all Aldermen present voting aye, the following Motion passed.

Motion approving a noise variance request on the listed date and time for an outdoor event.

PASSED 2025-411

Davenport Community School District; Central High School Homecoming Parade; see attached parade route; 6:00 p.m. - 7:00 p.m. Wednesday, September 24, 2025; Outdoor music/band, over 50 dBA. [Wards 5 & 6]

Council adjourned at **8:18 p.m.**

City of Davenport

Department: Office of the Mayor

Contact Info: Brian Krup | 563-326-6163

Action / Date

9/24/2025

Subject:

Fire Prevention Week | October 5 - 11, 2025

City of Davenport

Department: Office of the Mayor

Contact Info: Brian Krup | 563-326-6163

Action / Date

9/24/2025

Subject:

Metrocom NAACP Unit #4019 Day | September 27, 2025

City of Davenport

Department: Office of the Mayor

Contact Info: Brian Krup | 563-326-6163

Action / Date

9/24/2025

Subject:

National Good Neighbor Day | September 28, 2025

City of Davenport

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

Action / Date
9/24/2025

Subject:

Second Consideration: Ordinance for Case ORD25-01 being the request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

Recommendation:

Consider the Ordinance.

Background:

Request

St. Ambrose University is undergoing a comprehensive planning effort for their campus, bounded by Locust Street, Harrison Street, Lombard Street, and Brown Street. Following input from the community at the March 18, 2025 Plan and Zoning Commission meeting, St. Ambrose University has submitted a revised Campus Land Use Plan. The major amendments to the campus include an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. The University elected not to pursue the construction of a new Center for Performing Arts, which was previously planned in the current Rogalski Center parking lot. See attached Campus Master Plan for more information.

Zoning

St. Ambrose University is zoned **IC Institutional Campus District**, which is intended to encourage a comprehensive approach to development by significant institutions within the City. The IC District is also intended to:

1. Further the policies of the Comprehensive Plan.
2. Permit appropriate institutional growth within the boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.
3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.
4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures.

The IC District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for an approval of a land use plan, which must be approved by the City Council, that creates

regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.

Why is a land use plan required?

An approved land use plan is effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review.

St. Ambrose University's previous campus master plan was approved in 2012. Since that time, the University has engaged in a comprehensive planning process to assess future growth and development opportunities. As a result of this effort, an updated campus master plan has been prepared and formally submitted to the City for review and approval.

Plan and Zoning Commission Recommendation

At its August 19, 2025 meeting, the Plan and Zoning Commission recommended Case ORD25-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan, which identifies the property as Civic and Institutional.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional character of the area; however, the expanded parking west of Gaines Street will necessitate the removal of an existing residential neighborhood.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

Conditions

1. The fencing plan shall replicate the brick pillars and black ornamental fencing currently in place along Harrison Street and shall incorporate robust landscaping to delineate the campus from adjoining neighborhoods.
2. No net loss of off-street parking spaces shall occur as a result of development unless supported by documentation demonstrating a reduction in parking demand.

The staff report from the August 19, 2025 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Staff Report
3. Application & Campus Master Plan
4. Maps
5. COW Public Hearing Meeting Notice
6. P&Z Public Hearing and Neighborhood Meeting Notice-August 5, 2025
7. Neighborhood Meeting Sign-In Sheet 8-4-25
8. P&Z Public Hearing and Neighborhood Meeting Notice-March 18, 2025
9. Neighborhood Meeting Sign-In Sheet 3-6-25
10. Public Comment

ORDINANCE NO. _____

AN ORDINANCE FOR CASE ORD25-01 BEING THE REQUEST OF ST. AMBROSE UNIVERSITY TO AMEND THE CAMPUS LAND USE PLAN, BOUNDED BY HARRISON STREET, WEST LOCUST STREET, BROWN STREET, AND LOMBARD STREET.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby subject to the adopted land use plan in Case ORD25-01. The property has the following legal description:

Part of the South Half of Section 23, Township 78 North, Range 3 East of the 5th P.M. being more particularly described as follows:

Real property located within the boundaries of Harrison Street, West Locust Street, Brown Street, and Lombard Street. Said property contains 53.2 acres, more or less.

Section 2. That the following findings and conditions are hereby imposed upon said ordinance:

Findings

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan, which identifies the property as Civic and Institutional.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional character of the area; however, the expanded parking west of Gaines Street will necessitate the removal of an existing residential neighborhood.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

Conditions

1. The fencing plan shall replicate the brick pillars and black ornamental fencing currently in place along Harrison Street and shall incorporate robust landscaping to delineate the campus from adjoining neighborhoods.
2. No net loss of off-street parking spaces shall occur as a result of development unless supported by documentation demonstrating a reduction in parking demand.

Section 3. At its August 19, 2025 meeting, the City Plan and Zoning Commission voted to forward Case ORD25-01 to the City Council with a recommendation for approval subject to the listed findings and conditions.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
8/19/2025

Subject:

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

Recommendation:

Staff recommends Case ORD25-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan, which identifies the property as Civic and Institutional.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional character of the area; however, the expanded parking west of Gaines Street will necessitate the removal of an existing residential neighborhood.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

Conditions:

1. The fencing plan shall replicate the brick pillars and black ornamental fencing currently in place along Harrison Street and shall incorporate robust landscaping to delineate the campus from adjoining neighborhoods.
2. No net loss of off-street parking spaces shall occur as a result of development unless supported by documentation demonstrating a reduction in parking demand.

Background:

Project Update:

The Plan and Zoning Commission held a public hearing at its March 18th meeting. At the request of St. Ambrose University, the Commission voted to table the public hearing for a later meeting date. The purpose was to make amendments to the Campus Master Plan that mitigate concerns raised during the neighborhood meeting.

After reviewing comments made during the first public hearing, St. Ambrose University

submitted a revised Campus Master Plan. As a result, city staff mailed a second public notice to property owners within 500 feet of the campus notifying them of the August 4th neighborhood meeting and August 5th Plan and Zoning Commission public hearing. The purpose is to provide additional opportunities for the community to review the revised plan and offer feedback.

Request:

St. Ambrose University is undergoing a comprehensive planning effort for their campus, bounded by Locust Street, Harrison Street, Lombard Street, and Brown Street. Following input from the community at the March 18, 2025 Plan and Zoning Commission meeting, St. Ambrose University has submitted a revised Campus Land Use Plan. The major amendments to the campus include an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. The University elected not to pursue the construction of a new Center for Performing Arts, which was previously planned in the current Rogalski Center parking lot. See attached Campus Master Plan for more information.

Zoning:

St. Ambrose University is zoned **IC Institutional Campus District**, which is intended to encourage a comprehensive approach to development by significant institutions within the City. The IC District is also intended to:

1. Further the policies of the Comprehensive Plan.
2. Permit appropriate institutional growth within the boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.
3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.
4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures.

The IC District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for an approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.

Why is a land use plan required?

An approved land use plan is effective for a period of ten years, although updates and amendments may be pursued during that time period. Development projects consistent with the adopted land use plan will undergo administrative site plan and building permit review.

St. Ambrose University's previous campus master plan was approved in 2012. Since that time, the University has engaged in a comprehensive planning process to assess future growth and development opportunities. As a result of this effort, an updated campus master plan has been

prepared and formally submitted to the City for review and approval.

Comprehensive Plan:

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

Future Land Use Designation:

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

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

Approval Standards for Map Amendments (Chapter 17.14.040)

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

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

- Staff Response: The campus, bounded by Harrison Street, Lombard Street, Brown Street, and Locust Street, is designated as Civic and Institutional in the Davenport +2035 Land Use Plan. This land use category facilitates the growth and development of large educational institutions, such as St. Ambrose University. The applicant submitted a revised campus master plan that remains within the confines of the Civic and Institutional boundaries identified on the Future Land Use Map. Major modifications to the existing campus include a new academic building north of McMullen Hall, an improved campus entrance at Rogalski Drive, outdoor recreational facilities, expanded parking areas, and enhanced greenspaces. These alterations are consistent with the land uses needed to support the on-campus student population as well as faculty and visitors traveling from throughout the Quad Cities metropolitan area.
- It is staff's opinion that the proposed land use plan amendment is consistent with the Comprehensive Plan and adopted land use policies.

2. The compatibility with the zoning of nearby property.

- Staff Response: The following zoning districts about St. Ambrose University:
 - North: R-4C Single-Family & Two-Family Central Residential District
 - South: R-4C Single-Family & Two-Family Central Residential District, C-T Commercial Transitional District, and C-1 Neighborhood Commercial District
 - East: R-4C Single-Family & Two-Family Central Residential District and C-1 Neighborhood Commercial District
 - West: R-4C Single-Family & Two-Family Central Residential District

- The approximately 53.2-acre campus is situated at the intersection of two major thoroughfares in the City. The properties surrounding the intersection of Harrison Street and Locust Street are predominantly zoned C-1 Neighborhood Commercial District. Principal land uses in this area include retail goods establishments, restaurants, gas stations, financial institutions, and the offices for the Davenport Community School District.
- However, the college campus is largely bordered by established residential neighborhoods. The R-4C Single-Family and Two-Family Central Residential Zoning District is intended to preserve and protect Davenport's dense and centrally located housing stock. The purpose of the land use plan is to ensure that any new development is sympathetic and complementary to the character of the surrounding neighborhood.
- The IC Institutional Campus District is intended to permit institutional growth within the district while minimizing adverse impacts on the adjacent areas. The City recognizes that universities may require additional flexibility to grow and develop within limited space. The IC Institutional Campus District facilitates this use and development while providing increased public notification and regulatory oversight.
- It is staff's opinion that the proposed land use plan amendment is appropriate for an 'Educational Facility-University or College'.

3. The compatibility with established neighborhood character.

- Staff Response: Davenport's Zoning Ordinance requires the applicant to submit a land use plan amendment when there are major modifications in land use, project scale, recreational area, setbacks, and height. This provides an additional level of oversight to ensure consistency with the surrounding land uses. Once approved, the land use plan is effective for a period of ten years. If it is determined that there is a major amendment, the property owner must return to the Plan and Zoning Commission and City Council for approval.
- The submitted land use plan offers several beautification projects that will enhance the image of the university. St. Ambrose intends to reconfigure West Rogalski Drive to create a main gateway to the campus. An entrance monument will welcome visitors and prospective students that enter the campus from Harrison Street. In addition, several student amenities throughout the grounds will offer opportunities for recreation and socializing. This includes outdoor fire pits, a seated study area north of Christ the King Chapel, new outdoor recreational courts next to the wellness center, and expanded greenspaces throughout campus.
- The campus boundaries will be better defined by the proposed fencing plan. Staff recommend this treatment replicate the brick pillars and black ornamental aluminum fencing already in place on Harrison Street. Incorporating robust landscaping into the design will help better delineate the campus from the abutting neighborhoods. Furthermore, staff believe strategic tree plantings and landscape improvements will strengthen the visual definition of campus edges and enhance the overall aesthetic appeal.
- Significant changes east of Gaines Street include the planned demolition of Davis Hall—constructed in 1927 as the university's first residence hall—to make way for a new academic facility. The decision to raze Davis Hall, which can house over 100 students, is due to its age, overall deterioration, and limited capacity for

renovation. The future 24,800-square-foot building will occupy the same footprint as Davis Hall, maintaining the established building line along the east side of Gaines Street and reinforcing the definition of the campus's interior pedestrian spaces.

- The most significant impact on the neighborhood's character will result from proposed changes within the two blocks between Gaines Street and Brown Street. These blocks contain approximately twenty-one single-family homes, five of which remain in private ownership outside the university's holdings. These lots can continue to be utilized as residences until development occurs. The land use plan does not force the sale of property to the university, rather provides a plan in the event that St. Ambrose does obtain ownership of the properties. The ten-year plan is to acquire the remaining properties and construct an expanded parking lot for students, staff, and visitors. While the removal of established housing may adversely affect neighborhood character, the University anticipates that the additional parking facilities will help alleviate the number of students parking within the adjacent neighborhoods. Furthermore, the university hopes the large greenspace on Gaines Street, south of High Street, will help to soften the visual impact of the expanded parking areas.
- Overall, this plan seeks to enhance the campus's character through the addition of gateway features, clearer campus boundaries, and improved outdoor recreational opportunities. While the demolition of Davis Hall will alter a historic element of the campus, the new academic building provides an opportunity to strengthen the campus's character and contribute to a more vibrant and modern built environment.
- Staff find that the proposed land use plan is generally consistent with the established institutional character of the area; however, the expanded parking west of Gaines Street will necessitate the removal of an existing residential neighborhood, representing a notable change to the surrounding context.

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

1. Staff Response: The IC Institutional Campus District requires the review and approval of a land use plan to enable the community to understand the levels of development and activity being proposed, their likely impacts, and appropriate mitigation measures. This additional level of oversight is intended to further protect the health, safety, and welfare of the City.
2. During the neighborhood meeting, concerns were raised regarding the proposed outdoor recreational amenities and its impact on the neighbors directly north of Lombard Street. St. Ambrose indicated that the sports courts are only available to students, not the public. Therefore, the university can better manage the hours and behaviors occurring on-site. The campus is also monitored by twenty-four-hour security and has enforcement procedures in place to address any nuisance activity. The courts will be enclosed with a fence and access can be restricted outside regulated quiet hours.
3. Throughout the planning process, the public has expressed concerns regarding the location, accessibility, and quantity of on-campus parking. The existing campus provides 1,695 parking stalls. Under the proposed land use plan, the majority of spaces will be retained in their current locations and configurations, with any loss supplemented by new facilities between Gaines Street and Brown

Street. Upon full implementation, the plan will result in a net gain of 160 stalls, for a total of 1,758. Property owners north of Lombard Street have reported that students frequently park in the surrounding neighborhood rather than on campus. To address this issue, St. Ambrose University has assured that no existing parking will be removed until an equivalent number of new stalls has been constructed.

4. Homeowners within the IC Institutional Campus Zoning District expressed concern over the scale of the proposed parking lot west of Gaines Street, particularly the portions shown over their existing property. The university clarified that the western parking facility is part of a long-term plan to acquire the remaining lots as they become available, emphasizing that it does not intend to displace residents. Instead, the institution will approach property owners when they choose to sell. Once the two blocks are fully acquired, existing structures will be removed to allow for the development of the parking lots.
 5. While the IC Institutional Campus District is not bound by the minimum off-street parking requirements outlined in the Zoning Ordinance, staff believe there is adequate parking on the campus to accommodate the change in traffic patterns. Per the Zoning Ordinance, the minimum off-street parking requirement for a university is two stalls per classroom, plus two stalls per office, plus one stall per four students at maximum enrollment. Given the current enrollment of 2,518 students, staff believe the site's 1,758 parking stalls are sufficient.
 6. Staff believe the proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. **The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property in question for one or more of the uses permitted under the existing zoning classification.**
- Staff Response: The boundaries of the land use plan are presently zoned IC Institutional Campus District. Davenport's Zoning Ordinance permits the following proposed principal uses in the IC District: 'Educational Facility - University or College', 'Office', 'Parking Lot (Principal Use)', and 'Private Recreation Facility'.
 - 'Educational Facility - University or College' is defined as "a facility for post-secondary higher learning that grants associate or bachelor degrees. The institution may also have research facilities and/or professional schools that grant master and doctoral degrees. Educational facilities – university or college include ancillary uses such as dormitories, cafeterias, restaurants, retail sales, indoor or outdoor recreational facilities, and similar uses."
 - The City Council's adoption of the land use plan provides St. Ambrose University with the flexibility to pursue development that aligns with adopted land use policies. Staff believe the proposed land use plan alternative is well-suited to accommodate the principal uses permitted within the IC Institutional Campus District.
6. **The extent to which the proposed amendment creates nonconformities.**
- Staff Response: The IC Institutional Campus District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for the approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution

above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.

- The existing 53.2-acre campus conforms with the IC District Dimensional standards for minimum lot area and width requirements. The developed property conforms with the base district regulations for maximum impervious surface and setback requirements. The development of a new academic building, outdoor recreational area, and expanded parking lot are considered permitted uses in the IC Institutional Campus District.
- It is staff's opinion that redeveloping the site as outlined in the land use plan will not create any new nonconformities.

Public Input:

Prior to submittal of the modification request, St. Ambrose University notified recognized neighborhoods and organizations. Letters were then sent to property owners within 500 feet of the proposed request notifying them of the March 6th neighborhood meeting and the March 18th Plan and Zoning Commission Public Hearing. A notice of the public hearing was also published in the Quad City Times.

The March 6th neighborhood meeting was held on campus in the Rogalski Center Ballroom. Those in attendance included the applicant, planning staff, Chair of the Plan and Zoning Commission, and approximately 15 members of the public. The following are topics of conversation discussed at the neighborhood meeting:

1. Timeline and phasing of development.
2. Location of the future performing arts center in the Rogalski Center parking lot.
3. Construction and placement of a future academic building on Gaines Street.
4. Demolition of homes for an expanded parking lot west of Gaines Street.
5. Location and total number of parking spaces.
6. Concern with the loss of parking on the eastside of campus, which may result in additional vehicles parking in the neighborhood north of Lombard Street.
7. Traffic impacts on adjacent residential streets.
8. Location and number of parking spaces.
9. Request for a more detailed plan, including operations, traffic, and lighting.
10. Noise pollution generated by the Wellness and Recreation Center's mechanical equipment. Concern future buildings will generate additional noise that can be heard in the nearby neighborhood.

Since St. Ambrose University made amendments to the land use plan, a second neighborhood meeting was held on August 4th in the Rogalski Center Ballroom. The purpose of the meeting was to outline the proposed revisions to the campus plan to abutting property owners. Those in attendance included the applicant, planning staff, Chair of the Plan and Zoning Commission, ward alderperson and approximately 10 members of the public. The following are topics of conversation discussed at the neighborhood meeting:

1. Removal of the Performing Arts Center.
2. Retention of parking on the eastside of campus.

3. Outdoor recreational amenities (quiet hours, security, access, noise mitigation)
4. Parking extending into the abutting neighborhood.
5. Stormwater management.
6. Impact on existing homeowners west of Gaines Street.
7. Improving Gaines Street pavement and cross walks.
8. Lighting plan and impacts on the surrounding neighborhood.

Staff will apprise the Commission of any additional correspondence at the August 19th Plan and Zoning Commission meeting.

Attachments:

1. Application & Campus Master Plan
2. Maps
3. P&Z Public Hearing and Neighborhood Meeting Notice-August 5, 2025
4. Neighborhood Meeting Sign-In Sheet 8-4-25
5. P&Z Public Hearing and Neighborhood Meeting Notice-March 18, 2025
6. Neighborhood Meeting Sign-In Sheet 3-6-25
7. Public Comment



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING

PROJECT TITLE
St. Ambrose University Master Plan

SITE ADDRESS OR GENERAL LOCATION DESCRIPTION
518 W. Locust Street, Davenport, Iowa 52803

NEIGHBORHOOD MEETING DATE / TIME / LOCATION

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ZONING DISTRICTS	EXISTING	PROPOSED	SQ. AREA
	S-IC	S-IC	52.5 acres

COMPLETE SUBMITTALS SHALL INCLUDE:	SUBMITTED
Concept/Development Plan	☒
Authorization to Act as Applicant* *only needed if the Applicant is different than the owner	☐
Legal Description* (bearing & distance) * shall include a MS Word or Text file	☒
Legal Description Dimensioned Sketch	☒
Application Fee* (REQUIRED) * (check payable to 'City of Davenport')	☒

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

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

APPLICANT INFORMATION

Applicant Name | Company Name
St. Ambrose University

Address
518 W. Locust Street

City | State | Zip
Davenport, Iowa 52803

Phone
(563) 333-6259

Secondary Phone
(563) 333-6000

E-Mail Address
[REDACTED]

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

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

Christopher Waugh

Type Applicant's Name

[Signature] **12-18-2024**
Applicant's Signature Date

DEVELOPMENT TEAM

Property Owner
St. Ambrose University

Address
518 W. Locust Street, Davenport, Iowa 52803

Phone
(563) 333-6259

Secondary Phone
(563) 333-6000

E-Mail Address
[REDACTED]

Project Manager/Other
Christopher Waugh

Address
518 W. Locust Street, Davenport, Iowa 52803

Phone
(563) 333-6329

Secondary Phone

E-Mail Address
[REDACTED]

PROJECT NARRATIVE: (submit separate sheet if needed)
See attached.

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

Neighborhood Meeting Attendance List

Date: Oct 9, 2024

Time: 6:30 pm

Location: SAM Rogalski Ctr

Case:

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

	NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1	Jen Walker	jenboyle1818@gmail.com	503-650-2812	
2	Matt Werderitch	matt.werderitch@davenportwa.com	503-888-2221	
3	Ann Schwickerath	ann@projectrenewal.net	503-324-0800	
4	BRIAN KRAMER	BRIAN@HILLTOPCLANAVILLAGE.ORG		
5	RONNIE CONEY	G200DK@GMAIL.COM	369 782 9677	2116 N. MAIN ST. DPT. 52803
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Amendment Required

To ensure St. Ambrose University ("the University") is providing the best facilities to meet the current and future needs of its student population, the University commissioned an Updated Campus Master Plan in 2023. After reviewing the recommendations from the study with its Board of Trustees, faculty and staff, the University is presenting the following plan to the Plan and Zoning Commission and the Davenport City Council for its review and approval. Because this plan differs from previously approved plans, an amendment is required.

The major amendments to the IC include an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus.

Current Situation

General:

The University is a private, Catholic, coeducational, liberal arts institution of higher education. The University is organized as an Iowa nonprofit corporation and is a tax-exempt charitable organization described in Section 501(c)(3) of the Internal Revenue Code. The main campus of the University is located at 518 West Locust Street in Davenport, Iowa, on a tract of approximately 49.0 acres. The main campus is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. The campus proper appears to end at Gaines Street to the west, but the University owns most of the houses and property between Gaines and Brown Streets.

University Buildings:

The University's main campus has 24 major buildings including classroom/office facilities, student residence halls, and a field house. These buildings and their main usage are listed below:

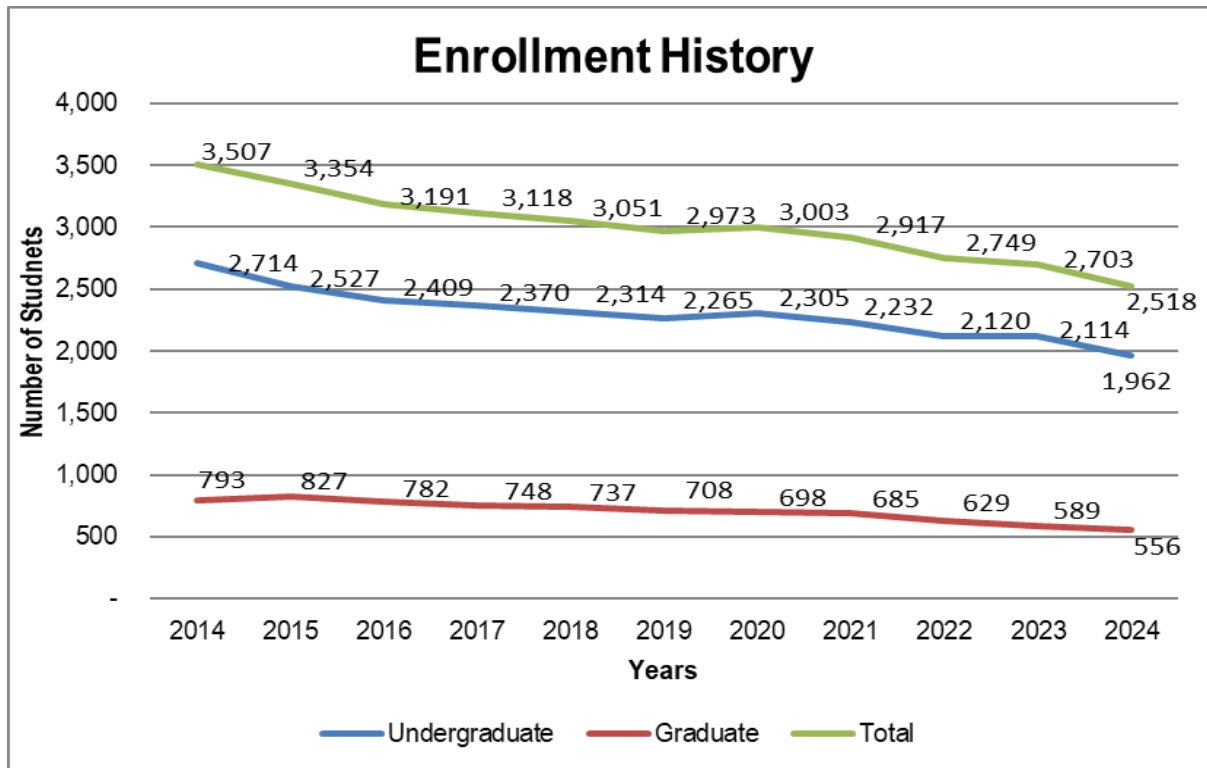
- Ambrose Hall – Administrative offices, classrooms and faculty offices.
- Higgins Hall – Classrooms and faculty offices.
- McMullen Hall – Classrooms and faculty offices.
- Davis Hall – Single room residence hall (119 beds) with some offices in the basement.
- Lewis Hall – Science classrooms, labs and faculty offices.
- Galvin Fine Arts Center – Performing arts venue, classrooms, faculty offices, and TV and radio stations.
- McCarthy Hall – Basement and 1st floor house classrooms. Residence hall rooms on floors two through four (92 beds).
- Christ the King Chapel – University chapel with faculty and staff offices located in the basement.
- Hayes Hall – Classrooms and labs in addition to faculty offices.
- Rohlman Hall – Residence Hall (202 beds).
- Wellness and Recreation Center and Lee Lohman Arena – Competition arena, fieldhouse, weight rooms, fitness areas, locker rooms, classrooms and staff offices.
- Rogalski Center – Student Center, ballrooms, food court and staff offices.
- North Hall – Residence Hall (199 beds).
- Bechtel Hall – Residence Hall (140 beds).
- Tiedemann Hall – Residence Hall (125 beds).
- Hagen Hall – Residence Hall (140 beds).
- Franklin Hall – Residence Hall (202 beds).
- Physical Plant Building – Houses the Maintenance and Housekeeping staff.

- Library – Houses the University's library and informational technology departments.
- Cosgrove Hall – Residence rooms on the top four floors (224 beds), cafeteria on the main level and a student lounge and offices in the basement.
- University Townhouses – Townhouse style residence hall (104 beds).
- Folwell Center – Houses faculty offices.
- Admissions and Welcome Center – Houses the Admissions and Admissions Operations staff.
- Kreiter Hall (south of Locust Street) – Houses administrative offices

The University also owns numerous houses that are leased to undergraduate students. These houses hold 78 beds.

Enrollment:

The University's enrollment has decreased 28.2% since 2014. The undergraduate enrollment has mirrored these numbers with total undergraduate enrollment decreasing 27.7% since 2014. Graduate enrollments are down 29.9% since 2014. A chart showing total enrollment, undergraduate enrollment and graduate enrollment is shown below:



The University has plans to reverse this trend and is implementing initiatives to increase enrollment by 300 students in the next two to three years. The plan is to increase enrollment by 100 undergraduate students, 100 graduate students and 100 adult students.

Student Housing:

The University's residence halls hold 1,641 students in the fall of 2024. This includes 78 beds located in off-campus houses. In fall 2024, 1,257 students were housed on campus, or 50.0% of the total undergraduate population. The occupancy rate was 76.4% in the fall of 2024.

Parking:

In the fall of 2024, the University has 1,598 main campus parking spaces. Counting the 97 spaces at the St. Vincent's Center on West Central Park (not including the parking for the athletic facilities) the University has a total of 1,695 parking spaces on the main campus. This does not include parking spaces at the Health Science Building or at the CCSD Building on Pleasant Street.

Campus Facilities Master Plan

The University hired RDG Planning and Design from Des Moines and Omaha to prepare a campus facilities master plan. This plan was to identify the University's facilities needs over the next 10 years, through 2034. This plan identified the following facilities needs over the next 10 years:

Facility Needs:

- Renovate the cafeteria on the first floor of Cosgrove Hall
- Renovate the 1st floor of Hayes Hall, and add a new elevator tower to make the building fully accessible
- Partial renovation of the library into a learning commons
- Partial renovation of the Rogalski Center to move the Admissions Operations into this building
- New Academic Building
- Complete interior renovation of Ambrose Hall, the oldest and original building on campus

Campus Improvements:

- Outdoor spaces – Mix of active and passive recreation and gathering spaces
- Campus edge improvements – This includes the continuation of perimeter campus fencing and landscaping
- Parking and entrance improvements – This includes the consolidation of the number of vehicular entry points to campus, the elimination of some parking on the interior of campus, and the creation of new parking between Gaines and Brown Street
- New campus entry at Rogalski Drive – The Rogalski Center will become the new “front door” of the University, so a more prominent entry will be added on Harrison Street along with an improved appearance of the front of the building
- Recreation Courts – Locations for outdoor pickleball, basketball, tennis and sand volleyball will be added to campus
- Pedestrian mall enhancements – The University has pedestrian malls that run north and south and east to west on campus. These will be enhanced with landscaping and other improvements.

Required Information**Completed Application:**

See Appendix I

Boundary Survey:

A boundary survey was not completed for this site as the University's main campus is well defined. The legal description of the area the University would like to include in the IC is bordered by Locust Street to the south, Harrison Street to the east, Lombard Street to the north and Brown Street to the west. While it appears the campus ends at Gaines Street to the west, the University owns most of the property between Gaines and Brown Streets with the intention of acquiring the rest as they become available. A map of the property owned by the University between

Gaines and Brown Streets can be found in Appendix II. The shaded areas are owned by the University. There are five properties between Gaines and Brown Streets not owned by the University.

Drawing of the Development:

See attached map of the proposed development plan in Appendix III, sheet 2 of 8.

Number of Gross Acres in the Project

The total number of gross acres between Locust, Harrison, Lombard and Brown Streets is 49.0.

Existing and Proposed Parking Spaces

The University has 1,695 available parking spots in the fall of 2024. The proposed changes to campus will utilize the majority of the existing parking stalls and will supplement them with new parking mostly added between Gaines and Brown Streets. An updated table of net parking spaces after the new master plan has been implemented can be seen below:

#	Initiative	Spaces
Main Campus Parking Spaces		1598
1	Elimination of St. Michael's Circle	(12)
2	Lower Galvin Parking Loss (new recreation courts)	(75)
3	Elimination of McMullen Hall Lots	(27)
4	New Parking Lots between Gaines and Brown Street	238
5	Tiedmann & Hagen Hall Parking Lot	26
6	New Campus Entry at Rogalski	10
		<u>1,758</u>

This would generate 160 new parking spots. The University realizes that a certain amount of new parking spots are to be built in an area where all the properties have not been acquired. The University will commit to a condition where no parking will be eliminated until a similar number of new spots have been built. That is, unless it can be shown the demand for parking has decreased and replacement spots are not needed.

Parking Ratios

With the implementation of zone parking, many of the lot assignments the University used in the past have gone away. The lots west of Gaines Street are used by a combination of commuter students, residential students and faculty and staff. This self-selection of the most convenient parking has increased the usage of these lots since zone parking was implemented. However, because these lots are shared by multiple users throughout the day, it is not possible to calculate a parking ratio for each user group. For fall 2024, there are 564 Zone One spots available, and 560 permits were sold for a ratio of 1.0 to 1.0. In Zone Two, there are 685 spots available, and 830 permits were sold, for a ratio of 0.83 to 1.0. This is somewhat misleading as students who park at our Center for Health Science Education on Lombard and Marquette Streets are also able to park in Zone Two. Many do so infrequently, so the ratio is closer to .95 to 1.0. There is also a place where commuters and graduate students park. As they are here less often, this also increases the ratio. In Zone Three, there are 93 spots available and only 29 are sold for a ratio of 3.2 to 1.0.

Existing and Proposed Lot Coverage

See Appendix III, sheet 7 of 8. The current lot coverage from buildings equals 13.3 acres and is 13.2 acres for parking lots. This currently leaves 22.5 acres that are non-structural (green space). The proposed development plan would have 15.2 acres of buildings, 16.3 acres of parking and 17.5 acres of green space.

Existing and Proposed Square Footage and Floor Area Ratio of Buildings

The existing and proposed total square footage and floor area ratio of buildings is as follows:

	Square Footage	Floor Area Ratio
Existing:		
Ambrose Hall	97,900	24,390
Higgins Hall	23,400	12,822
McMullen Hall	40,157	14,176
Davis Hall	41,600	7,554
Lewis Hall	35,000	8,601
Galvin Fine Arts Center	75,500	29,615
McCarthy Hall	58,000	11,620
Christ the King Chapel/Hayes Hall	56,920	19,150
Rohman Hall	49,700	11,100
PE Center and Lee Lohman Arena	45,300	31,884
Wellness and Recreation Center	86,251	69,013
Rogalski Center	64,400	22,033
Bechtel Hall	34,400	9,004
Tiedemann/Hagen Hall	87,600	22,977
Franklin Hall	46,700	12,444
Physical Plant	8,900	9,174
Library	58,800	15,129
Cosgrove Hall	77,600	20,470
Univeristy Townhouses	60,600	17,811
North Hall	54,200	13,955
Admissions and Welcome Center	7,400	7,400
	<u>1,110,328</u>	<u>390,322</u>
Proposed:		
New academic building	24,800	12,400
Lewis Hall demolition	(35,000)	(8,601)
Davis Hall demolition	(41,600)	(7,554)
	<u>1,058,528</u>	<u>386,567</u>

Existing Land Use and Zoning

The main campus of the University at 518 West Locust Street is zoned IC Institutional Campus Zoning District. The property surrounding the main campus is zoned as follows:

West – Zoned R-4C Single Family + Two Family Central Residential District.

South – From Gaines Street to just west of Scott Street, the property is zoned R-4C Single Family + Two Family Central Residential District. From just west of Scott Street to Harrison Street the property is zoned C-2 Corridor Commercial Zoning District.

East – The northeast corner of campus is Vander Veer Park and is zoned S-OS Open Space Zoning District. From Lombard Street to High Street the property is zoned R-4C Single Family + Two Family Central Residential District. From High Street to Locust Street, the property is zoned C-2 Corridor Commercial Zoning District.

North – Zoned R-4C Single Family + Two Family Central Residential District.

As the University's main campus is in a residential area, there is less than 100 feet from the campus property line to the nearest structure. As noted above, these are typically residential properties, and the commercial areas noted above.

Existing and Proposed Services

Existing and proposed services to the main campus (water, sanitary and storm sewer, electric, gas, streets) and the capacity of those services can be seen in the map at Appendix III, sheet 5 of 8.

Site Constraints

See Appendix III, sheet 6 of 8. Many of the slopes more than 10% are located interior to the campus. The most prominent can be found north of Ambrose Hall, east of Rohlman Hall, north of the Christ the King Chapel and north of the Galvin Fine Arts Center. Additional areas with slopes greater than 10% are in locations on the edge of campus along Gaines and Brown Streets. These slopes exist where the houses on Gaines Street fall away towards the street and where the land slopes down towards Lombard Street.

There is no part of the main campus that is included in a flood plain or floodway. However, there is a drainageway that runs from the storm water detention area north of Ambrose Hall, between Rohlman and Hayes Halls, and continues to the north and west until it outlets to the city storm system adjacent to McCarthy Hall. This drainageway is also indicated in Appendix III, sheet 6 of 8.

Soil conditions can be found in Appendix III, on sheet 7 of 8. While there do not appear to be any issues, soil boring tests will be necessary as the new structures are designed.

Topographical Map

The general topographical map for the main campus can be seen in Appendix III, sheet 6 of 8. St. Ambrose will obtain more detailed survey information for each project as it is being designed. The topographical data comes from the State of Iowa LIDAR Survey.

Existing and Proposed Building Locations

A map showing the existing and proposed building pad locations can be seen in Appendix III, sheet 2 of 8. The building area, number of stories, a list of proposed uses and gross floor area can be seen below:

	Square Footage	Stories	Height (feet)	Gross Floor Area	Uses	Built/ Renovated
Existing:						
Ambrose Hall	97,900	4.0	48	24,390	Classrooms; offices	1882/1974
Higgins Hall	23,400	2.0	40	12,822	Offices; classrooms	1916/1987
McMullen Hall	40,157	2.5	36	14,176	Classrooms; offices	1940/1997
Davis Hall	41,600	4.0	40	7,554	Residence Hall	1922/1941
Lewis Hall	35,000	3.5	42	8,601	Classrooms; offices; labs	1930/1991
Galvin Fine Arts Center	75,500	3.0	60	29,615	Auditorium; classrooms	1969
McCarthy Hall	58,000	4.0	40	11,620	Classrooms; residence hall	2008
Christ the King Chapel/Hayes Hall	56,920	1.0	36	19,150	Chapel; offices; classrooms	1952/2006
Rollman Hall	49,700	4.0	40	11,100	Residence Hall	1959/2001
PE Center and Lee Lohman Arena	45,300	2.0	40	31,884	Arena; weightroom; fitness	1983
Wellness and Recreation Center	86,251	2.0	40	69,013	Fieldhouse; weight/cardio rooms	2017
Rogalski Center	64,400	2.0	36	22,033	Student Services; offices	2004
Bechtel Hall	34,400	4.0	40	9,004	Residence Hall	2004
Tiedemann/Hagen Hall	87,600	4.0	40	22,977	Residence Halls	1996
Franklin Hall	46,700	4.0	40	12,444	Residence Hall	2005
Physical Plant	8,900	1.0	16	9,174	Physical Plant Shop	1915/1997
Library	58,800	3.0	36	15,129	Library	1996
Cosgrove Hall	77,600	5.0	50	20,470	Residence Hall	1969
Univeristy Townhouses	60,600	2.0	24	17,811	Residence Hall	1990
North Hall	54,200	4.0	40	13,955	Residence Hall	2012
Admissions and Welcome Center	7,400	1.0	15	7,400	Offices	2016
Total	1,110,328			390,322		
Proposed:						
New academic building	24,800	2.0	41	12,400	Classrooms; labs; offices	
Lewis Hall demolition	(35,000)	2.0	45	(8,601)		
Davis Hall demolition	(41,600)			(7,554)		
	<u>1,058,528</u>			<u>386,567</u>		

University's application will meet all the City of Davenport's requirements for setbacks and site elements, including landscaping.

The new buildings and parking lots included in the University's application will meet all the City of Davenport's requirements for setbacks and site elements, including landscaping.

Location of Existing and Proposed Parking

A map showing existing and proposed parking areas can be seen in Appendix III, sheet 2 of 8. It should be noted the parking lots proposed between Gaines and Brown Street will require the demolition of several houses. A few of these houses are not currently owned by the University and will need to be acquired to complete the development, as noted above.

Location of Existing and Proposed Loading Docks, Receiving and Trash Pickup Areas

A map showing existing and proposed loading docks, receiving and trash pick-up areas can be seen in Appendix III, sheet 4 of 8.

Location of Existing and Proposed Landscaping and Buffering

A map showing the existing and proposed landscaping and buffering can be seen in Appendix III, sheet 6 of 8. Details of what the decorative fencing and the related landscaping along the perimeter of the campus will look like can be found in Appendix III, sheet 8 of 8.

Location and Configuration of Existing and Proposed Access Points

A map showing the location and configuration of existing and proposed access points can be found in Appendix III, sheet 2 of 8.

Storm Water Management Plan

A storm water management plan, prepared by IMEG Consulting Corp. can be found in Addendum 4 – Storm Water Narrative.

Location of Existing and Proposed Signage

A map showing the location of all existing and proposed free standing signage can be seen in Appendix III, sheet 2 of 8.

Traffic Impact Study

As the University is not planning on significant growth over the next ten years, a full Traffic Impact Study was not performed. However, maps from the Iowa Department of Transportation, that show the traffic counts on the main roads and intersections around the University's main campus, were obtained.

Locust Street, east of Harrison Street, has automobile traffic of 19,000 vehicles daily. Locust Street, west of Harrison Street has automobile traffic of 17,900 vehicles daily. Harrison Street, north of Locust Street has automobile traffic of 13,800 vehicles and south of Locust Street it has 11,600 vehicles. Gaines Street, north of Locust Street has automobile traffic of 2,760 vehicles and south of Locust Street it has 6,400 vehicles.

To put the University's planned growth into context, undergraduate enrollment is expected to increase by 100 students over the next ten years. It is also not known if these students will be commuter students who come from the Quad City area or residential students. In any event, 100 cars added to the traffic counts listed above will not have a significant impact, even if they access these roads during rush hour times during the morning and afternoon.

The 100 additional graduate students will also have very little impact on the traffic counts around campus. While the University's undergraduate students generally attend classes from 8:00 am through 4:00 pm, the graduate students are mainly part-time and attend classes after 5:00 pm. Once again, 100 additional vehicles added to the counts listed above will have very little impact. The impact will be less as they will use these roads during non-peak hours. In addition, graduate students are generally requesting on-line instruction, so it is doubtful these students will access campus.

Finally, the 100 new adult students will have no impact on the traffic counts around the University's main campus as these courses are generally held in an on-line format.

Compatibility with Surrounding Area

The buildings of the University represent a variety of architectural styles. Early campus architecture was based on European influences such as French (Ambrose Hall with mansard roofs and circle top windows) and English Tudor Gothic (Davis Hall, Lewis Hall, and McMullen Hall with stone base and corner accents, pointed arch features and parapet crenellation). Later buildings were designed with a mix of European and American contemporary styles prevalent on many college and university campuses (Rohlfman, Cosgrove and Galvin). The architecture of the past 25 years is more of a modern American theme with traditional roof, brick and stone elements that complement existing buildings (Rogalski Center, McCarthy Hall, and North Hall) which will continue with the proposed buildings on the Master Plan.

The University has 2,518 students in the fall of 2024. This includes 1,962 undergraduates and 556 graduate students. As noted above, the University hopes to grow by 300 students over the next ten years and increase enrollment to 2,800 students. In the fall of 2024, the University employs 415 full-time faculty and staff and 130 part-time faculty and staff. Many of the part-time employees are adjunct professors. It is estimated there are 100 contract employees on campus (food service, bookstore, security and various trades). This would bring the total number to 645 employees. It is estimated this will remain flat or decrease in the next ten years.

The University's goal has always been to present an attractive campus to our students, faculty and staff and be a good neighbor by maintaining our facilities and grounds at a high level. Two of the proposed new developments will be built on the outer edge of our campus. A new academic building will be built around Gaines Street and West High Street. It will be a two-story structure and be built of red brick with stone accents. It will be an attractive structure that is consistent with McMullen Hall.

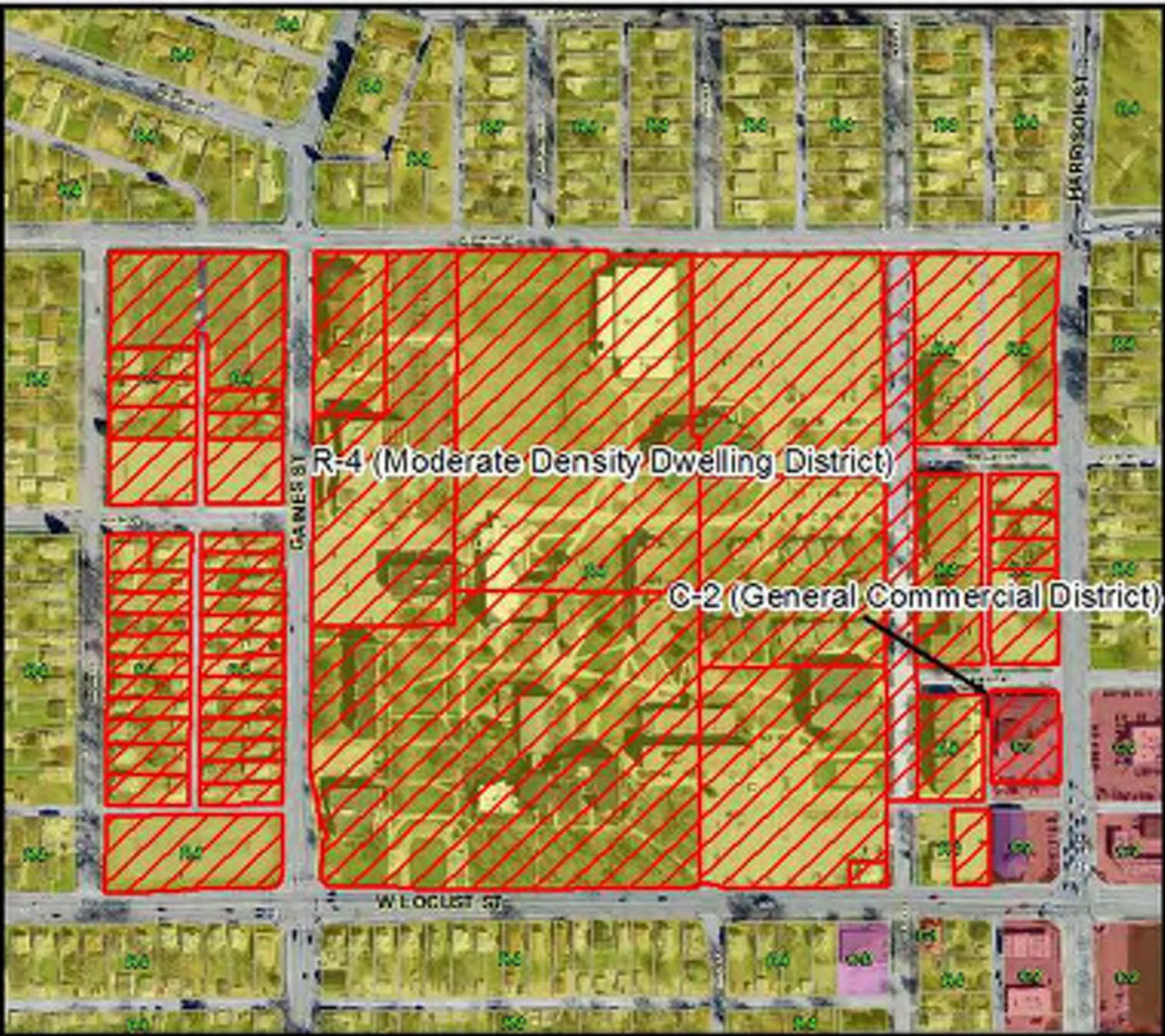
The University will develop a relationship with the neighborhood groups around campus and will use these groups to identify neighbor concerns. The addition of more parking will improve the lighting, noise and parking issues in the neighborhood. The University currently has adequate access to major thoroughfares to allow transportation to the main campus. This includes access via auto, bicycle and pedestrian. The University also is located by a hub for the CitiBus system.

In 2009 the University signed an agreement with CitiBus to allow all faculty, students and staff to ride the bus free of charge. The University pays the City of Davenport 42 cents per ride. This program was initially designed to allow access to our Center for Health Science Education at Marquette and Lombard Streets. However, we are currently seeing significant use on other CitiBus routes. Our contract with CitiBus will continue to be communicated to students to increase ridership. Other initiatives being studied include car rental programs for students and carpooling incentives.

ST. AMBROSE
SPECIAL INSTITUTIONAL CAMPUS
DAVENPORT, IOWA



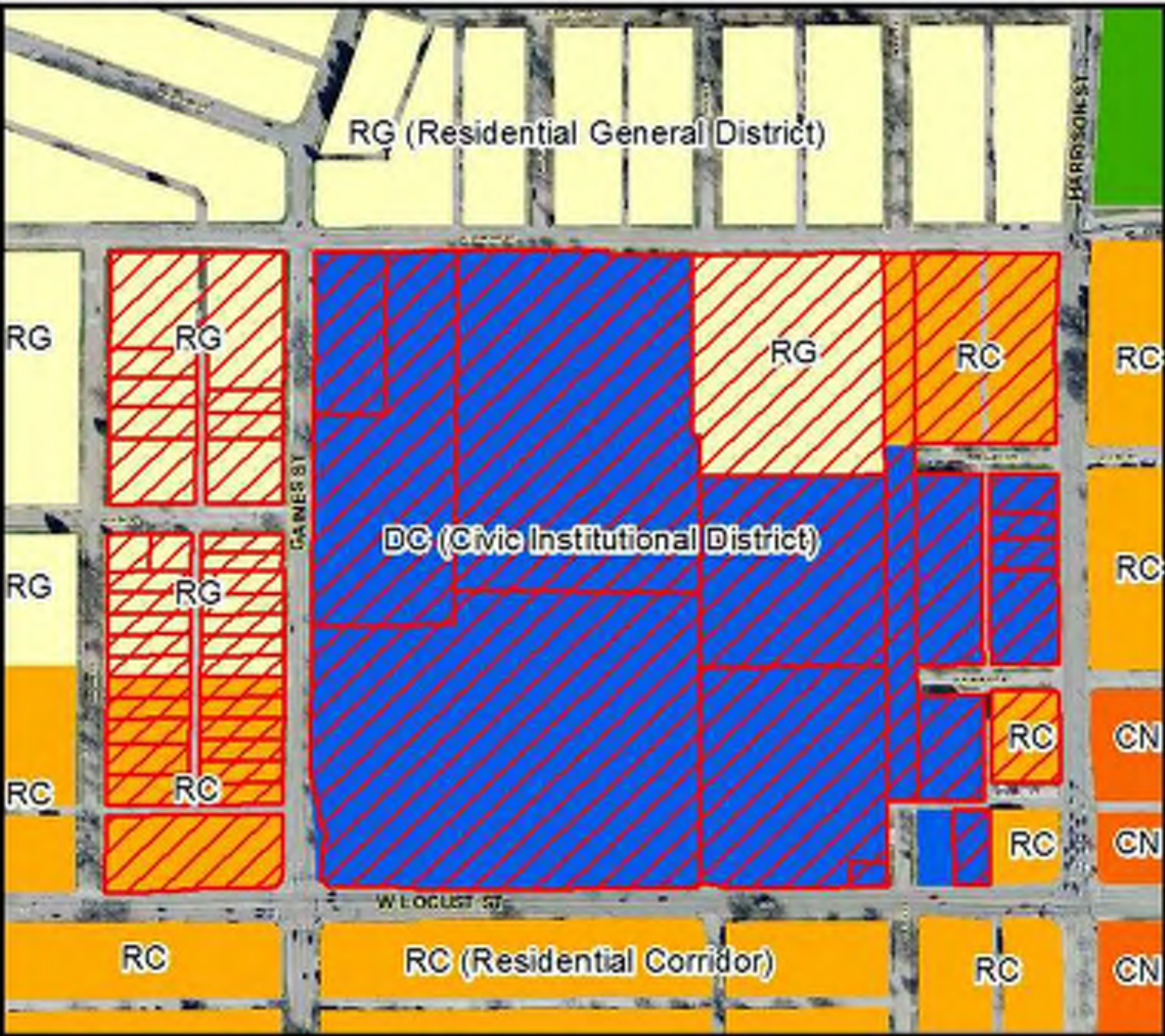
City Plan and Zoning Commission Case No. REZ12-01
St. Ambrose University Main Campus Rezoning
Existing Zoning Map



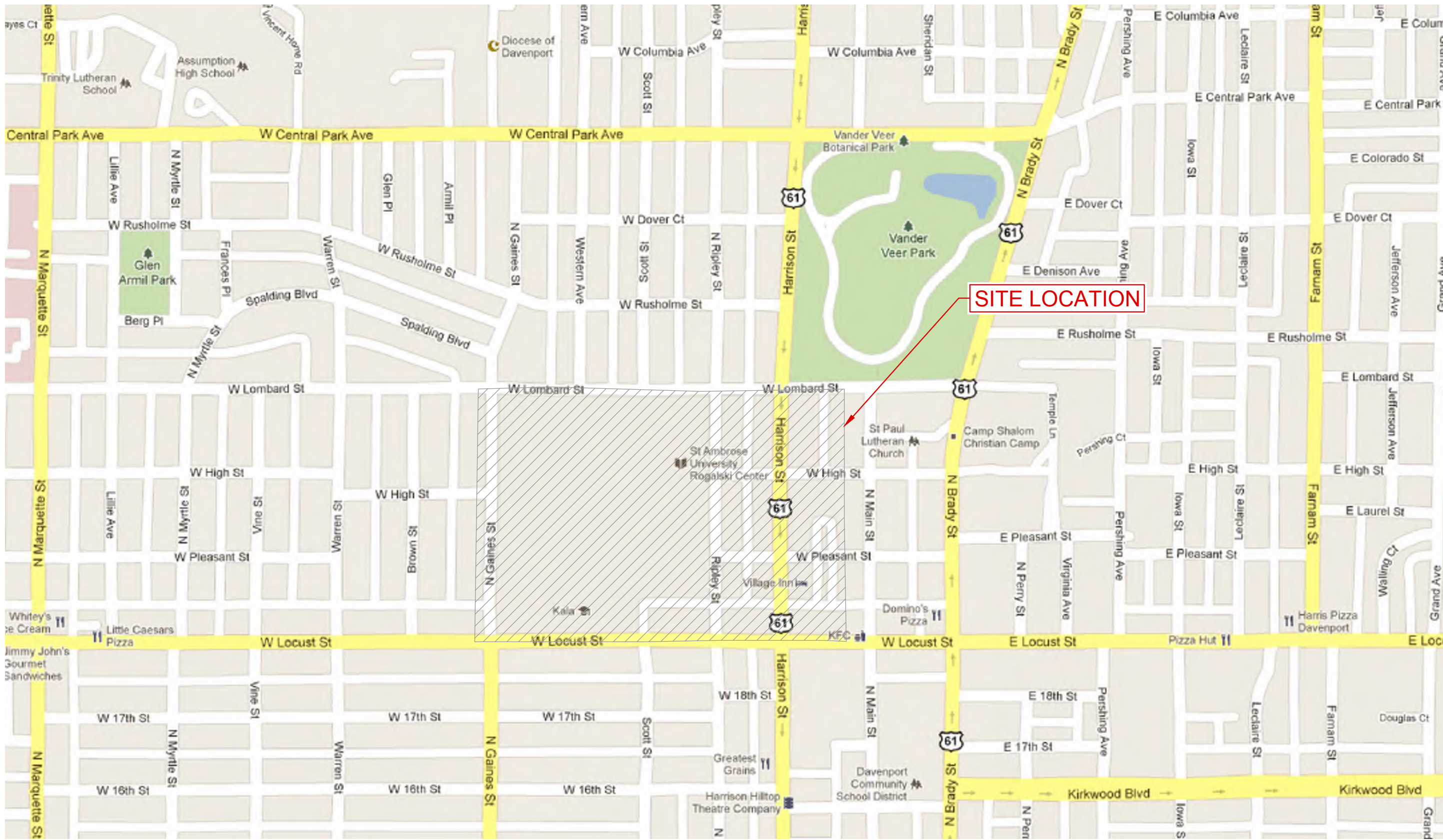
Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.



City Plan and Zoning Commission Case No. REZ12-01
St. Ambrose University Main Campus Rezoning
Davenport 2025 Proposed Land Use Map



Request of St. Ambrose University for a Zoning Map Amendment (Rezoning) from the R-4 (Moderate Density Dwelling District) and C-2 (General Commercial District) to PID (Planned Institutional District) for all property within the main campus, and including all specified parcels located within the general boundaries of Lombard, Locust, Brown and Harrison Streets. The purpose of the request is to rezone the specified parcels in accordance with the university's adopted Campus Master Plan.



VICINITY MAP
NOT TO SCALE

ST. AMBROSE UNIVERSITY
518 WEST LOCUST STREET
DAVENPORT, IA
563-333-6000

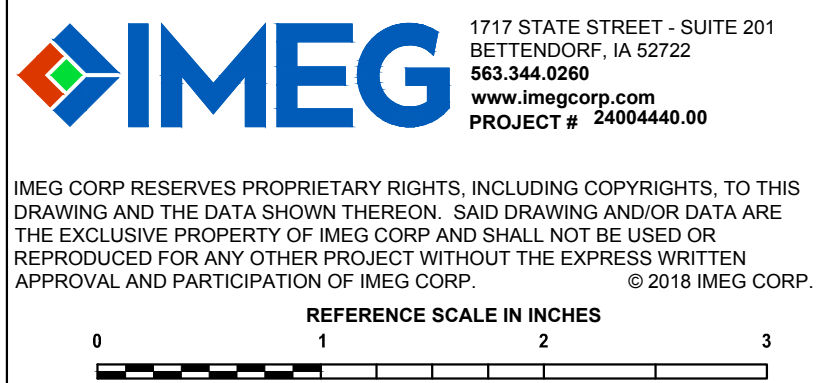
INDEX OF SHEETS	
Sheet Title	Sheet Number
COVER SHEET	--
LAND USE PLAN	C-1
EXISTING CONDITIONS	C-2
SITE AREA AND SOILS PLAN	C-3
UTILITY PLAN	C-4
GRADING AND DRAINAGE PLAN	C-5
DATA SHEET	C-6
LANDSCAPE DETAIL SHEET	C-7

UTILITY NOTE

THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITY MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES, REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SOILS DATA

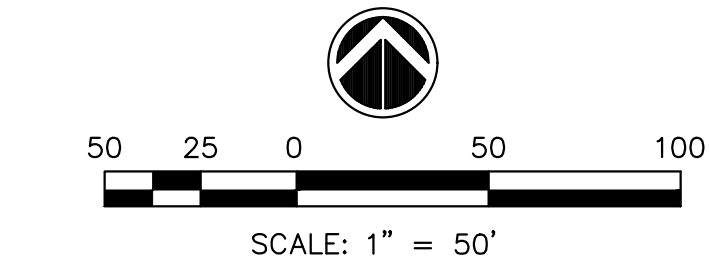
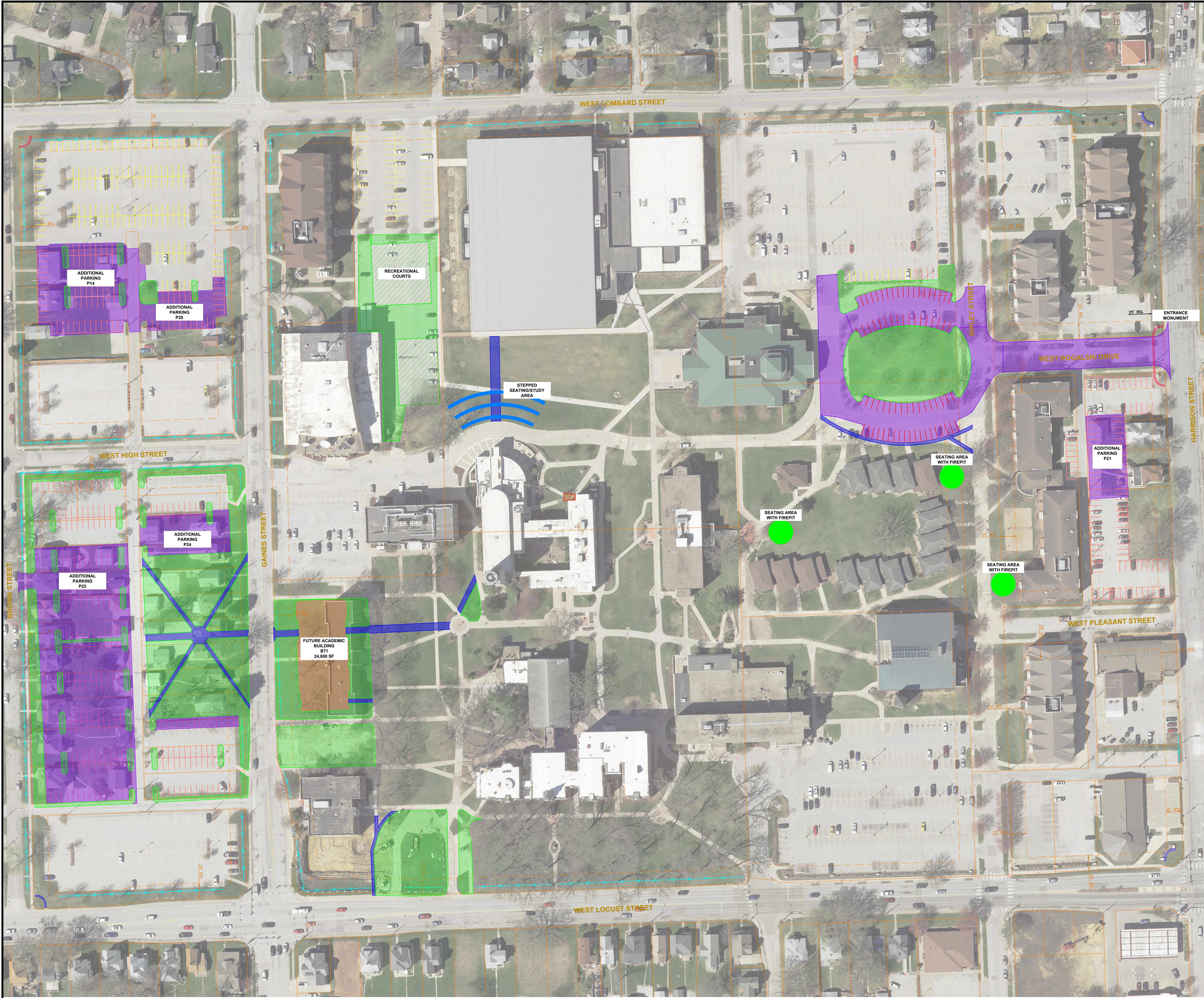
4000—Urban land	4162C—Downs-Urban land complex, 2 to 9 percent slopes	4162D—Downs-Urban land complex, 9 to 14 percent slopes	4291—Atterberry-Urban land complex, 0 to 2 percent slopes
Map Unit Setting	Map Unit Setting	Map Unit Setting	Map Unit Setting
Elevation: 700 to 1,400 feet	Elevation: 700 to 1,400 feet	Elevation: 700 to 1,400 feet	Elevation: 680 to 1,400 feet
Mean annual precipitation: 33 to 38 inches	Mean annual precipitation: 33 to 38 inches	Mean annual precipitation: 33 to 38 inches	Mean annual precipitation: 33 to 38 inches
Mean annual air temperature: 46 to 52 degrees F	Mean annual air temperature: 46 to 52 degrees F	Mean annual air temperature: 46 to 52 degrees F	Mean annual air temperature: 46 to 52 degrees F
Frost-free period: 170 to 200 days	Frost-free period: 170 to 200 days	Frost-free period: 170 to 200 days	Frost-free period: 170 to 200 days
Map Unit Composition	Map Unit Composition	Map Unit Composition	Map Unit Composition
Downs and similar soils: 50 percent	Downs and similar soils: 50 percent	Downs and similar soils: 50 percent	Atterberry and similar soils: 50 percent
Urban land: 40 percent	Urban land: 40 percent	Urban land: 40 percent	Urban land: 40 percent Minor components: 10 percent
Setting	Setting	Setting	Setting
Landform: Hillslopes	Landform: Hillslopes	Landform: Hillslopes	Landform: Flats
Landform position (two-dimensional): Shoulder, summit	Landform position (two-dimensional): Backslope	Landform position (two-dimensional): Backslope	Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluvial, side slope	Landform position (three-dimensional): Side slope	Landform position (three-dimensional): Side slope	Landform position (three-dimensional): Interfluvial
Down-slope shape: Convex	Down-slope shape: Convex	Down-slope shape: Convex	Down-slope shape: Linear
Across-slope shape: Convex	Across-slope shape: Convex	Across-slope shape: Convex	Across-slope shape: Convex
Parent material: Loess	Parent material: Loess	Parent material: Loess	Parent material: Loess
Properties and qualities	Properties and qualities	Properties and qualities	Properties and qualities
Slope: 2 to 9 percent	Slope: 9 to 14 percent	Slope: 9 to 14 percent	Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches	Depth to restrictive feature: More than 80 inches	Depth to restrictive feature: More than 80 inches	Depth to restrictive feature: More than 80 inches
Drainage class: Well drained	Drainage class: Well drained	Drainage class: Well drained	Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)	Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)	Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)	Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 1.42 in/hr)
Depth to water table: More than 80 inches	Depth to water table: More than 80 inches	Depth to water table: More than 80 inches	Depth to water table: About 12 to 42 inches
Frequency of flooding: None	Frequency of flooding: None	Frequency of flooding: None	Frequency of flooding: None
Frequency of ponding: None	Frequency of ponding: None	Frequency of ponding: None	Frequency of ponding: None
Available water capacity: High (about 11.6 inches)	Available water capacity: High (about 11.6 inches)	Available water capacity: High (about 11.6 inches)	Available water capacity: High (about 11.8 inches)
Typical profile	Typical profile	Typical profile	Typical profile
0 to 8 inches: Silty loam	0 to 8 inches: Silty loam	0 to 8 inches: Silty loam	0 to 8 inches: Silty loam
8 to 60 inches: Silty clay loam	8 to 60 inches: Silty clay loam	8 to 60 inches: Silty clay loam	8 to 60 inches: Silty clay loam



ST. AMBROSE UNIVERSITY IC
DAVENPORT, IOWA
COVER SHEET

IMEG Project No:
24004440.00
File Name:
COVER SHEET.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No. ####
Drawn By: KCK
Checked By: AEK
Date: 7/24/2025

Sunday, July 13, 2025 5:46:07 PM
G:\2024\24004440.00\DESIGN\Civil\3D\POC\1- LAND USE PLANDING



LEGEND

- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING SIGNAGE
- PROPOSED SIGNAGE
- PROPOSED FENCE

GENERAL NOTES

1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.
2. ANY AND ALL PROPERTIES INCLUDED WITHIN THE BOUNDARIES OF THIS PID THAT DO NOT HAVE PROPOSED FURTHER USED SPECIFIED ON THE LAND USE PLAN AND/OR ON THE DATA SHEET, MAY CONTINUE TO BE USED AS THEY CURRENTLY EXIST AND/OR AS PERMITTED UNDER THE PID ZONING CLASSIFICATION. SAID PROPERTIES MAY ALSO BE USED FOR OPEN SPACE PURPOSES IN THE EVENT OF DEMOLITION OF AN EXISTING BUILDING OR GROUP OF BUILDINGS. ALL DEMOLITION SITES SHALL BE FILLED, GRADED LEVEL, AND AT A MINIMUM SHALL BE RESTORED WITH PLATED GRASS SEED OR SOO.
3. FENCE LOCATIONS AND OPENINGS DEPICTED ON THE MAP MAY BE ADJUSTED BASED ON NEIGHBORHOOD INPUT AND/OR FURTHER REVIEW DURING THE PRE-CONSTRUCTION PHASE.

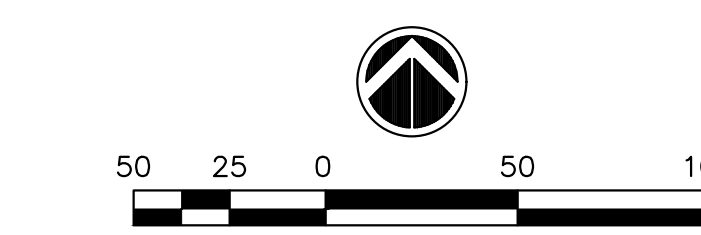
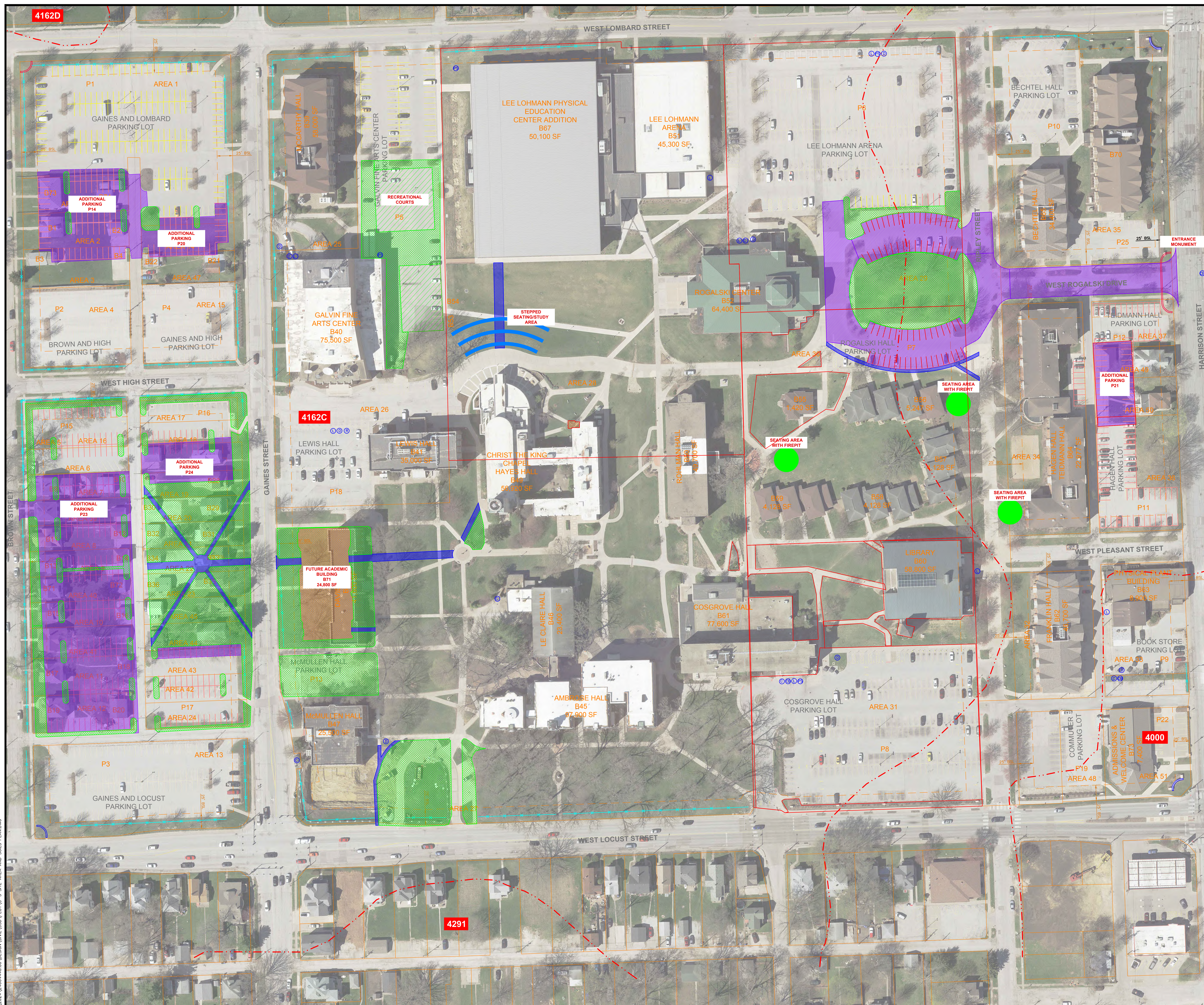
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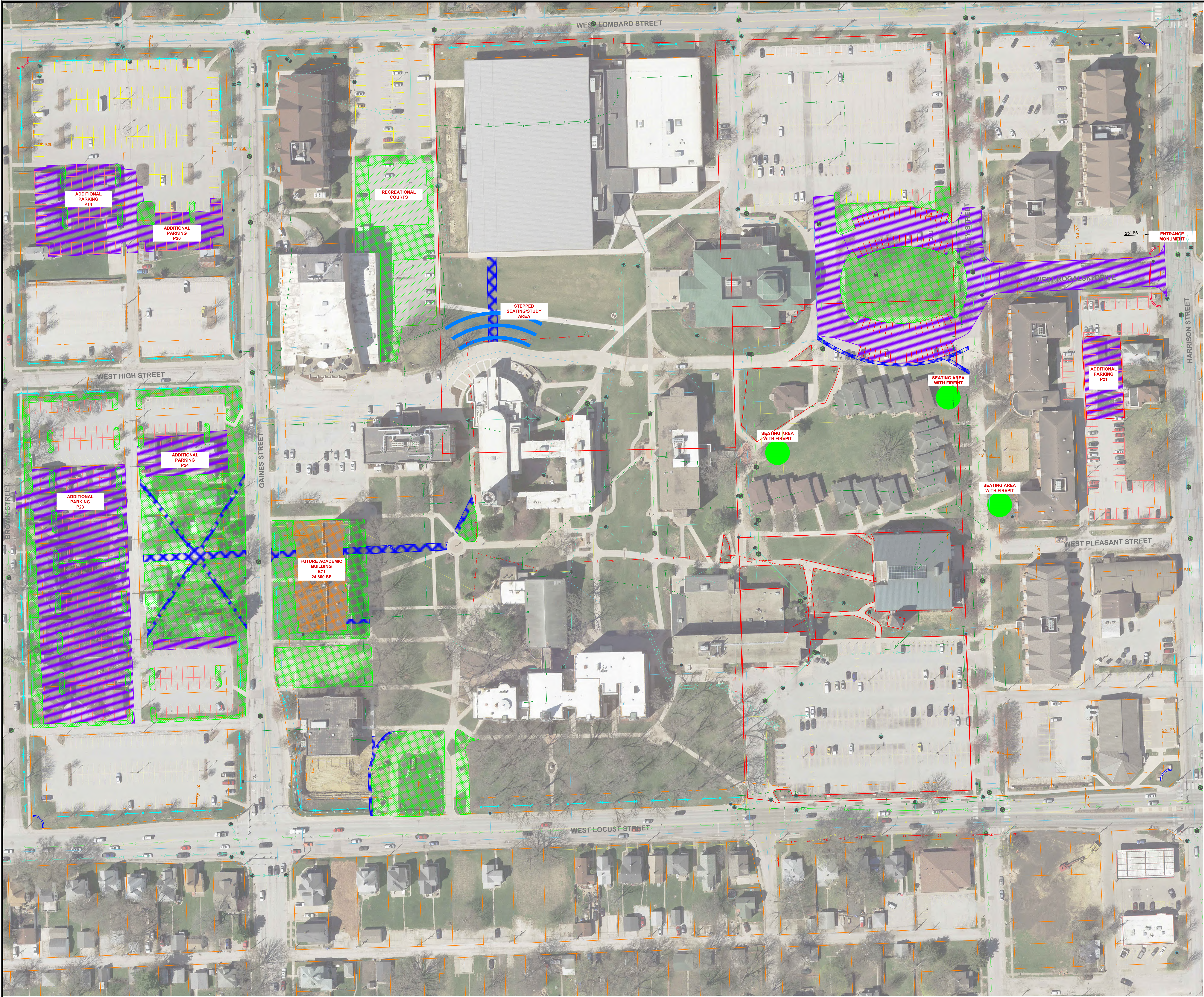
ST. AMBROSE UNIVERSITY IC
DAVENPORT, IOWA
LAND USE PLAN

IMEG Project No:
24004440.00
File Name:
C-1 LAND USE PLAN.dwg
© COPYRIGHT 2025
ALL RIGHTS RESERVED
Field Book No:####
Drawn By: KCK
Checked By: AEK
Date: 7/24/2025

C-1
Sheet 2 of 8



Sunday, July 13, 2025 5:50:34 PM
G:\2024\24004440.00\DESIGN\DWG\CD\PROJECT-C-4 UTILITY PLAN.DWG



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SCALE: 1" = 50'

GENERAL NOTES

1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

LEGEND

PROPOSED LANDSCAPE

PROPOSED BUILDING

PROPOSED PAVEMENT

PROPOSED SIDEWALK

EXISTING PARKING

PROPOSED PARKING

STORM MANHOLE

STORM INLET

STORM DOUBLE INLET

SANITARY MANHOLE

HYDRANT

ELECTRIC MANHOLE

TELEPHONE PEDESTAL

SANITARY SEWER

STORM SEWER

WATER LINE

UNDERGROUND ELECTRIC

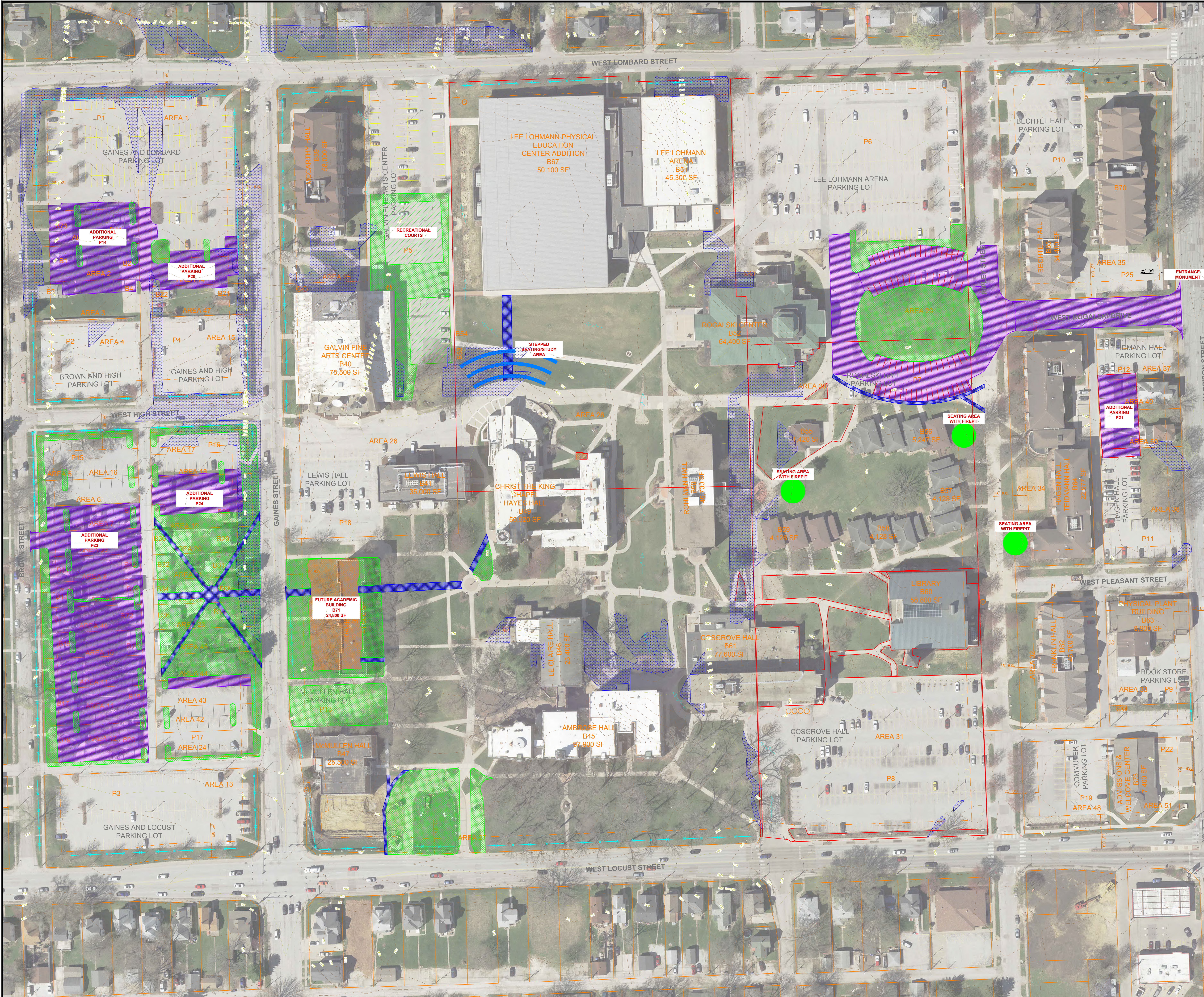
GAS LINE

TELEPHONE LINE

FIBER OPTIC CABLE

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ST. AMBROSE UNIVERSITY IC		IMEG Project No: 24004440.00	
DAVENPORT, IOWA		File Name: C-4 UTILITY PLAN.dwg	
UTILITY PLAN		© COPYRIGHT 2025 ALL RIGHTS RESERVED	
		Field Book No:####	
		Drawn By: KCK	
		Checked By: AEK	
		Date: 7/24/2025	
		C-4	
		Sheet 6 of 8	

Sunday, July 13, 2025 5:51:32 PM
G:\2024\24004440\DESIGN\DWG\CD\PTC-5 GRADING AND DRAINAGE PLANDING



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SCALE: 1" = 50'

GENERAL NOTES

1. ALL INFORMATION WAS GATHERED BY MULTIPLE RESOURCES AND LOCATION OF ALL FEATURES SHOWN IS APPROXIMATE.

LEGEND

PROPOSED LANDSCAPE

PROPOSED BUILDING

PROPOSED PAVEMENT

PROPOSED SIDEWALK

SLOPES > 10%

EXISTING PARKING

PROPOSED PARKING

PROPOSED PARKING

REVISIONS		DESCRIPTION	DATE
No.			

ST. AMBROSE UNIVERSITY IC

DAVENPORT, IOWA

GRADING AND DRAINAGE PLAN

IMEG Project No:
24004440.00

File Name:
C-5 GRADING AND DRAINAGE
PLAN.dwg
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Field Book No:####

Drawn By: KCK

Checked By: AEK

Date: 7/24/2025

C-5

Sheet 6 of 8



BROWN STREET & LOCUST STREET



HARRISON STREET & LOMBARD STREET

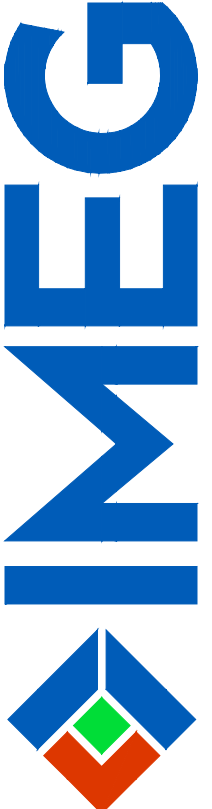


HARRISON STREET & LOCUST STREET

EXISTING CAMPUS
MONUMENT SIGNS



CAMPUS EDGE EXAMPLES

REVISIONS		DATE
No.	DESCRIPTION	
 3231 N. LEROUX STREET FLAUGSTAD, AZ 86001 PH: 520.250.0410 www.imegusa.com		
ST. AMBROSE UNIVERSITY IC DAVENPORT, IOWA		LANDSCAPE DETAIL SHEET
IMEG Project No: 24004440.00		
File Name: COVER SHEET.dwg		
© COPYRIGHT 2025 ALL RIGHTS RESERVED		
Field Book No:####		
Drawn By: KCK		
Checked By: AEK		
Date: 7/24/2025		
C-7		
Sheet 8 of 8		

St. Ambrose Institutional Campus – Storm Water Narrative (updated)
July 28, 2025

Proposed Parking Lots P14 and P20

Existing underground detention below parking lot P1 between Gaines Street and Brown Street, and boarded by West Lombard to the north, will be modified to accept additional runoff produced from the proposed parking lots P14 and P20. All runoff conveyance and detention will be per city of Davenport storm water runoff requirements and will detain the 100-year proposed event and release at the existing condition 5-year event while meeting the recharge volume requirements.

Proposed Parking Lots P23 and P24

Storm water runoff from proposed parking lots P23 and P24 shall be directed towards inlets throughout the lots and stored in a new underground detention system located within footprint of the new parking lots. The system will store the 100-year proposed storm event and release at the 5-year existing runoff release rate per city of Davenport storm water runoff requirements. In addition to this, the system will also meet the city's recharge volume requirements. Storm water outflow from the proposed underground detention system shall be conveyed to the east where it shall release to an existing storm sewer line within the east boulevard of the Gaines Street right of way.

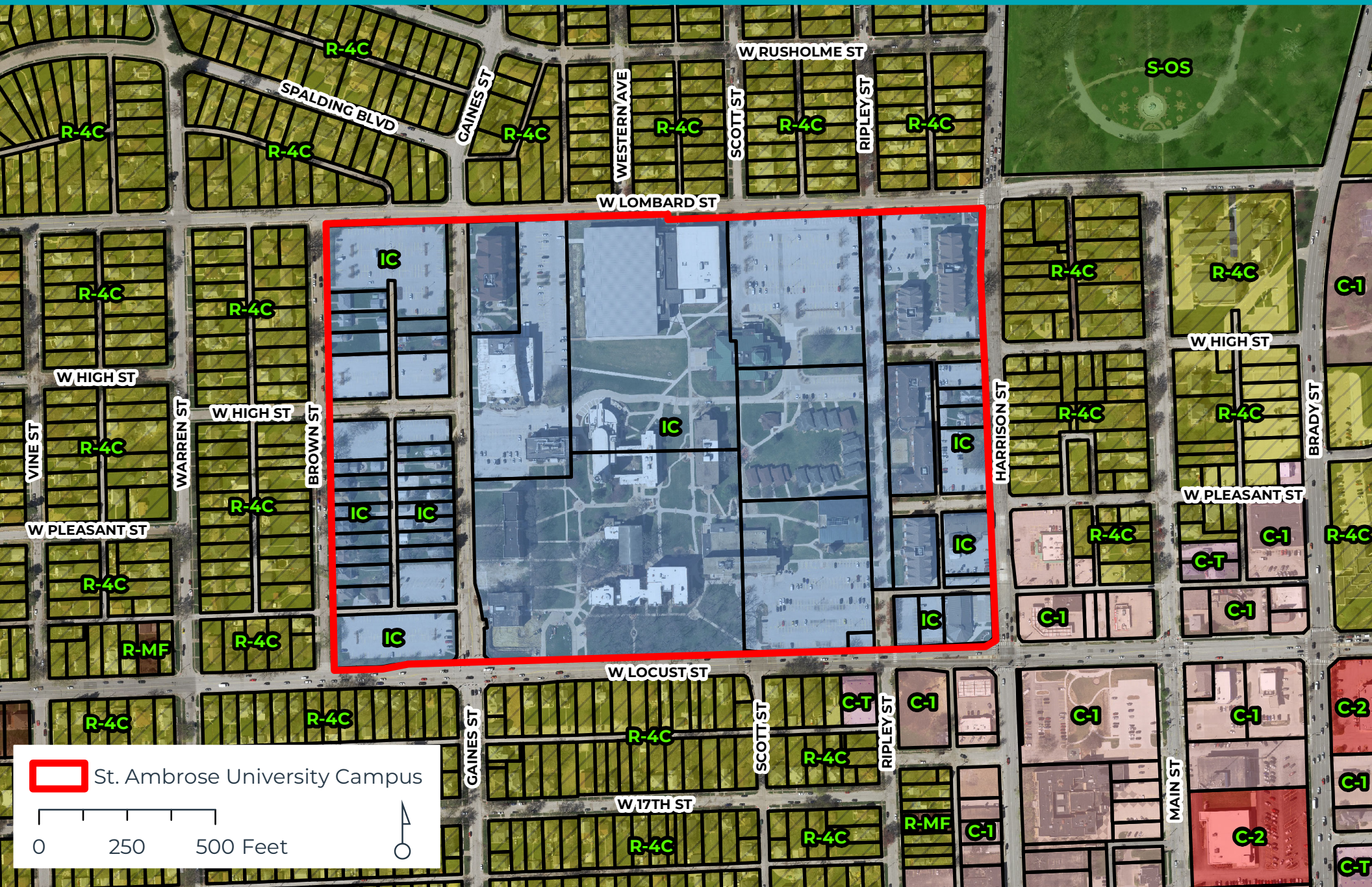
Proposed Building B71

All runoff produced from the future Academic Building, B71, will be directed to the adjacent greenspace to the south of the building. Storm water detention will be provided in this area to store the proposed 100-year event and release at the existing condition 5-year release, while meeting recharge volume requirements per the City of Davenport storm water ordinance. This basin will also be sized to accommodate an equivalent volume from the existing underground detention that was installed for the 2018 McMullen Hall Addition, which will be removed with the removal of the existing parking lot in this area.



Zoning Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]



St. Ambrose University Campus

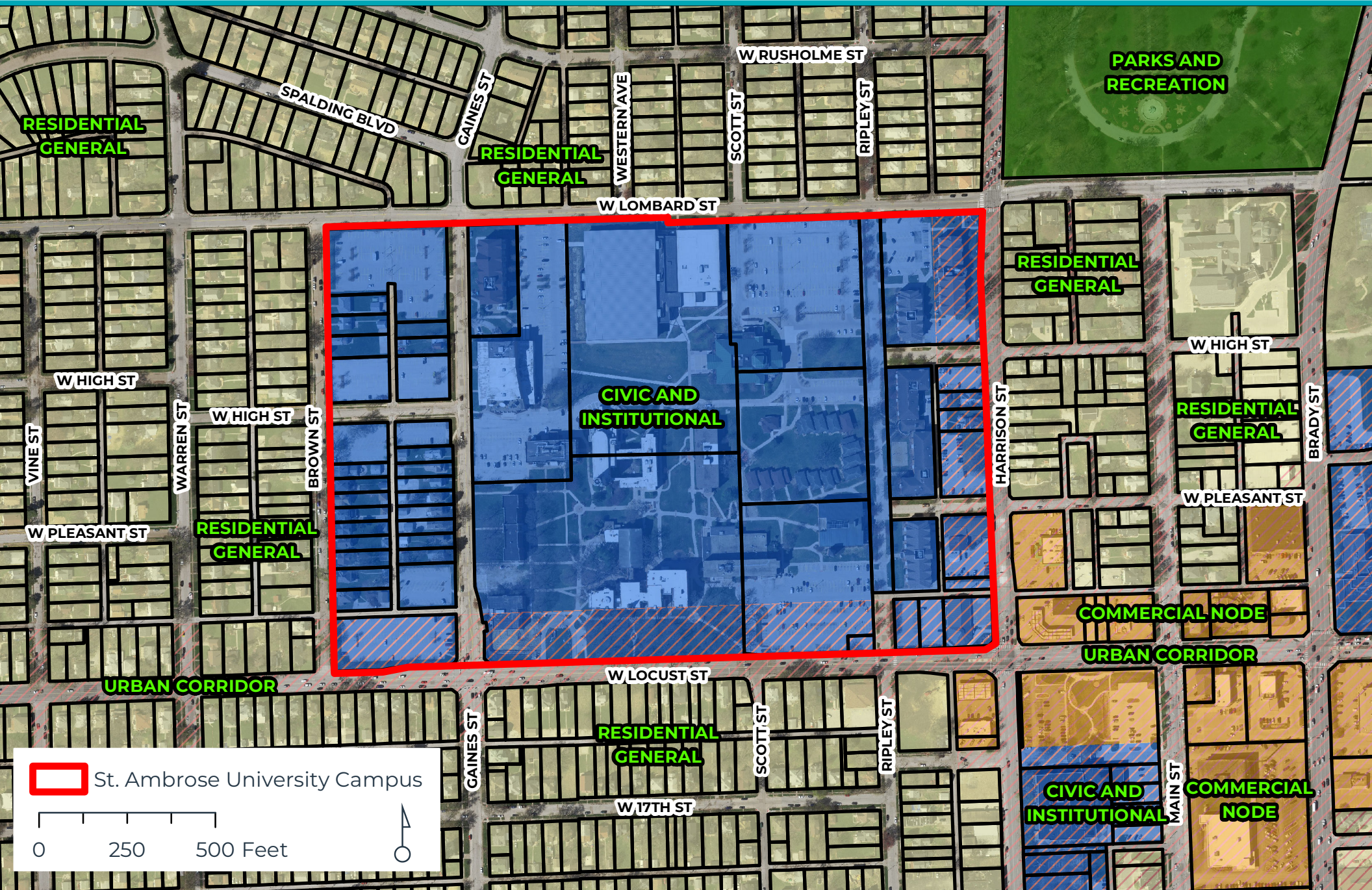
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Future Land Use Map | Case ORD25-01

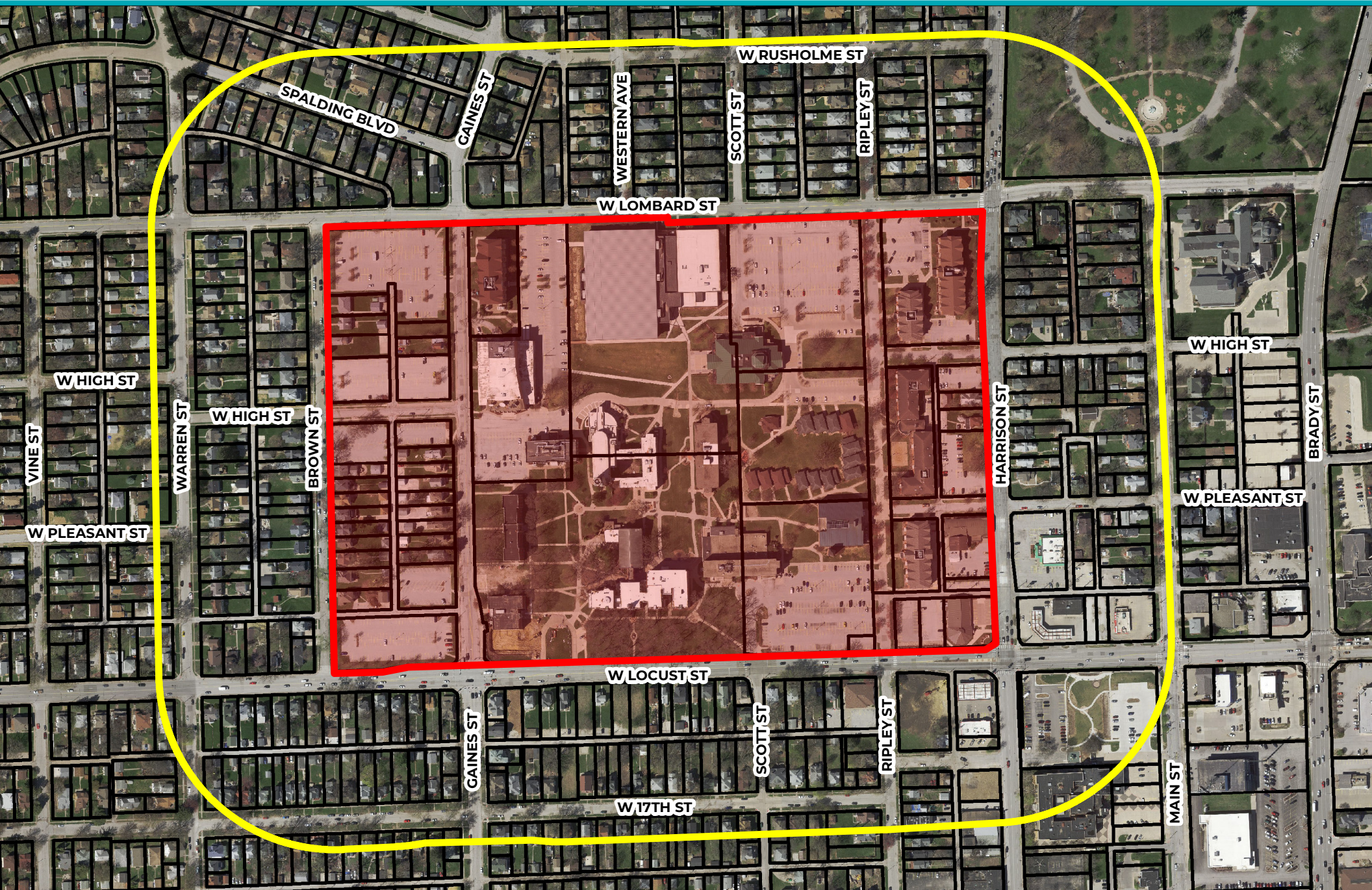
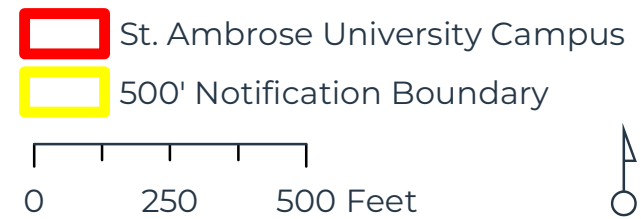
Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]





Public Notice Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]





PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 500 feet of the St. Ambrose University Campus

Committee of the Whole Public Hearing Meeting

Date: 9/3/2025

Time: 5:30 PM

Location: Council Chambers | City Hall | 226 West 4th St.

What is this About?

This notice is being sent to inform you that a public hearing will be held for a request to amend the Campus Land Use Plan for St. Ambrose University. The subject property is currently zoned IC Institutional Campus District. Following input from the community at the March 18, 2025 Plan and Zoning Commission meeting, St. Ambrose University has submitted a revised Campus Land Use Plan. The major amendments to the campus include an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. The University elected to not pursue the construction of a new Center for Performing Arts, which was previously planned in the current Rogalski Center parking lot. See the attached revised Campus Master Plan for more information.

Request/Case Description:

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

Plan and Zoning Commission Recommendation:

At its August 19, 2025 meeting, the Plan and Zoning Commission recommended Case ORD25-01 be forwarded to the City Council with a recommendation for approval subject to the listed findings and conditions:

Findings:

1. The land use plan is consistent with the Davenport +2035 Future Land Use Plan, which identifies the property as Civic and Institutional.
2. The land use plan amendment is appropriate for an 'Educational Facility-University or College'.
3. The proposed land use plan is generally consistent with the established institutional character of the area; however, the expanded parking west of Gaines Street will necessitate the removal of an existing residential neighborhood.
4. The land use plan is consistent with the principal uses permitted within the IC Institutional Campus District.
5. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
6. The proposed Campus Land Use Plan does not create any nonconformities.

Conditions:

1. The fencing plan shall replicate the brick pillars and black ornamental fencing currently in place along Harrison Street and shall incorporate robust landscaping to delineate the campus from adjoining neighborhoods.
2. No net loss of off-street parking spaces shall occur as a result of development unless supported by documentation demonstrating a reduction in parking demand.

What are the Next Steps after the Public Hearing?

The public hearing on the above matter is scheduled for 5:30 p.m. on September 3, 2025 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?

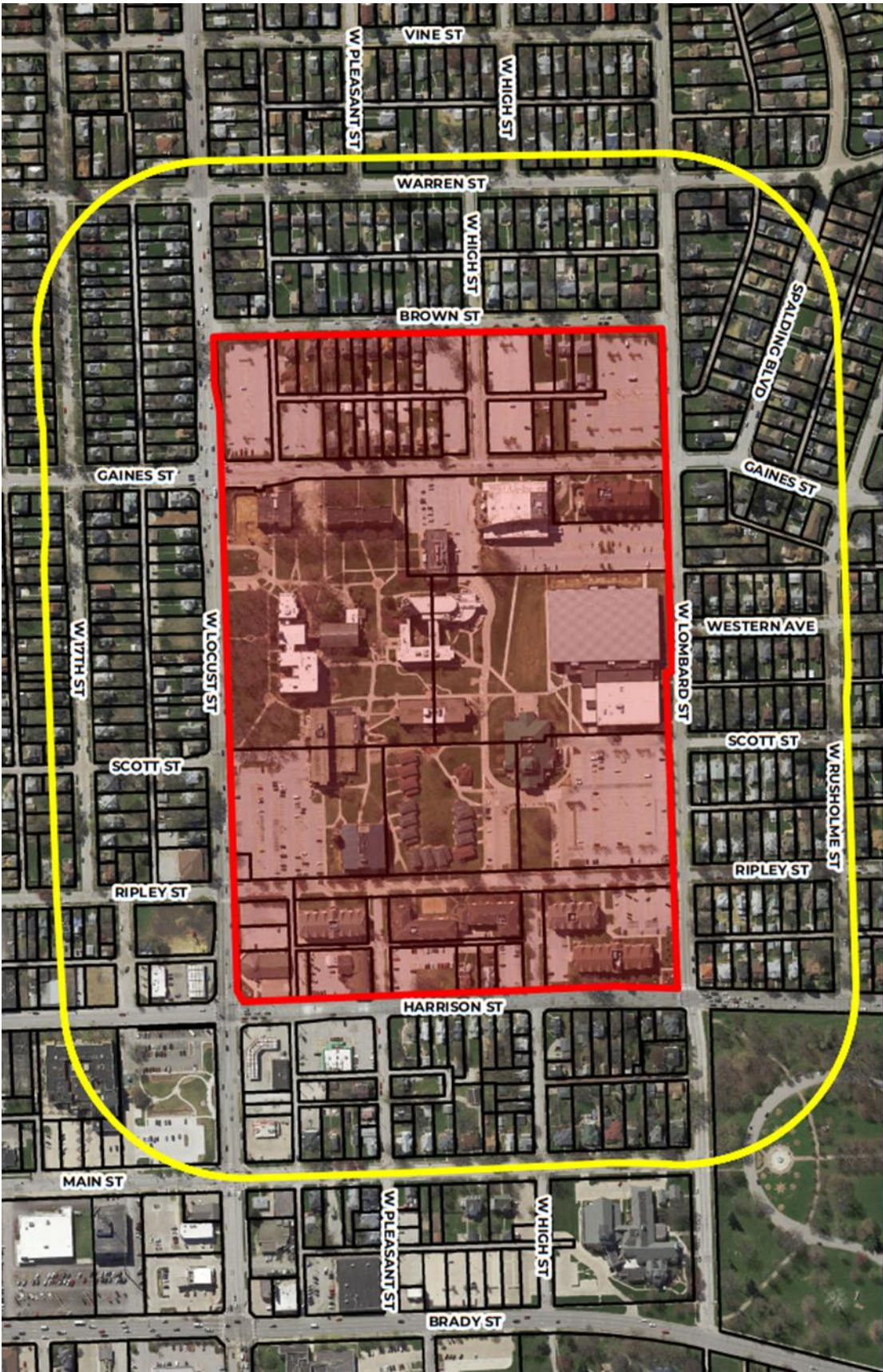
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the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

All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145



Public Notice Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

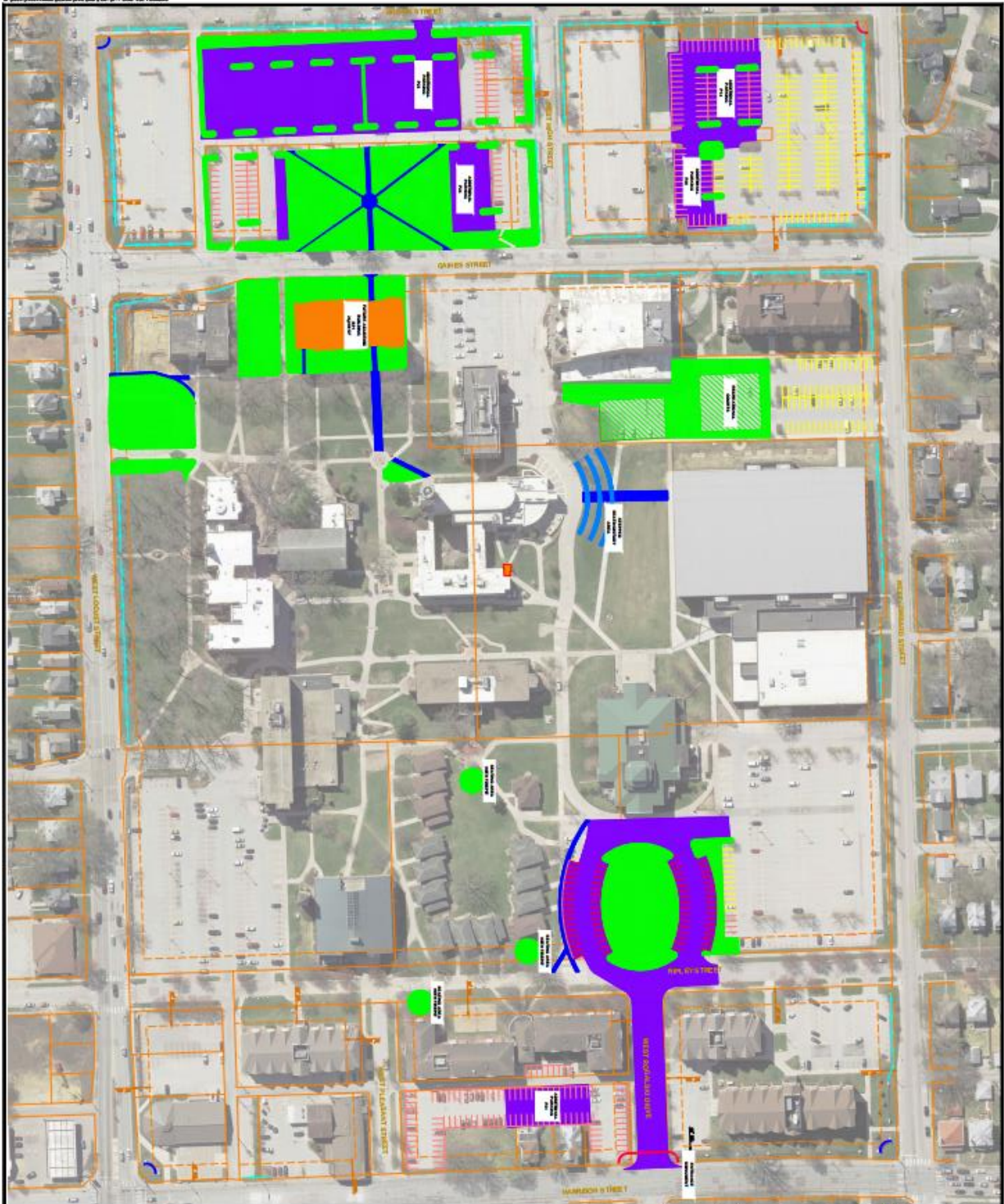


 St. Ambrose University Campus

 500' Notification Boundary

0 250 500 Feet





LEGEND

- Green: Institutional
- Yellow: Commercial
- Orange: Residential
- Blue: Public Use
- Red: Other

NOTES:

1. This map is a representation of the land use plan for the St. Ambrose University IC. It is not a legal document and should not be used for legal purposes.
2. The map is based on the best available information and is subject to change without notice.
3. The map is not a guarantee of accuracy and is not a warranty of any kind.
4. The map is not a representation of the future and is not a prediction of any kind.
5. The map is not a representation of the past and is not a record of any kind.
6. The map is not a representation of the present and is not a statement of any kind.
7. The map is not a representation of the future and is not a prediction of any kind.
8. The map is not a representation of the past and is not a record of any kind.
9. The map is not a representation of the present and is not a statement of any kind.
10. The map is not a representation of the future and is not a prediction of any kind.

ST. AMBROSE UNIVERSITY IC DAVENPORT, IOWA LAND USE PLAN	IMEG 1200 EAST 46TH STREET DAVENPORT, IOWA 52802	<table border="1"> <thead> <tr> <th>REVISIONS</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS	DESCRIPTION	DATE															
REVISIONS	DESCRIPTION	DATE																		



PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 500 feet of the St. Ambrose University Campus

Neighborhood Meeting

Date: 8/4/2025

Time: 6:30 PM

Location: Rogalski Center Ballroom | 518 West Locust Street

Plan & Zoning Commission Public Hearing Meeting

Date: 8/5/2025

Time: 5:00 PM

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

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a request to amend the Campus Land Use Plan for St. Ambrose University. The subject property is currently zoned IC Institutional Campus District. Following input from the community at the March 18, 2025 Plan and Zoning Commission meeting, St. Ambrose University has submitted a revised Campus Land Use Plan. The major amendments to the campus include an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. The University elected to not pursue the construction of a new Center for Performing Arts, which was previously planned in the current Rogalski Center parking lot. See the attached revised Campus Master Plan for more information.

Request/Case Description:

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

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

The Plan and Zoning Commission will hold a formal public hearing at their meeting on August 5, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on August 19, 2025. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the Development & Neighborhood Services Department.

Would You Like to Submit an Official Comment?

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

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

Do You Have Any Questions?

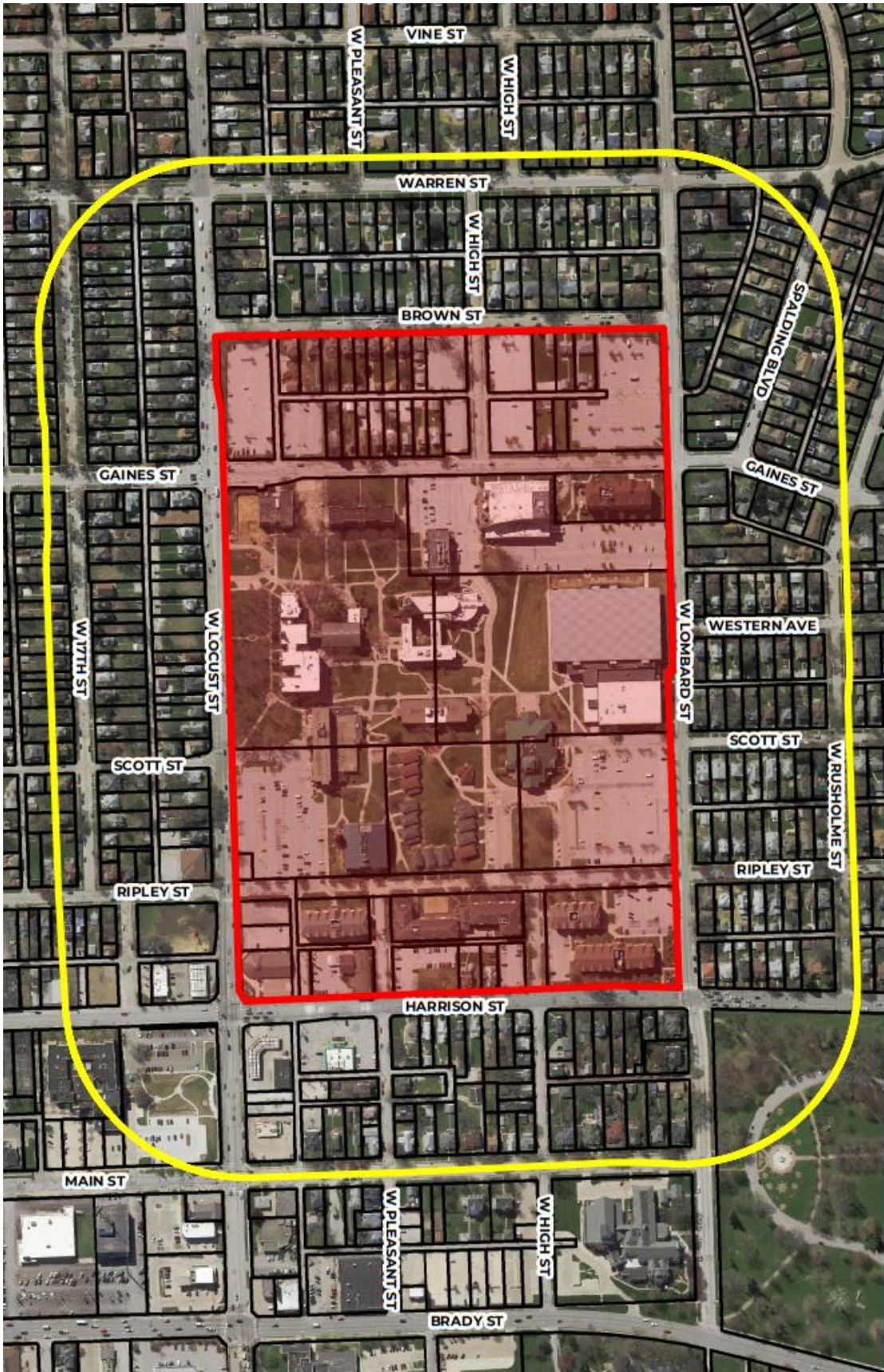
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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



Public Notice Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]



 St. Ambrose University Campus

 500' Notification Boundary

0 250 500 Feet



Neighborhood Meeting Attendance List

Date: 08/04/2025

Time: 6:30 pm

Location: Rogalski Center Ballroom

Case:

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

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

	NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1	Jayne Hildebrand			1925 Brown St
2	David Kisner			2011 Warren St.
3	Nathan Truninger	nathan.truninger@gmail.com		818 W 17th St
4	DON + FRAN EISENTRAGEN			609 W 17th St
5	Linda + Steve Fish			2303 Western Ave.
6	Karen + Myles Metzger			2230 Western Ave
7	BRIAN KRAMER	BRIAN@HILLTOPCAMPUSVILLE.ORG		
8	Bob Ingram PEZ			37210 W 60th St DAD
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PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 500 feet of the St. Ambrose University Campus

Neighborhood Meeting

Date: 3/6/2025

Time: 6:30 PM

Location: Rogalski Center Ballroom | 518 West Locust Street

Plan & Zoning Commission Public Hearing Meeting

Date: 3/18/2025

Time: 5:00 PM

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

What is this About?

This notice is being sent to inform you that a neighborhood meeting and a public hearing will be held for a request to amend the Campus Land Use Plan for St. Ambrose University. The subject property is currently zoned IC Institutional Campus District. The major amendments to the campus include a new Center for Performing Arts located in the current Rogalski Center parking lot, an improved entrance to the campus at West Rogalski Drive, outdoor recreation facilities between McCarthy Hall and the Wellness Center, a new academic building north of McMullen Hall, expanded parking in the properties between Brown and Gaines Street, and expanded greenspaces throughout the interior of the campus. See attached Campus Master Plan for more information.

Request/Case Description:

Case ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

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

The Plan and Zoning Commission will hold a formal public hearing at their meeting on March 18, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on April 1, 2025. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact the Development & Neighborhood Services Department.

Would You Like to Submit an Official Comment?

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

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

Do You Have Any Questions?

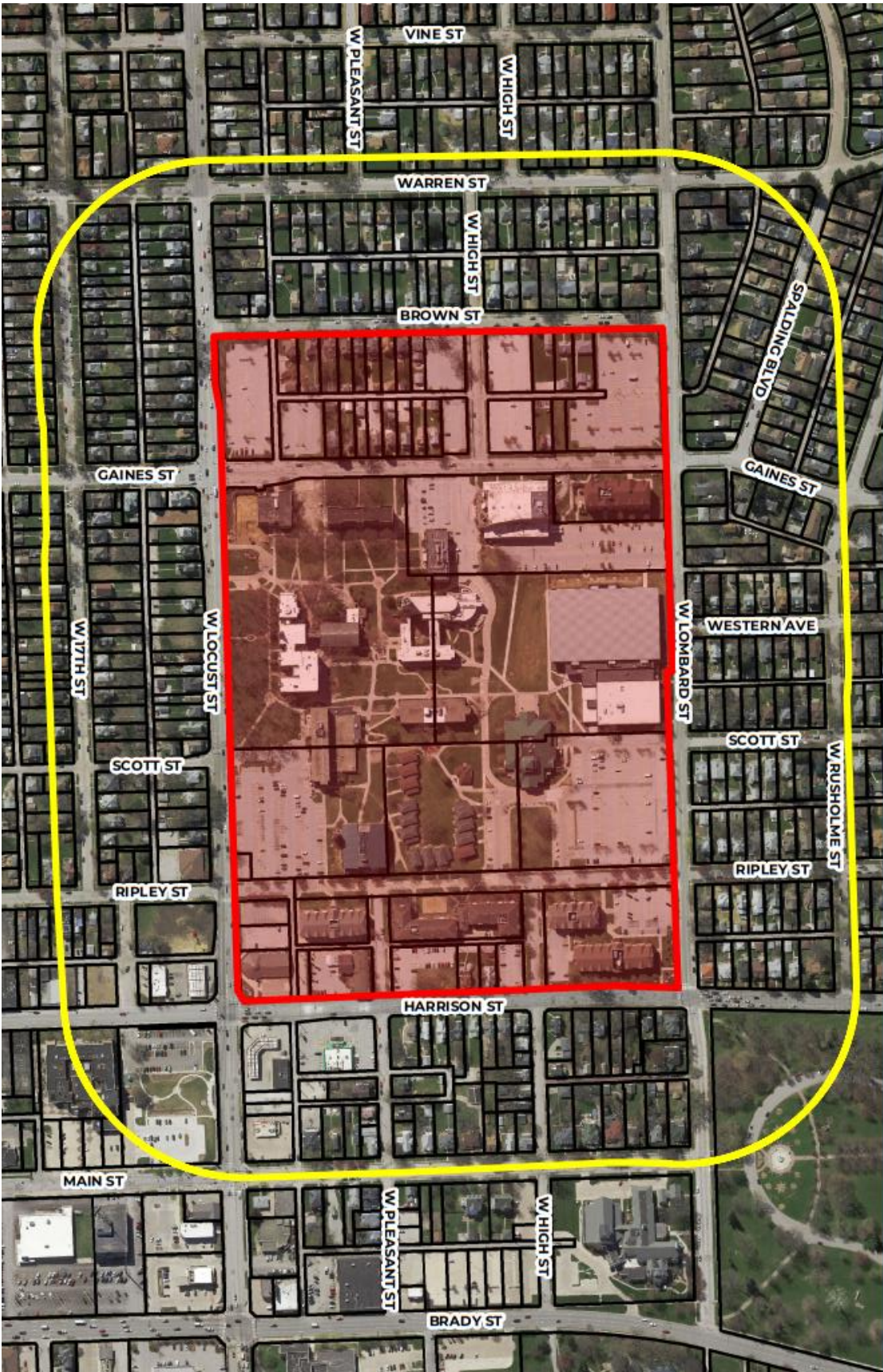
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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



Public Notice Map | Case ORD25-01

Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]



 St. Ambrose University Campus

 500' Notification Boundary

0 250 500 Feet



Neighborhood Meeting Attendance List

Date: 03/06/2025

Time: 6:00 pm

Location: Rogalski Center Ballroom | 518 W Locust St

Case:

ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

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

NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1 Don Mayes	mayesdon8@gmail.com	(563) 508-9576	1521 Gaines
2 Kyle Gripp	Kyle.Gripp@cityofdavenport	(361) 940-7072	4819 Belle
3 Bob Inghram	BINGHAM88@GMAIL	563.3490341	3740 W 60 TH
4 Jayne Hildebrandt + Shelly Tucker			1925 Brown St
5 Jazmin Newton	jazmin.newton@cityofdavenport		
6 Alex Krist	alex.e.krist@imgcorp.com		
7 Jade Burkholder	jade.burkholder@cityofdavenport		
8 Steve Evans	sdevans6@gmail.com	563-650-4196	2219 Scott St.
9 Erica Thomas	erica.gth.thomas@gmail.com	6	
10 DEBBIE MUMM ^{aka Duffell}	Minimums@mchsi.com		2216 Ripley
11 DON & FRANK EISENTRAGER			609 W 17th St
12 Chad Miller	Squ@millerrwks.com		
13 Bill Peterson	william.peterson@augustavale.com		2637 Esplanade
14 Karen Metzger	metzgers6@mchsi.com	563-484-1193	2230 Western Ave
15 Lynne Schelly	lynneschelly@gmail.com		2216 Scott DAV 309-255 4199
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Neighborhood Meeting Attendance List

Date: 03/06/2025

Time: 6:00 pm

Location: Rogalski Center Ballroom | 518 W Locust St

Case:

ORD25-01: Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]

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

	NAME	EMAIL:	PHONE: (optional)	ADDRESS (as shown on the notice map)
1	Veronica	VeronicaFayre90@gmail.com	563 650 8280	
2	Ruel Dimp			
3	Sarah Eikleberry	eikleberry.sj@gmail.com	(319) 930 7820	
4	Steve Fish	stevelindafish@gmail.com	563 323 8519	
5	PAUL & LYNN SCHULY	PAUL@JHLAAS.COM	563.320.4940	
6				2216 SCOTT ST.
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August 1, 2025

Dear Plan and Zoning Commission:

We are writing this letter as property owners within 500 feet of the St. Ambrose University Campus. In fact, this letter represents FOUR properties within this boundary (on Lombard, Spalding, and Rusholme). **Therefore, we are writing in OPPOSITION of the request to amend the Campus Land Use Plan for St. Ambrose University.**

While we know that our opinions probably do not matter when it comes to St. Ambrose University and their actions, we feel it is a right of ours to express our concern for their request. St. Ambrose has shown over the years (St. Vincent Facility, Building of the Wellness and Recreation Facility, etc.) that they will get their way and are not concerned about neighbors' opinions. In fact, they will find a loophole to go ahead and build even though there is opposition amongst the neighborhood. We feel that neighbors have stopped voicing their opinions anymore because they know it will not be heard or valued and St. Ambrose will always get THEIR WAY.

As property owners on Lombard street, we have definite concerns about the proposed "outdoor recreational courts" which are proposed in the McCarthy parking lot. We already have a lot of noise from the Recreation and Wellness Center and students walking through the neighborhood to and from the St. Vincent complex. Therefore, adding an outdoor recreational facility in the parking lot between McCarthy and the Wellness Center, we feel would only add to the noise pollution we already have and is not "neighborhood friendly". Isn't that why they built the Wellness and Recreation Center to have an indoor space to play basketball, volleyball, pickleball, etc.? Now they need an outdoor space?

Other questions we have pertaining to this "outdoor recreational courts":

- Would there be a curfew put on the outdoor recreation facility?
- Would they limit the usage to only St. Ambrose students, or can anyone use the facility?
- How would they limit regular patrons from entering the facility? Or will it be like a park that is open?
- What happens when there are people using the facility in the middle of the night or up to no good during the night?
- Will it bring more opportunities for crime because it can be a gathering place?
- Will it bring more traffic along Lombard and so close to the Gaines/Lombard corner?

Finally, we have concerns about St. Ambrose wanting to take away parking spots that are close to the Wellness and Recreation Center, Lee Lohman Arena, and Rogalski Center.

- Have you ever been on campus in January or February when there is a track meet along with basketball games going on?

There is absolutely NO PARKING and cars then park in our neighborhoods which create parking issues for property owners. In fact, the streets to the north of campus are NOT wide enough to support extra parking from campus activities. In addition, students who do not want to purchase parking permits will always park in our neighborhoods during the daytime and walk across Lombard to class.

However, creating parking lots on the southwest corner of campus is not the answer to the parking issues on the north side of campus. In reality, it does not make sense when the parking issue is by the Wellness and Recreation Center, Lee Lohman, and Rogalski Center where events such as athletic events, fundraisers, wedding receptions, etc. take place in these three main buildings on campus.

Thank you for your time and consideration in protecting our rights as neighbors around the St. Ambrose University campus.

Sincerely,

Property owners of 618 W Lombard, 626 W Lombard, 707 Spalding, and 623 W Rusholme

City of Davenport

Department: Administration
Contact Info: Doug Maxeiner | 563-888-3384

Action / Date
9/24/2025

Subject:

Resolution approving an Employee Leasing Agreement with MGT Impact Solutions, LLC (formerly GovTemps) appointing Tim Gleason (no relation to Nicole Gleason) as Interim City Administrator for a term of six months, expiring May 3, 2026, with an option to renew the agreement for additional time if necessary. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

With City Administrator Maxeiner stepping down effective October 1, 2025, an Interim City Administrator will need to be appointed until a candidate can be hired for the permanent position. No internal candidates are interested in serving as the Interim City Administrator for an extended period. Consequently, staff worked with MGT Impact Solutions, LLC (formerly GovTemps) to pursue candidates for the Interim City Administrator position.

MGT provided several candidates for consideration. Tim Gleason has risen to the top of the candidate pool and City Administrator Maxeiner and Human Resources Director Fleming are recommending consideration of his appointment. Mr. Gleason is currently on his second stint as City Manager in Decatur, Illinois, and has also served as City Manager in Bloomington, Illinois, and City Administrator in Washington, Illinois. He began his career as a police officer and served 21 years in public safety. His resume is included in the agenda packet.

Leasing an Interim City Administrator from MGT Impact Solutions is comparable to the cost of having a City Administrator as an employee, with costs projected to be approximately 5.1% higher through the Employee Leasing Agreement. In addition, a housing allowance or other arrangement will be provided to the leased employee to facilitate temporary housing.

Attachments:

1. Resolution
2. Employee Leasing Agreement
3. Tim Gleason Resume

Resolution No. _____

Resolution offered by Alderwoman Newton.

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

RESOLUTION approving an Employee Leasing Agreement with MGT Impact Solutions, LLC (formerly GovTemps) appointing Tim Gleason (no relation to Nicole Gleason) as Interim City Administrator for a term of six months, expiring May 3, 2026, with an option to renew the agreement for additional time if necessary.

WHEREAS, the current City Administrator has tendered his resignation effective October 1, 2025, and an Interim City Administrator needs to be appointed until a permanent City Administrator is hired; and

WHEREAS, the services of Ms. Nicole Gleason have been secured to serve as Acting City Administrator for a limited duration; and

WHEREAS, the services of MGT Impact Solutions, LLC (formerly GovTemps) have been utilized to solicit outside candidates for the position of Interim City Administrator; and

WHEREAS, MGT Impact Solutions, LLC has provided several experienced candidates willing to perform these services; and

WHEREAS, Mr. Tim Gleason (no relation to Nicole Gleason) has risen to the top of the candidate pool due to his extensive experience and success in similar sized communities to Davenport; and

WHEREAS, an Employee Leasing Agreement with MGT Impact Solutions, LLC has been crafted to address the need for an Interim City Administrator and is attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Employee Leasing Agreement with MGT Impact Solutions, LLC (formerly GovTemps) appointing Tim Gleason (no relation to Nicole Gleason) as the Interim City Administrator for a term of six months, expiring May 3, 2026, with an option to renew the agreement for additional time if necessary, is hereby approved.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



EMPLOYEE LEASING AGREEMENT

THIS EMPLOYEE LEASING AGREEMENT (this "Agreement") is made by **MGT Impact Solutions, LLC** ("MGT"), and the **City of Davenport** (the "Client"). MGT and the Client can be individually identified as a ("Party") and collectively as the ("Parties"). MGT and the Client agree as follows:

SECTION 1 SCOPE OF AGREEMENT

Section 1.01. Assigned Employee. The Client will lease certain employees of MGT, and MGT will lease to the Client, the personnel identified in attached Exhibit A, (the "Assigned Employee"). **Exhibit A** identifies the temporary position and/or assignment (the "Assignment") each Assigned Employee will fill at the Client, and it further identifies the base compensation for each Assigned Employee, as of the effective date of this Agreement. **Exhibit A** may be modified from time to time by an amended Exhibit A signed by both MGT and the Client. MGT has the sole authority to assign and/or remove the Assigned Employee, provided however, that the Client may request, in writing, that MGT remove or reassign the Assigned Employee which removal or reassignment shall not be unreasonably withheld by MGT. The Parties understand and acknowledge that the Assigned Employee is subject to the Client's day-to-day supervision.

Section 1.02. Independent Contractor. MGT is and remains an independent contractor, and not an employee, agent, partner of, or joint venturer with, the Client. MGT has no authority to bind the Client to any commitment, contract, agreement or other obligation without the Client's express written consent.

SECTION 2 SERVICES AND OBLIGATIONS OF MGT AND CLIENT

Section 2.01. Payment of Wages. MGT will, to the extent applicable and /or required by law, timely pay the wages and related payroll taxes of the Assigned Employee from MGT's own account in accordance with federal and state law and MGT's standard payroll practices. MGT will withhold from such wages all applicable taxes and other deductions elected by the Assigned Employee. The Client acknowledges that MGT may engage a financial entity to maintain its financing and record keeping services, which may include the payment of wages and related payroll taxes in accordance with this Section 2.01. The Client agrees to cooperate with MGT and any such financial entity to ensure timely payment of wages, related payroll taxes, and any applicable fees pursuant to this Section 2.01. As to Assigned Employees, MGT will comply with the Immigration Reform and Control Act of 1986, Title VII of the Civil Rights Act of 1964, as amended, (Title VII), the Americans With Disabilities Act of 1990 (ADA), the Age Discrimination in Employment Act (ADEA), the Equal Pay Act of 1963, the Civil Rights Acts of 1866 and 1871 (42 U.S.C. § 1981), the Family and Medical Leave Act of 1993, the Fair Labor Standards Act of 1938, the National Labor Relations Act, the Employee Retirement Income Security Act ("ERISA") of 1974, and any other federal, state or local statute, state constitution, ordinance, order, regulation, policy or decision regulating wages and the payment of wages, prohibiting employment discrimination or otherwise establishing or relating to rights of Assigned Employee.

Section 2.02. Workers' Compensation. To the extent required by applicable law, MGT will maintain in effect workers' compensation coverage covering its Assigned Employee's work in an Assignment. Any applicable coverage under this Agreement terminates on the Termination Date of this Agreement. It is understood and agreed that the Client shall be under no obligation to reimburse or indemnify MGT for the workers compensation claims of the Assigned Employee(s) and MGT agrees to not seek any such reimbursement and/or indemnification; provided, however, that, this provision shall not



apply and the Client shall be obligated to reimburse and hold MGT harmless for all loss and expense incurred as a result of such workers compensation claims in the event the Client engaged in intentional, reckless or grossly negligent misconduct relating thereto.

Section 2.03. Employee Benefits. MGT will provide to Assigned Employee those employee benefits identified in the attached **Exhibit B**. MGT may amend or terminate any of its employee benefit plans according to their terms. All employee benefits, including severance benefits for Assigned Employee will be included in Fees payable to MGT under Section 3.01 of this Agreement.

Section 2.04. Maintenance and Retention of Payroll and Benefit Records. MGT will maintain records of all wages and benefits paid and personnel actions taken by MGT in connection with any of the Assigned Employees. MGT will retain control of such records and make them available for inspection as required by applicable federal, state or local laws.

Section 2.05. Other Obligations of MGT. MGT will comply with any federal, state and local law applicable to its Assigned Employee(s).

Section 2.06. Direction and Control. The Parties agree and acknowledge that, with relation to the work to be performed by the Assigned Employee for Client hereunder, the Client has the right of direction and control over the Assigned Employee, including matters of discipline, excluding removal or reassignment, as provided for by Section 1.01. The Assigned Employee(s) will be supervised, directly and indirectly, and exclusively with regard thereto by the Client's supervisory and managerial employees with respect to the work performed for the Client hereunder.

Section 2.07. Obligations of the Client. Pursuant to this Agreement the Client covenants, agrees and acknowledges:

(a) The Client will provide the Assigned Employee with a suitable workplace, that complies with US Occupational Safety and Health Administration ("OSHA") statutes and regulations, and all other health and safety laws, regulations, ordinances, directives, and rules applicable to the Assigned Employee and the Assigned Employee's workplace. The Client agrees to comply, at its expense, with all health and safety directives from MGT's internal and external loss control specialists, MGT's workers' compensation carrier, or any government agency having jurisdiction over the place of work. The Client will provide and ensure use of all functional personal protective equipment as required by any federal, state or local law, regulation, ordinance, directive, or rule or as deemed necessary by MGT's workers' compensation carrier. MGT and/or its insurance carriers have the right to inspect the Client's premises to ensure that the Assigned Employee is not exposed to an unsafe workplace. MGT's rights under this paragraph do not diminish or alter the Client's obligations to the Assigned Employee under applicable law, or its obligations to MGT under this Agreement;

(b) With respect to the Assigned Employee, the Client will comply with all applicable labor and employment-related laws and regulations, and any other federal, state or local statute, state constitution, ordinance, order, regulation, policy or decision, prohibiting employment discrimination, or otherwise establishing or relating to the terms and conditions of Assigned Employee's Assignment;

(c) The Client retains the right to exert sufficient direction and control over the Assigned Employee as is necessary to conduct the Client's business and operations, without which, the Client would be unable to conduct its business, operation or to comply with any applicable licensure, regulatory or statutory requirements;



(d) The Client cannot remove or reassign the Assigned Employee unless mutually agreed to in writing by MGT and the Client in accordance with Section 1.01 of this Agreement. Client will timely confer with MGT regarding any concern or complaint regarding Assigned Employee's performance or conduct under this Agreement;

(e) The Client will not pay wages, salaries or other forms of direct or indirect compensation, including employee benefits, to Assigned Employee. Client represents that its actions under this Agreement do not violate its obligations it may have under any collective bargaining agreement;

(f) The Client must report to MGT any injury to any Assigned Employee of which it has knowledge within twenty-four (24) hours of acquiring such knowledge. If any Assigned Employee is injured in the course of performing services for the Client, the Client must follow the procedures and practices regarding injury claims and reporting; and

(g) The Client must report all on the job illnesses, accidents and injuries of the Assigned Employee to MGT within twenty-four (24) hours following notification of said injury by Assigned Employee or Assigned Employee's representative.

SECTION 3 FEES PAYABLE TO MGT

Section 3.01. Fees. The Client will pay MGT fees for the services provided under this Agreement as follows:

(a) The base compensation as fully identified on **Exhibit A**, as amended; plus

(b) Any employee benefits MGT paid to the Assigned Employee as identified on **Exhibit B** (if applicable), including, but not limited to, salary; wages; commissions; bonuses; sick pay; workers' compensation, health and other insurance premiums; payroll, unemployment, FICA and other taxes; vacation pay; overtime pay; severance pay; monthly automobile allowances, and any other compensation or benefits payable under any applicable MGT pension and welfare benefit plan or federal, state or local laws covering the Assigned Employee.

Section 3.02. Payment Method. Every two (2) weeks during the term of this Agreement, MGT will invoice in writing the Client for the fees owed under this Agreement. Within thirty (30) days following receipt of such invoice, the Client must pay all invoiced amounts by check, wire transfer or electronic funds transfer to MGT to an account or lockbox as designated on the invoice. Late payments will be subject to all applicable interest payments or service charges provided by state or local law. In addition to charging interest or service charges provided by applicable law, MGT may, upon written notice to Client, suspend performance of services under this Agreement while any amount due is past due and remains unpaid.

SECTION 4 INSURANCE

Section 4.01. General and Professional Liability Insurance.

(a) The Client must maintain in full force and effect at all times during the term of this Agreement a Comprehensive (or Commercial) General Liability policy and Professional Liability insurance policy or policies (the "Policies") insuring the Client, its officials, and employees, with minimum coverage in the amount of \$1,000,000 per occurrence, \$3,000,000 aggregate. In the alternative, as applicable, the



Client may maintain in full force and effect at all times during the term of this Agreement a self-insured retention ("SIR") which provides the same minimum coverage limits as set forth above. In the event such SIR exists and applies to this Agreement, the Client agrees to fully discuss the SIR's parameters with MGT and its relationship to the Policies. At a minimum, the Policies must insure the Client its officials and employees against bodily injury and property damage liability caused by on-premises business operations, completed operations and/or products or professional service and non-owned automobile coverage. The non-owned automobile coverage shall not include the Assigned Employee's personal vehicle.

(b) MGT shall use its best efforts to obtain general liability and professional liability insurance naming the Client as an additional insured for Losses (as defined in Section 7 of this Agreement) to the Client arising out of the wrongful conduct of the Assigned Employee(s). To the extent that such coverage is available, responds to or defends against any such Losses, the Client shall have no further rights against MGT with relation thereto.

Section 4.02. Certificate of Insurance. Upon request, the Client will promptly issue to MGT one or more Certificates of Insurance, verifying the Client's compliance with the provisions of Section 4.01. It is understood and agreed that the commencement of work by an Assigned Employee hereunder prior to the issuance of any required Certificate of Insurance shall not constitute nor be deemed a waiver of the obligation of the Client under this provision nor the enforceability hereof.

Section 4.03. Automobile Liability Insurance. The Client shall maintain in effect automobile liability insurance which shall insure the Client and the Assigned Employee if the Assigned Employee operates a Client vehicle for any reason in connection with his or her Assignment hereunder. Such coverage shall insure against liability for bodily injury, death and property damage.

SECTION 5 DURATION AND TERMINATION OF AGREEMENT

Section 5.01. Term and Effective Date. The Effective Date of this Agreement is the date that this Agreement is last signed by MGT on the signature page (the "Effective Date"). The period during which the Assigned Employee works at the Client is defined as the ("Term"). The Term commences on the Effective Date and will continue for the period identified on the attached Exhibit A, or until it is terminated in accordance with the remaining provisions of this Section 5. For the purposes of this Agreement, the date on which this Agreement expires and/or is terminated is the ("Termination Date").

Section 5.02. Termination of Agreement for Failure to Pay Fees. If the Client fails to timely pay the fees required under this Agreement, MGT may give the Client notice of its intent to terminate this Agreement for such failure and if such failure is remedied within ten (10) days, the notice will be of no further effect. If such failure is not remedied within the ten (10) day period, MGT has the right to terminate the Agreement upon expiration of such remedy period.

Section 5.03. Termination of Agreement for Material Breach. If either Party materially breaches this Agreement, the non-breaching Party must give the breaching Party written notice of its intent to terminate this Agreement for such breach and if such breach is remedied within ten (10) days, the notice will be of no further effect. If such breach is not remedied within the ten (10) day period, the non-breaching Party has the right to immediately terminate the Agreement upon expiration of such remedy period.

Section 5.04. Termination of Agreement to execute Temp-to-Hire Option. The Client may hire the Assigned Employee as a permanent or temporary employee of the Client at any time during the Term. Recognizing the substantial investment of time and resources by MGT under this Agreement to place its



Assigned Employee with Client, Client agrees to pay to MGT a conversion fee calculated as a percentage of the annual salary offered to the Assigned Employee by Client. Said conversion fees shall be paid according to the following schedule:

Completed Time on Assignment	Executive Roles (Manager and Above)
0-3 Months	20.00%
4-5 Months	15.00%
6-9 Months	10.00%
10-12 Months	5.00%
13+ Months	No Fee

The conversion fee shall be paid to MGT no later than thirty (30) days after the date the Assigned Employee becomes the Client's employee.

SECTION 6 NON-SOLICITATION

Section 6.01. Non-Solicitation. The Client acknowledges MGT's legitimate interest in protecting its business for a reasonable time following the termination of this Agreement. Accordingly, the Client agrees that during the Term of this Agreement and for a period of two (2) years thereafter, the Client will not solicit, request, entice or induce Assigned Employee to terminate their employment with MGT, and the Client will not hire Assigned Employee as a permanent or temporary employee. If a Temp-to-Hire option provided for in Section 5.04 is properly exercised by the Client, then this Section 6.01 will not apply.

Section 6.02. Injunctive Relief. The Client recognizes that the rights and privileges granted by this Agreement are of a special, unique, and extraordinary character, the loss of which cannot reasonably or adequately be compensated for in damages in any action at law. Accordingly, the Client understands and agrees that MGT is entitled to equitable relief, including a temporary restraining order and preliminary and permanent injunctive relief, to prevent or enjoin a breach of Section 6.01 of this Agreement. The Client also understands and agrees that any such equitable relief is in addition to, and not in substitution for, any other relief to which MGT can recover.

Section 6.03. Survival. The provisions of Section 6 survive the expiration or termination of this Agreement.

SECTION 7 DISCLOSURE AND INDEMNIFICATION PROVISIONS

Section 7.01. Indemnification by MGT. MGT agrees to indemnify, defend and hold the Client and its related entities or their agents, representatives or employees (the "Client Parties") harmless from and against all claims, liabilities, damages, costs and expenses ("Losses") arising out of any of the following: (a) MGT's breach of its obligations under this Agreement; (b) actions or conduct of MGT and its related business entities, their agents, representatives, and employees (the "MGT Parties"), taken or not taken with respect to the Assigned Employees that relate to events or incidents occurring prior or subsequent to the term of this Agreement; or (c) acts or omissions of MGT or any of the MGT Parties including the Assigned Employee, that are the direct and proximate cause of any such Loss.

Section 7.02. Indemnification by the Client. The Client agrees to indemnify, defend and hold the MGT Parties harmless from and against all Losses arising out of any of the following: (a) Client's



breach of its obligations under this Agreement; (b) activities or conditions associated with the Assignment, including without limitation, the Assigned Employee workers' compensation claims, but only as specifically provided in Section 2.02 of this Agreement; or (c) acts or omissions of Client that are the direct and proximate cause of any such Loss. Notwithstanding the foregoing, the Client shall have no obligation to the MGT parties under this Section with respect to Losses arising out of events or incidents occurring before or after the term of this Agreement.

Section 7.03. Indemnification Procedures. The Party seeking indemnity (the "Indemnified Party") from the other Party (the "Indemnifying Party") pursuant to this Section 7, must give the Indemnifying Party prompt notice of any such claim, allow the Indemnifying Party to control the defense or settlement of such claim and cooperate with the Indemnifying Party in all matters related thereto. However, prior to the Indemnifying Party assuming such defense and upon the request of the Indemnified Party, the Indemnifying Party must demonstrate to the reasonable satisfaction of the Indemnified Party that the Indemnifying Party (a) is able to fully pay the reasonably anticipated indemnity amounts under this Section 7 and (b) will take steps satisfactory to the Indemnified Party to ensure its continued ability to pay such amounts. In the event the Indemnifying Party does not control the defense, the Indemnified Party may defend against any such claim at the Indemnifying Party's cost and expense, and the Indemnifying Party must fully cooperate with the Indemnified Party, at no charge to the Indemnified Party, in defending such potential Loss, including, without limitation, using reasonable commercial efforts to keep the relevant Assigned Employee available. In the event the Indemnifying Party controls the defense, the Indemnified Party is entitled, at its own expense, to participate in, but not control, such defense. The failure to promptly notify the Indemnifying Party of any claim pursuant to this Section will not relieve such Indemnifying Party of any indemnification obligation that it may have to the Indemnified Party, except that the Indemnifying Party shall have no obligation to reimburse the Indemnified Party for fees and costs incurred and any settlements made by the Indemnified Party without the prior written consent of the Indemnifying Party prior to such notice or to the extent that the Indemnifying Party demonstrates that the defense of such action was materially prejudiced by the Indemnified Party's failure to timely give such notice.

Section 7.04. Survival of Indemnification Provisions. The provisions of Section 7 survive the expiration or termination of this Agreement.

SECTION 8 MISCELLANEOUS PROVISIONS

Section 8.01. Amendments. This Agreement may be amended at any time and from time to time, but any amendment must be in writing and signed by all the Parties to this Agreement, except for changes to the fees provided for in Section 3.

Section 8.02. Binding Effect. This Agreement inures to the benefit of and binds the Parties and their respective heirs, successors, representatives and assigns. Neither Party may assign its rights or delegate its duties under this Agreement without the express written consent of the other Party, which consent will not be unreasonably withheld.

Section 8.03. Counterpart Execution. This Agreement may be executed and delivered in any number of counterparts, each of which will be an original, but all of which together constitutes one and the same instrument. This Agreement may be executed and delivered via facsimile or electronic mail.

Section 8.04. Entire Agreement. This Agreement constitutes the entire agreement between the Parties regarding MGT's placement of the Assigned Employee with the Client, and contains all of the terms, conditions, covenants, stipulations, understandings and provisions agreed upon by the Parties. This Agreement supersedes and takes precedence over all proposals, memorandum agreements,



tentative agreements, and oral agreements between the Parties, made prior to and including the Effective Date of this Agreement not specifically identified and incorporated in writing into this Agreement. No agent or representative of either Party has the authority to make, and the Parties will not be bound by or liable for, any statement, representation, promise, or agreement not specifically set forth in this Agreement.

Section 8.05. Further Assurances. The Parties will execute and deliver any and all additional papers, documents, and other assurances and do any and all acts and things reasonably necessary in connection with the performances of their obligations under this Agreement.

Section 8.06. Gender. Whenever the context herein so requires, the masculine, feminine or neuter gender and the singular and plural number include the other.

Section 8.07. Section Headings. Section and other headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement.

Section 8.08. Severability. If any part or condition of this Agreement is held to be void, invalid or inoperative, such shall not affect any other provision hereof, which will continue to be effective as though such void, invalid or inoperative part, clause or condition had not been made.

Section 8.09. Waiver of Provisions. The failure by one Party to require performance by the other Party shall not be deemed to be a waiver of any such breach, nor of any subsequent breach by the other Party of any provision of this Agreement, and shall not affect the validity of this Agreement, nor prejudice either Party's rights in connection with any subsequent action. Any provision of this Agreement may be waived if, but only if, such waiver is in writing signed by the Party against whom the waiver is to be effective.

Section 8.10. Confidentiality. Each Party will protect the confidentiality of the other's records and information and must not disclose confidential information without the prior written consent of the other Party. Each Party must reasonably cooperate with the other Party regarding any Freedom of Information Act (FOIA) request calling for production of documents related to this Agreement.

Section 8.11. Governing Law. This Agreement will be governed by and construed in accordance with the laws of the State of Florida applicable to contracts made and to be performed entirely within such state, except the law of conflicts.

Section 8.12. Force Majeure. MGT will not be responsible for failure or delay in assigning its Assigned Employee to Client if the failure or delay is caused by labor disputes and strikes, fire, riot, terrorism, acts of nature or of God, or any other causes beyond the control of MGT.

Section 8.13. Assignment. Neither party may assign any rights nor delegate any duties or obligations under this Agreement without the express written consent of the other party. Notwithstanding the foregoing, MGT, or its permitted successive assignees or transferees, may assign or transfer this Agreement or delegate any rights or obligations hereunder without consent: (i) to any entity controlled by, or under common control with, MGT, or its permitted successive assignees or transferees; or (ii) in connection with a merger, reorganization, transfer, sale of assets or change of control or ownership of MGT, or its permitted successive assignees or transferees.

SECTION 9 DISPUTE RESOLUTION



Section 9.01. Good Faith Attempt to Settle. The Parties will attempt to settle any dispute arising out of or relating to this Agreement, or the breach thereof, through good faith negotiation between the Parties.

Section 9.02. Governing Law/Jurisdiction. If a dispute cannot be settled through good faith negotiation within thirty (30) days after the initial receipt by the allegedly offending party of written notice of the dispute, then the controversy or claim may be adjudicated by a federal or state court sitting in Florida. Venue and jurisdiction for any action under this Agreement is Tampa, Florida. This Agreement and any amendments hereto will be governed by and construed in accordance with the laws of the State of Florida.

Section 9.03. Attorneys' Fees. The Parties agree that, in the event of litigation under this Agreement, each Party is liable for only those attorneys' fees and costs incurred by that Party.

SECTION 10 NOTICES

Section 10.01. Notices. All Notices given under this Agreement must be written and may be given by personal delivery, first class U.S. Mail, registered or certified mail return receipt requested, overnight delivery service, or electronic mail.

Notices will be deemed received at the earlier of actual receipt or three (3) days from mailing date. Notices must be sent to the Parties at their respective addresses shown below. A Party may change its address for notice by giving written notice to the other Party.

If to MGT:

MGT Impact Solutions, LLC
4320 W Kennedy Blvd.
Tampa, FL 33609
Attn: Legal Notice/Contracts
813- 327-4717 - contracts@mgt.us

Copy To:
Michael J. Earl – Staffing Manager
847-652-1310 – mearl@mgt.us

If to Client:

City of Davenport
226 W. 4th Street
Davenport, IA 52801
Attn: Director of Human Resources, Alison Fleming
563-326-7750 – alison.fleming@davenportiowa.com

[Signatures on following page]



IN WITNESS WHEREOF, the Parties executed this Agreement on the Effective Date, which is the date this Agreement is last signed by MGT.

MGT IMPACT SOLUTIONS, LLC

By _____
Name: A. Trey Traviesa
Title: CEO

Effective Date: November 3, 2025

CITY OF DAVENPORT

By _____
Name: _____
Title: _____



EXHIBIT A
Assigned Employee and Base Compensation

As of November 3, 2025 ("Effective Date"), **MGT Impact Solutions, LLC** ("MGT") and the **City of Davenport** ("Client") execute this Exhibit A pursuant to the Employee Leasing Agreement between the Parties dated November 3, 2025 ("Agreement").

ASSIGNED EMPLOYEE: Timothy Gleason

POSITION/ASSIGNMENT: Interim City Administrator

POSITION TERM: November 3, 2025 – May 3, 2026. Upon mutual agreement of both parties, the term may be extended up to November 1, 2026. Either party may terminate the agreement at any time by providing thirty (30) days advance written notice.

BASE COMPENSATION: \$6,413/week. Compensation assumes assigned employee will be paid for holidays on the same schedule client provides to its employees. Specific hours of work will be determined between the client and the employee.

OTHER - PAID TIME OFF: Client will provide one-hundred twenty (120) hours of PTO to the assigned employee in a *Time Bank* for use during the position term. Time off shall be approved in advance by the client. Any unused PTO will not be paid out at the end of the position term.

OTHER – TEMPORARY HOUSING: Client will coordinate any temporary housing needs directly with the employee. Assistance may include a weekly or monthly stipend in an amount agreed to by the client and the employee, and will be provided directly to the employee by the client.

The parties hereby represent and warrant that the individuals whose signatures appear below are authorized by resolution or by their position with that party to enter into and execute this Exhibit A and any amendment thereto on that party's behalf.

MGT IMPACT SOLUTIONS, LLC

CITY OF DAVENPORT

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

This Exhibit A amends and supplements but does not replace all Exhibits A dated prior to the Effective Date of this Agreement.



EXHIBIT B
Summary of Benefits

DOES NOT APPLY

Tim Gleason, ICMA-CM

PROFILE

Dynamic municipal leader with expertise in economic development, strategic planning, labor relations, HR, fiscal management, emergency management, and public safety. Visionary with a track record of driving operational efficiency, cutting government costs, and seizing opportunities. Committed to achieving the best outcomes through genuine relationships, collaboration, transparency, and open communication. Professional, high-integrity, always approachable, and believes in the power of humor when appropriate!

DIRECTLY RELEVANT PROFESSIONAL EXPERIENCE

City of Decatur, Illinois (County Seat – Population 70,522)

5/2024 to present

CITY MANAGER

Recruited and hired for a second time in 2024 for a short-term transitional role during my planned long-term relocation to a different state to address five specific issues: preparing the council equally to conduct the business of the City, repairing relationships with major City benefactors, examining and stabilizing City finances, resolving union stalemates and boosting employee morale.

Accomplishments:

- Review of the City's current financial state:
 - Discovered \$3.2 million staff overspend was discovered that led to staff removal due to malfeasance.
 - Added new sustainable revenue streams to broaden tax base & diversify revenue streams to fund City priorities post ARP funds.
 - Delivered a balanced FY2025 Budget (\$337.5M All-Funds, \$96.3M Operating) with Council approval.
- Successfully negotiated Police and AFSCME collective bargaining agreements before current contracts ended after years of gridlock.
 - The City saved \$300,000 by eliminating the need for outsourced counsel used in previous negotiations.
- Repaired fractured development and foundation investor relationships.
 - Global Howard G. Buffett Foundation is now working on new City projects.
 - First multifamily housing development in decades now in design.
- Encouraged and facilitating new software solutions to improve efficiency and cost-savings.
- Guided City toward a more sustainable, accessible, and modern transit system by securing infrastructure funding without burdening the local budget.
- Implemented plan to become a "employer of choice" rooted in a culture of Servant Leadership to address workforce recruitment and retention.

City of Bloomington, Illinois (County Seat – Population 79,094)

7/2018 to 5/2024

CITY MANAGER

Managed all operations for a full-service municipal organization with 1,075 employees, including nearly 700 full-time staff members. The workforce is a mix of classified employees and union members across eleven unions. Responsible for overseeing the FY24 Operating Budget of \$143 million and an All-Funds Budget of \$305 million. Bloomington, located in central Illinois, is a rapidly growing region, home to major companies like State Farm, Country Financial, Beer Nuts, Ferrero USA, and electric vehicle manufacturer Rivian Automotive. It also features the larger Twin City, a regional airport, two universities, and strong healthcare systems.

Accomplishments:

- Joined the City in 2018 to address immediate issues including negative public perceptions of the City Council and staff, stalled economic development, aging infrastructure, and a declining downtown:
 - Resolved perceived dysfunction within the City Council, which was due to inadequate preparation and collaboration by the former city manager.
 - Improved understanding of City finances among the Council and the community:
 - Developed the Monthly Finance Director's Report.
 - Created the Budget 101 Series, a digital library with in-person community education open houses.

- Achieved two Moody's financial rating upgrades that brought the City's rating to Aa1.
- Secured unanimous City Council approval for the \$109 million Downtown Streetscape plan to bring a new look, feel, energy and critical infrastructure to Downtown Bloomington.
 - First phase construction design is now complete with work expected to start in May 2025.
- Created the City's Economic & Community Development Department to drive development and manage neighborhood conditions:
 - Almost a half billion dollars in new investment under construction during my tenure including construction of Ferrero Chocolate's first North American Chocolate Facility in Bloomington.
 - Implemented aggressive code enforcement focused on compliance education rather than just penalties.
- Hired a federal lobbyist in 2023 resulting in \$5.2 million in federal earmarks being allocated to the City to date.
- Designed and received approval for a 20-year, \$400 million update of the City's water utility system, now underway.
- Managed final design and completion of new \$15 million Aquatics Park and \$23 million Municipal Library.
- Addressed issues within the Parks & Recreation Department that required leadership change:
 - Took proactive steps to increase programming after years of decline.
 - Addressed equipment and infrastructure needs ignored for several years.
 - Regained accreditation with the American Zoo Association after learning of long-standing issues at the City's 100-year-old Miller Park Zoo.
- Created City Arts & Entertainment Department:
 - Managed the turnaround of a 7,000-seat arena and 1,500-seat performing arts center
 - Arena generated more than \$1 million in revenue in the first half of 2024 that drove more than 200,000 visits to Downtown Bloomington.
 - Signed a 20-year partnership with Hallett Sports & Entertainment establishing the Bloomington Bison, a New York Rangers ECHL hockey affiliate expected to generate \$15 million+ in profit for the City.

City of Decatur, Illinois (County Seat – Population 76,122)

3/2015 to 7/2018

CITY MANAGER

Supervised all activities of this full-service municipal organization, with a water utility that employed 500+ full-time union and non-union staff with a total FY2018 budget of more than \$173,000,000.

Accomplishments:

- \$300 million+ in new investment during my tenure to include development of a lakeshore amphitheater, entertainment promenade and downtown streetscape program.
- Emphasis on elected effectiveness and visibility
 - Created a newly elected orientation included tours of City facilities, focusing on opportunities
 - Formalized Goals and publicly communicated in terms of short & long-term goals/opportunities
 - Extreme care and transparency on all matters regarding finances to educate the public
 - Identified key issues that elected were unaware of and addressed without public embarrassment
 - Effective at finding common ground amongst differing viewpoints
- Facilitated \$30 million Howard G. Buffett Foundation investment to redevelop 31 acres of blighted vacant City owned property into a multifaceted social services campus providing health, dental and educational services to underserved residents.
- Correct major flaws in the ongoing 7-year, \$95 million dredging project that exposed the City to millions of dollars in additional costs.
- Increased staff morale, value and effectiveness with clear expectations, encouragement, proper tools, and training to be successful, then evaluated performance with accountability.
- Major focus on transportation efforts for the City and region to capitalize on growth opportunities.
- Addressed long delayed infrastructure and facility issues.

City of Washington, Illinois (Population 15,134)

11/2012 to 3/2015

CITY ADMINISTRATOR

Supervised all activities of this full-service municipal organization, with a water utility that employed 100+ full-time union and non-union staff with an operating FY2015 budget of \$18,000,000.

Accomplishments:

- Led recovery efforts from a November 2013 EF4 tornado impacting 1,100+ homes with more than \$150 million in property loss.
- Negotiated a letter of understanding with Illinois Attorney General's Office avoiding a consent decree for a sewer plant EPA violation that originated under my predecessor
- Seized many opportunities to enhance cost-efficiency, productivity, and service quality.

State of Illinois, Springfield, Illinois

1/2010 to 11/2012

DEPUTY DIRECTOR at Department of Commerce and Economic Opportunity

Oversaw all matters involving human resources, labor relations, management operations and payroll.

CHIEF EXECUTIVE OFFICER of Illinois Correctional Industries

Oversaw all finance, marketing, human resources, labor relations, information technology, administrative affairs, facilities, and fleet management for this division of the Illinois Department of Corrections. Mission was to create a pathway of success, reduce recidivism, and provide occupational opportunities upon release.

- Served as the Midwest Regional Director for the National Correctional Industry Association

City of Pekin, Illinois (Population 33,656)

1/1989 to 1/2010

LAW ENFORCEMENT Retired in management to pursue a career in city management.

PROFESSIONAL LEADERSHIP

Federal Emergency Management Agency, Washington D.C.

12/2021 to Present

BOARD MEMBER National Advisory Council advises on all aspects of emergency management, including preparedness, protection, response, recovery, and mitigation for natural disasters, acts of terrorism and other manmade disasters.

Emergency Management Institute, Emmitsburg, Maryland

1/2021 to Present

INSTRUCTOR Teach and was on the team assembled by FEMA creating "Just-In-Time Disaster Recovery."

Central Illinois Regional Broadband Network, Bloomington, Illinois

9/2018 to 5/2024

BOARD PRESIDENT CIRBN has 100+ miles of fiber optic cable throughout Central Illinois that encompasses six counties, 20 communities and includes more than 100 partners.

University of Illinois, Springfield, Illinois

8/2008 to 5/2020

ADJUNCT PROFESSOR Taught undergraduate Criminal Investigation and Community Policing.

(Note – Additional current and past professional affiliations can be provided upon request)

EDUCATIONAL EXPERIENCE

Graduate & Undergraduate

- Master of Arts Degree in Public Administration, with a Graduate Certificate in Collective Bargaining, University of Illinois at Springfield
- Bachelor of Arts in Management, with a Minor in Labor Relations, University of Illinois at Springfield

Professional Engagement

- Harvard Kennedy School, Senior Executives in State & Local Government – July 2025 Cohort
- Naval Postgraduate School's Center for Homeland Defense & Security, Executive Leaders Program – Cohort #1701
- International City/County Management Association
 - Credentialed Manager (ICMA-CM)
 - Gettysburg Leadership Institute
 - Mid-Career Managers Institute
- International Public Management Association for Human Resources, Senior Certified Professional

(Note – Additional training records and certifications can be provided upon request)

City of Davenport

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

Action / Date
9/24/2025

Subject:

Third Consideration: Ordinance for Case REZ25-04 being the request of Coram Deo Academy to rezone approximately 10.72 acres of land located at 5348 Elmore Circle from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]

Recommendation:

Consider the Ordinance.

Background:

Coram Deo Bible Church and Academy is currently located at 3800 East 53rd Street. Due to limited space and increased enrollment, Coram Deo Academy is seeking to redevelop the former AT&T call center building into its new educational facility. The place of worship will remain in its existing location, east of Interstate-74. A concept plan has been provided detailing the intent to retrofit the existing building for classrooms and academic amenities while utilizing the existing parking lot for school drop-off and pick-up. The site will maintain its two access points onto Elmore Circle.

Why is a Zoning Map Amendment Required?

The subject property is currently zoned C-3 General Commercial District. 'Educational Facility-Primary or Secondary' is prohibited within commercial zoning districts. This land use is only allowed in residential districts and the IC Institutional Campus District. A zoning map amendment is required to facilitate the redevelopment of the former AT&T Call Center into Coram Deo Academy's new campus.

Davenport's Zoning Ordinance defines 'Educational Facility-Primary or Secondary' as "a public, private, or parochial facility that offers instruction at the elementary, junior high, and/or high school level."

Plan and Zoning Commission Recommendation

At its August 5, 2025 meeting, the Plan and Zoning Commission unanimously recommended Case REZ25-04 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Primary or Secondary'.
3. The zoning map amendment and submitted land use plan are compatible with the

established commercial character of the area.

4. The proposed zoning map amendment is consistent with other uses permitted within the existing zoning classification.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

The staff report from the August 5, 2025 Plan and Zoning Commission meeting is attached.

Attachments:

1. Ordinance
2. Staff Report
3. Application
4. Coram Deo Academy Letter to the Commission
5. Coram Deo Academy-Student Residency Map
6. Maps
7. Iowa DOT Crash Analysis Report
8. Public Hearing Notice: Committee of the Whole
9. Public Hearing Notice: Plan & Zoning Commission
10. Public Comments Received as of 8-4-25
11. Chapter 17.08 - Use Matrix
12. Iowa State University Extension and Outreach-Spot Zoning

ORDINANCE NO. _____

AN ORDINANCE FOR CASE REZ25-04 BEING THE REQUEST OF CORAM DEO ACADEMY TO REZONE APPROXIMATELY 10.72 ACRES OF LAND LOCATED AT 5348 ELMORE CIRCLE FROM C-3 GENERAL COMMERCIAL DISTRICT TO IC INSTITUTIONAL CAMPUS DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "IC Institutional Campus District."

The land referred to below is situated in the county of Scott, state of Iowa, and is described as follows:

Lot 2 of the final plat of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa.

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

1. The proposed zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Primary or Secondary'.
3. The proposed zoning map amendment and submitted land use plan are compatible with the established commercial character of the area.
4. The proposed zoning map amendment is consistent with other uses permitted within the existing zoning classification.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Section 3. At its August 5, 2025 meeting, the Plan and Zoning Commission voted to forward Case REZ25-04 to the City Council with a recommendation for approval subject to the listed findings.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
8/5/2025

Subject:

Case REZ25-04: Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]

Recommendation:

Staff recommends Case REZ25-04 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Primary or Secondary'.
3. The zoning map amendment and submitted land use plan are compatible with the established commercial character of the area.
4. The proposed zoning map amendment is consistent with other uses permitted within the existing zoning classification.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Background:

Coram Deo Bible Church and Academy are currently located at 3800 East 53rd Street. Due to limited space and increased enrollment, Coram Deo Academy is seeking to redevelop the former AT&T Call Center Building into its new educational facility. The place of worship will remain in its existing location, east of Interstate-74. A concept plan has been provided detailing the intent to retrofit the existing building for classrooms and academic amenities, while utilizing the existing parking lot for school drop-off and pick-up. The site will maintain its two access points onto Elmore Circle.

Why is a Zoning Map Amendment Required?

The subject property is currently zoned C-3 General Commercial District. 'Educational Facility-Primary or Secondary' is prohibited within commercial zoning districts. This land use is only allowed in residential districts and the IC Institutional Campus District. A zoning map amendment is required to facilitate the redevelopment of the former AT&T Call Center into Coram Deo Academy's new campus.

Davenport's Zoning Ordinance defines '**Educational Facility-Primary or Secondary**' as "a public, private, or parochial facility that offers instruction at the elementary, junior high, and/or

high school level."

Comprehensive Plan:

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

Future Land Use Designation:

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

1. **Regional Commercial (RC):** Are the most intense commercial areas that have service boundaries that extend beyond the City limits of Davenport. Areas designated RC should be located at the intersections of major streets and have good access to interstate and other highways. Typical uses include big box retail and large office complexes; although some residential, service and institutional uses may also be located within RC. Most people will drive or take transit to areas designated RC. However, good pedestrian systems should serve these areas and focus on connectivity from the street, through parking lots and between individual uses. Connectivity to nearby neighborhoods is desirable but less important.

Zoning:

The applicant is petitioning a rezoning from C-3 General Commercial District to IC Institutional Campus District.

1. **C-3 General Commercial Zoning District:** This district is intended to accommodate higher-intensity commercial development within the City of Davenport that serves both local and regional markets. The C-3 District addresses medium- and large-scale development that may generate considerable traffic and typically requires significant off-street parking. Higher density residential uses are also allowed to facilitate a mixed-use orientation where appropriate.
2. **IC Institutional Campus District:** This zoning district is intended to encourage a comprehensive approach to development by significant institutions within the City. The IC District is also intended to:
 1. Further the policies of the Comprehensive Plan.
 2. Permit appropriate institutional growth within boundaries of the district while minimizing the adverse impacts associated with development and geographic expansion.
 3. Balance the ability of specific institutions to grow and adapt to changing needs while protecting the livability and vitality of adjacent areas.
 4. Encourage the preparation of a land use plan for higher development intensity institutional campuses that enables the community to understand the levels of development being proposed, their likely impacts and appropriate mitigation measures.

Section 5.10.105.B: Alcoholic Beverage Controls

Class "A", class "B" "C", or class "E" retail alcohol license applications shall not be approved if the property upon which such licensed activity will occur is located within 600 feet, including public rights-of-way, of a state-registered child development home, state-licensed child-care center, or public or private elementary or secondary school. However, an application within 600 feet, but not immediately abutting, a state-registered child development home or state-licensed child-care center may be approved if the City Council, upon a hearing, grants a waiver to this rule. The City Council may grant the waiver if it determines the following exists:

1. The affected child development home or care center consents to the granting of the waiver; or
2. Sufficient buffering exists to mitigate the visual, sound, and foot traffic likely to be generated by the applicant, similar to or greater than an arterial roadway or at least 100 feet of natural buffering such as woods, ravines, waterways, or wetlands.

Section 5.10.105.B does not apply to grocery stores or restaurants.

Approval Standards for Map Amendments (Chapter 17.14.040)

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

Please note, property tax considerations fall outside the scope of zoning determinations and should not influence the outcome of this request. Ownership of the property by a tax-exempt institution is allowed under the current zoning designation. Furthermore, the City does not have the authority to regulate or restrict the purchase of property by a tax-exempt organization. Rezoning decisions are guided by planning objectives and consistency with zoning policy, rather than potential changes in property tax revenue.

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

- Staff Response: The property is designated as Regional Commercial in the Davenport +2035 Land Use Plan. Since the Comprehensive Plan designated areas as a whole, the Elmore Avenue and 53rd Street corridors were reserved for higher-intensity uses that have service boundaries that extend beyond the city limits. As a private school, Coram Deo Academy has a student population spanning throughout the Quad Cities metropolitan area. The use of the property as an educational facility complies with the proposed service boundary identified in the comprehensive plan.
- Areas designated as Regional Commercial are located at the intersections of major streets and have good access to interstate and other highways. Most people will drive or take transit to areas designated Regional Commercial. Regardless of the change in use or zoning classification, the subject property will maintain its accessibility to these major transportation networks (i.e. Elmore Avenue, 53rd Street, and proximity to I-74). In addition, the subject property is accessible via public transit. The CitiBus Blue Line has stops at the intersection of Elmore Circle and 53rd Street. In addition, the Yellow Line is a north-south route

with stops located along Elmore Avenue.

- Land uses in Regional Commercial designation typically include big-box retail and large office complexes. However, this land use category also provides for residential, service, and institutional uses. Converting the former AT&T Call Center building into a primary and secondary school qualifies as an institutional use.
- Rezoning the property to IC Institutional Campus District does not require an amendment to the Future Land Use Map. It is staff's opinion that the proposed amendment is consistent with the Comprehensive Plan and adopted land use policies.

2. The compatibility with the zoning of nearby property.

- Staff Response: The following zoning districts about the subject property:
 - North: R-2 Single-Family Residential District & C-3 General Commercial District
 - South: C-3 General Commercial District
 - East: C-3 General Commercial District
 - West: C-3 General Commercial District
- The 10.72-acre site is adjacent to the commercial corridors of Elmore Avenue and 53rd Street. Principal land uses in this area include retail goods establishments, offices, hotels, financial institutions, restaurants, car washes, and vehicle dealerships. The properties surrounding the intersection of Elmore Avenue and 53rd Street are predominantly zoned C-3 General Commercial District. The undeveloped 33.11-acre site immediately to the north of the subject property is zoned residential and only accessible from the adjacent Jersey Meadows Subdivision.
- The IC Institutional Campus District is intended to permit institutional growth within the district while minimizing adverse impacts on the adjacent areas. This zoning classification has been utilized by the following primary and secondary educational facilities: Central High School, West High School, North High School, Mid City High School, and Assumption High School. The City recognizes that schools may require additional flexibility to grow and develop within limited space. The IC Institutional Campus District facilitates this use and development while providing increased public notification and regulatory oversight.
- City staff analyzed the request for compliance with Davenport's Zoning Ordinance as well as state legislation. The petition will introduce institutional zoning into the commercial corridor. Iowa State University Extension and Outreach advises that an application is considered spot zoning when it is for the sole benefit of the property owner and contrary to the comprehensive plan. In this case, the comprehensive plan designates the subject property as Regional Commercial due to accessibility to major transportation routes. The proposed institutional use is also consistent with the described land uses outlined in the future land use plan. Given the substantial size of the property and conformance with the comprehensive plan, staff believe the rezoning request is not considered spot zoning.
- It is staff's opinion that the proposed zoning amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Primary or Secondary'.

3. The compatibility with established neighborhood character.

- Staff Response: Davenport's Zoning Ordinance requires the applicant to submit a

Land Use Plan when petitioning a rezoning to the IC Institutional Campus District. This provides an additional level of oversight to ensure consistency with the surrounding land uses. Coram Deo Academy intends to retrofit the former AT&T Call Center building for use as a school. The building footprint, which is setback towards the north property line, will not be expanded. Alterations to the building are predominantly on the interior as the former office space will be converted into classrooms and other school amenity areas. Exterior improvements are limited to signage and minor aesthetic changes to rebrand the building for Coram Deo Academy. The existing parking lot configuration and two access points onto Elmore Circle will also remain. Student drop-off and pick-up will occur on-site within the existing parking lot.

- This plan is designed to retain and enhance the existing condition of the building and site, ensuring the preservation of the character and context of the surrounding environment. If it is determined that there is a major amendment, the property owner must return to the Plan and Zoning Commission and City Council for approval. This provides additional oversight to ensure consistency with the surrounding uses.
- It is staff's opinion that the proposed zoning district and land use plan are compatible with the established commercial character of the area.

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

- Staff Response: Coram Deo Academy is requesting a map amendment to a more restrictive zoning designation. The IC Institutional Campus District requires the review and approval of a land use plan to enable the community to understand the levels of development and activity being proposed, their likely impacts, and appropriate mitigation measures. This additional level of oversight is intended to further protect the health, safety, and welfare of the City.
- During the public hearing, concerns were raised regarding potential traffic impacts associated with the operation of a school. According to the submitted land use plan, the site will retain its 578 parking spaces and two driveways onto Elmore Circle. During the school year, student drop-off is scheduled from 8:15-8:30am Mondays through Fridays. School pick-up is Mondays through Thursdays at 2:45pm and Fridays at 12:45pm. The school averages 2.5 students per vehicle during drop-off. Given the broad range of communities that students commute from, no bus service is proposed at this time. The current enrollment of 180 students would be relocated from the existing school to the new location. Therefore, minimizing the additional trips generated along the commercial corridor. The subject property would enable Coram Deo Academy to grow its population to 500 students.
- The subject property has two access points onto Elmore Circle, which extends to Elmore Avenue to the east and 53rd Street to the south. Since access to Elmore Avenue from Elmore Circle is regulated by a stop sign, it is anticipated that vehicles will utilize the traffic signal at the intersection of Elmore Circle and 53rd Street. The City installed two "Do Not Block Drive" signs with flashing lights at the entrance to Victoria Square in an effort to deter vehicles from blocking access to the shopping center while waiting at the traffic light. City staff believe there are adequate traffic measures in place to accommodate the traffic generated from a school. The City will continue to monitor traffic patterns and

respond with appropriate measures where needed.

- While the IC Institutional Campus District is not bound by the minimum off-street parking requirements outlined in the Zoning Ordinance, staff believe there is adequate parking and stacking space on the property to accommodate the traffic generated by the school. Per the Zoning Ordinance, the minimum off-street parking requirement for an elementary or junior high school is three stalls per classroom, plus three stalls per office. The parking requirement for a high school is six stalls per classroom, plus four per office. Staff believe the site's 578 parking stalls are sufficient.
- According to City records, the AT&T Call Center had a total of 548 employees in 2011. If Coram Deo Academy reaches its full capacity of 500 students, this will be comparable to the former use. However, schools typically generate less traffic due to carpooling and multiple student households. The City did not encounter any significant traffic concerns when the AT&T Call Center was open and operating at full capacity.
- Rezoning the property to establish a new school will have minimal impact on the regional transportation system given its proximity and access to Elmore Avenue, East 53rd Street, and Interstate-74. Relocating the school from the eastside of the interstate to the westside is a minor shift in vehicles already traveling through the commercial corridor.
- City staff analyzed crash data from 2020 to 2025 on Elmore Circle and at the intersections with Elmore Avenue and 53rd Street. There were a total of forty crashes over this period, with none resulting in serious injury or fatality.
- The following are the most recent annual average daily traffic counts, according to the Iowa Department of Transportation:
 - Elmore Circle: 100
 - 53rd Street, between Elmore Circle and Elmore Avenue: 26,100.
 - Elmore Avenue, north of 53rd Street: 15,100
- Staff does not anticipate the proposed zoning map amendment will impact the public health, safety, and welfare of the City.

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

- Staff Response: The current C-3 General Commercial District is Davenport's highest intensity commercial zoning classification, meant to facilitate medium and large-scale development serving both local and regional markets. Uses may generate considerable traffic and generally require significant off-street parking. As a result, the C-3 District offers a broad range of commercial, residential, and civic land uses.
- Coram Deo currently operates its school, church, and offices in the same facility at 3800 East 53rd Street (zoned C-3 District). Due to the growth of the church and increasing enrollment of the school, the intent is to separate the two uses. Rezoning the subject property to IC Institutional Campus District will facilitate the redevelopment of the former call center into Coram Deo Academy's new campus. Coram Deo Bible Church will remain in its existing location, east of the interstate. This is part of a long-range plan by Coram Deo to reinvest in the Davenport market.
- The C-3 General Commercial District permits 'Places of Worship', 'Day Care

Center', 'Educational Facility-University or College', and 'Educational Facility-Vocational'. However, 'Educational Facility-Primary or Secondary' is only permitted in residential and institutional zoning districts. Locating public schools within existing neighborhoods is ideal when students reside within close proximity. This offers opportunities for walking, biking, and shorter commutes to schools. However, being a private kindergarten through twelfth grade school, Coram Deo Academy attracts students from throughout the Quad Cities Metropolitan Region. Students are currently commuting from Davenport, Bettendorf, LeClaire, Eldridge, Walcott, DeWitt, Princeton, Long Grove, Pleasant Valley, East Moline, Coal Valley, and Geneseo. Therefore, a prominent facility adjacent to the interstate and commercial thoroughfares is an ideal location for the new campus.

- It is staff's opinion that the C-3 General Commercial District offers a diverse range of commercial, residential, and civic land uses. However, the proposed zoning map amendment facilitates the adaptive reuse of a vacant building as an educational facility, aligning with the types of uses already permitted under the existing zoning classification.

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

- Staff Response: The IC Institutional Campus District operates with two levels of regulation. The first is a set of base district regulations that provide for a certain intensity of development by-right. The second allows for the approval of a land use plan, which must be approved by the City Council, that creates regulations that allow for flexibility in the development and expansion of the institution above the standards set by the base district regulations. Once a land use plan is submitted and approved, the development proceeds in accordance with the plan rather than the base district regulations.
- The existing 10.72-acre parcel conforms with the IC District Dimensional standards for minimum lot area and width requirements. The subject property consists of the former AT&T Call Center, which was constructed in 2007 as part of a planned unit development. Subsequently, on April 20, 2011, the Zoning Board of Adjustment approved a Special Use Permit for the construction of the existing 160-foot-tall stealth wireless communications tower. The developed property conforms with the base district regulations for maximum impervious surface and setback requirements. The conversion of the office building into an educational facility, as well as maintaining the cellular tower, are both considered permitted uses in the IC Institutional Campus District.
- It is staff's opinion that rezoning the property to IC Institutional Campus District and redeveloping the site as outlined in the land use plan will not create any new nonconformities.

Public Input:

Letters were sent to property owners within 500 feet of the proposed request notifying them of the July 15th Plan and Zoning Commission Public Hearing. Due to the limited number of residential properties within the notification area, a neighborhood meeting was not held.

During the July 15th Plan and Zoning Commission public hearing, several members of the public spoke in opposition to the request. Topics of concern

included traffic impacts, public safety, hurdles for potential commercial tenants in obtaining a liquor license, overall site improvements, and compliance with the comprehensive plan. One member of the public spoke in favor of the petition. The individual was supportive of the adaptive reuse of a vacant commercial building and believed the traffic generated from the site would not be substantially different from the former AT&T Call Center.

To date, one written comment in opposition to the request has been received by an abutting property owner within the 500-foot notification area. Their concern related to the adverse effects that a school may have on the marketability of their vacant commercial property on Elmore Avenue. In particular, the potential for developing their site for a user that sells liquor.

Davenport has specific regulations regarding the distance between establishments selling liquor and schools or child care facilities. There must be at least a 600-foot separation, measured in a straight line between the closest points of the properties. This rule applies to both public and private elementary and secondary schools, as well as state-registered child development homes and state-licensed child care centers. However, there is a waiver process. Factors taken into consideration are geography or other physical buffers (in this case Pheasant Creek). The City does not regularly receive waiver requests, but with appropriate measures in place have been granted in the past.

Staff received a second inquiry from the property owner of Victoria Square Shopping Center. In addition to raising questions about the potential impacts of a liquor license application, the owner expressed concerns about traffic impacts. In particular, vehicles stacking near the traffic light at Elmore Circle and 53rd Street.

Following the public hearing, staff received several letters in support of the rezoning request. Statements in favor of the request generally cited community reinvestment, adaptive reuse of a vacant commercial building, economic impacts, and Coram Deo's track record as a good community partner.

Written public comments received as of Friday, August 1st have been attached to the staff report. Staff will apprise the Commission of any additional correspondence at the August 5th Plan and Zoning Commission meeting.

Attachments:

1. Application
2. Coram Deo Academy Letter to the Commission
3. Coram Deo Academy-Student Residency Map
4. Maps
5. Iowa DOT Crash Analysis Report
6. Public Hearing Notice
7. Public Comments Received as of 8-4-25
8. Chapter 17.08 - Use Matrix
9. Iowa State University Extension and Outreach-Spot Zoning



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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
REZONING
(MAP AMENDMENT)

APPLICANT INFORMATION	
Applicant Name Company Name Coram Deo Academy	
Address 3800 E 53rd St	
City State Zip Davenport, IA 52807	
Phone	
Secondary Phone	
E-Mail Address	
Acceptance of Applicant I, the undersigned, certify that the information on this application to the best of my knowledge, is true and correct. I further certify that I have a legal interest in the property in question, and/or that I am legally able to represent all other persons or entities with interest in this property, and acknowledge formal procedure and submittal requirements. In addition to the application fee, I understand I am responsible for attendance at each meeting on the public hearing/zoning calendar. The City reserves the right to require further site studies as necessary, such as a traffic study.	
Grady Adkins Type Applicant's Name	
 Applicant's Signature	
05/07/2025 Date	
DEVELOPMENT TEAM	
Property Owner Dan Zatloukal, Telecommunications Springing, L.L.C	
Address PO Box 3666, Oak Brook, Illinois	
Phone	Secondary Phone
E-Mail Address	
Project Manager/Other	
Address	
Phone	Secondary Phone
E-Mail Address	

DATES: PRE-APP	SUBMITTAL	PUBLIC HEARING											
PROJECT TITLE													
SITE ADDRESS OR GENERAL LOCATION DESCRIPTION 5348 Elmore Circle, Davenport, IA 52807													
NEIGHBORHOOD MEETING DATE / TIME / LOCATION													
ZONING DISTRICTS	EXISTING C-3	PROPOSED IC	SQ. AREA 466,912										
COMPLETE SUBMITTALS SHALL INCLUDE:													
CONCEPT/DEVELOPMENT PLAN ☐													
AUTHORIZATION TO ACT AS APPLICANT* ☐ *only needed if the Applicant is different than the owner													
LEGAL DESCRIPTION* (bearing & distance) ☐ * shall include a MS Word or Text file													
LEGAL DESCRIPTION DIMENSIONED SKETCH ☐													
APPLICATION FEE* (REQUIRED) ☐ * (check payable to 'City of Davenport')													
<table border="1"><thead><tr><th colspan="2">Rezoning Fee Schedule</th></tr><tr><th>Land Area</th><th>Fee</th></tr></thead><tbody><tr><td>Less than 1 acre</td><td>\$400</td></tr><tr><td>1 to less than 10 acres</td><td>\$750 plus \$25/acre</td></tr><tr><td>10 acres or more</td><td>\$1,000 plus \$25/acre</td></tr></tbody></table> 1 to 3 site notice signs are required based on lot size; \$10 each				Rezoning Fee Schedule		Land Area	Fee	Less than 1 acre	\$400	1 to less than 10 acres	\$750 plus \$25/acre	10 acres or more	\$1,000 plus \$25/acre
Rezoning Fee Schedule													
Land Area	Fee												
Less than 1 acre	\$400												
1 to less than 10 acres	\$750 plus \$25/acre												
10 acres or more	\$1,000 plus \$25/acre												
PROJECT NARRATIVE: (submit separate sheet if needed)													
Applicant, Coram Deo Academy (CDA), intends to use this facility for educational purposes. CDA, an accredited K-12 school established in 2020, desires to purchase this property and move their school to this new location. The inside of the existing structure will be remodeled to include approximately 30 classrooms holding 500-600 students with 30 faculty and 5 staff/administration. *See attached for continuation.													
Submit the first two pages of this form to Planning Staff at: planning@davenportiowa.com or contact staff with any questions or requests for additional information.													

PROJECT NARRATIVE CONTINUED:

The property consists of 10.72 acres with 578 parking spaces.

Traffic impact will be minimal with drop off times being 8:15-8:30am M-F and pick up times being 2:45pm M-TH and 12:45pm on Fridays. There is currently no plan to utilize a bus system.

Coram Deo Academy will reface the signage both at the entrance to the building and on the building itself.

The property is currently zoned C-3. Coram Deo Academy is requesting this property to be rezoned to IC (Institutional Campus).

LEGAL DESCRIPTION:

The land referred to herein below is situated in the county of Scott, state of Iowa and is described as follows:

Lot 2 of the Final Plot of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa.

Assurance note: The above described land is the same as described within the Chicago Title Insurance Company Commitment File No. 100719284, with an effective date of November 27, 2007.

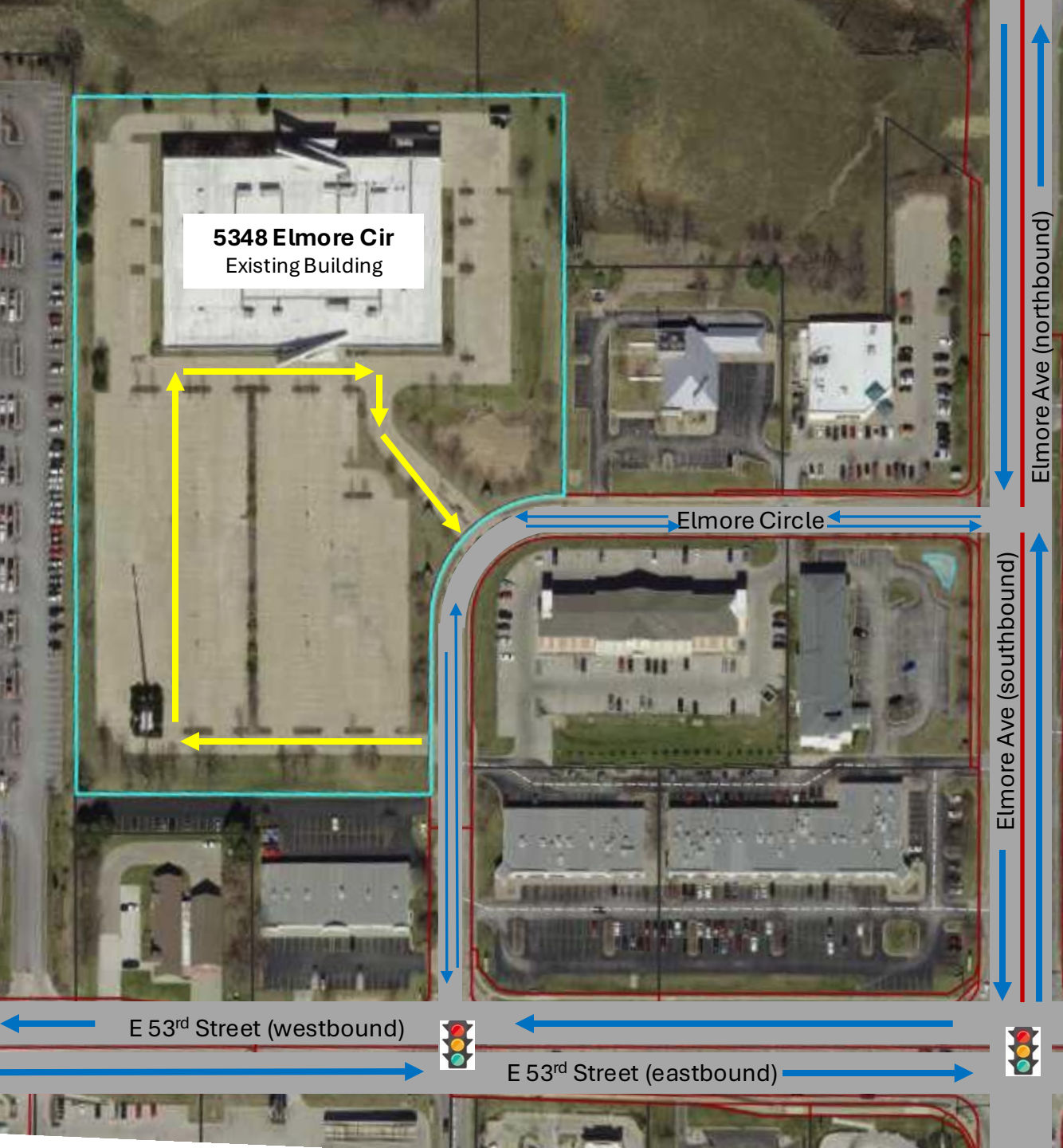


Existing Conditions:

- 10.72 Acres
- 75,728 Sq Ft Building
- 578 Parking Spaces

Proposed Changes:

- No footprint change to existing structure



Anticipated Traffic Patterns

- School Drop off
M-F 8:15-8:30am
- School Pick up
M-Th 2:45pm
Fri 12:45pm

Legend:

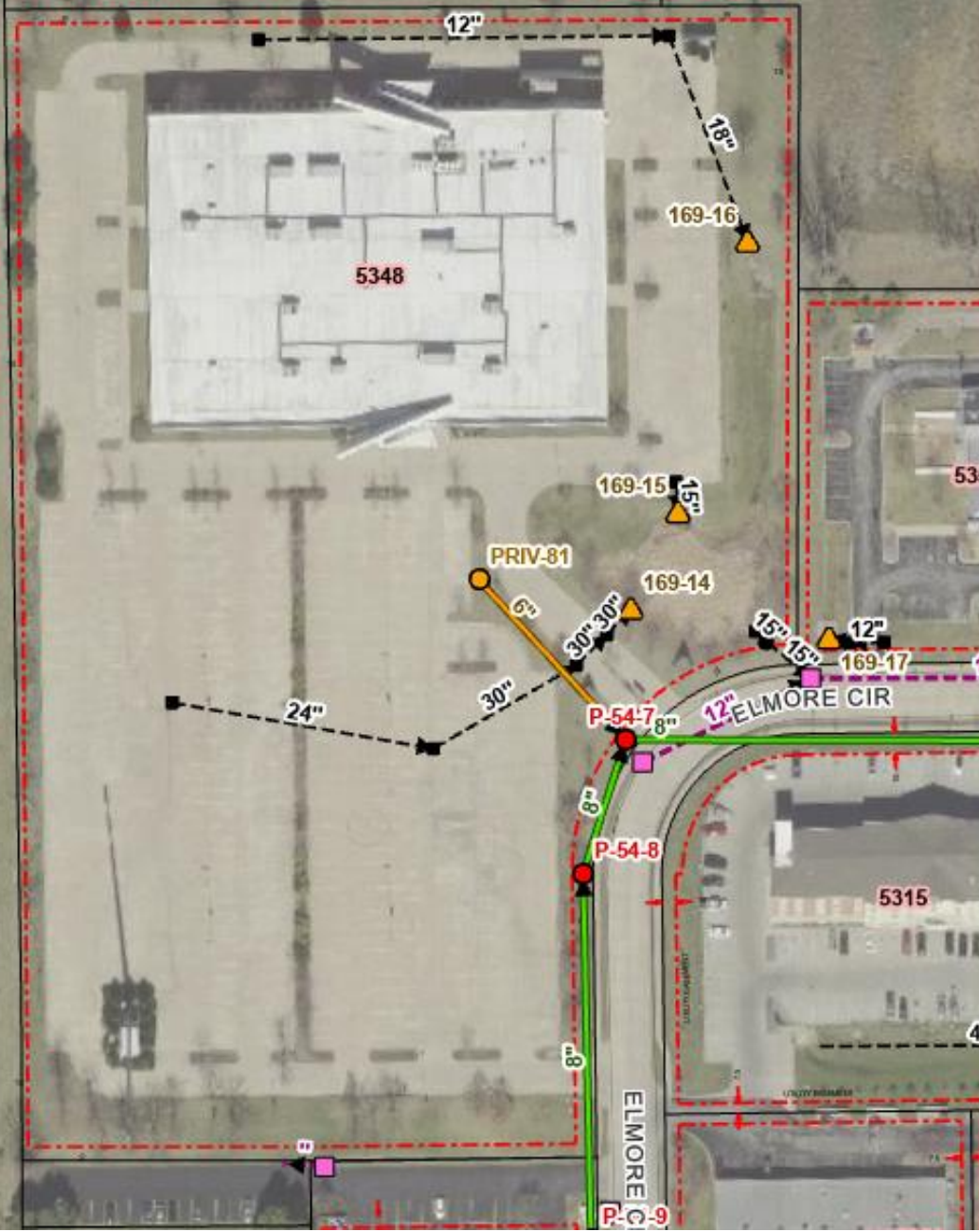
-  = main road traffic
-  = school traffic
-  = traffic light

Private Storm Sewer Locations:

Black Dotted Lines = storm sewer

Orange Lines = sanitary sewer lines

Storm Sewer flows into the detention pond located near main entrance.



LETTER OF AUTHORIZATION

June 26, 2025

Via E-Mail

CITY OF DAVENPORT

Development & Neighborhood Services - Planning

Email: planning@davenportiowa.com

RE: Purchaser's Proposed Re-Zoning for 5348 Elmore Circle, Davenport, Iowa 52807
(the "Property")

Dear Sir or Madam:

On June 25, 2025, Telecommunications Springing, L.L.C., a Delaware limited liability company ("Seller") and Coram Deo Academy, an Iowa nonprofit corporation (or its permitted assignee, the "Purchaser") entered into a Purchase and Sale Agreement (the "Purchase Agreement") with respect to the purchase/sale of the above-referenced Property. Prior to Closing on its purchase, Purchaser would like to apply for re-zoning of the Property for use as an educational facility. Seller hereby approves Purchaser submitting an Application for Rezoning with a submittal date of 6/19/25, and a third reading at the City Council Meeting at 5:00 p.m. on September 24, 2025, so long as the zoning change does not become effective until after Purchaser is the owner of the Property. If, for any reason, either party elects to terminate the Purchase Agreement pursuant to its rights thereunder, and either party notifies the City of Davenport of such termination, the application for re-zoning shall be immediately withdrawn/terminated.

Additionally, (a) until Purchaser owns the Property, Purchaser will not enter to any agreements regarding the Property which would bind Seller in the event of a termination of the Purchase Agreement or failure of one party to close, and (b) Purchaser shall not record any documents against the Property or which benefit or burden the Property prior to Closing; provided, however, this will not prevent Purchaser from pursuing the necessary applications for re-zoning as set forth above.

This letter may be relied on by the Plan & Zoning Commission for the City of Davenport to confirm Seller's authorization to allow Purchaser to apply for re-zoning, in accordance with the terms of the Purchase Agreement and this letter.

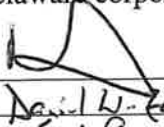
[Signature Pages to Follow]

Sincerely,

TELECOMMUNICATIONS SPRINGING, L.L.C.,
a Delaware limited liability company

By: Telecommunications Exchange Venture,
L.L.C., a Delaware limited liability
company, its manager

By: Inland Private Capital Corporation,
a Delaware corporation, its sole member

By: 
Name: Daniel W. Feltlorkel
Title: S.U.P.

Notarization:

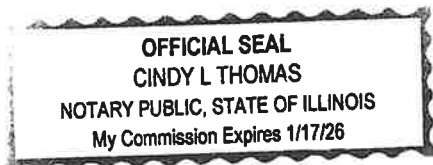
State of Illinois,
County of DuPage,

Sworn and subscribed before me
This 26th day of June, 2025.



Notary Public

My Commission Expires:



Agreed to by Purchaser:

CORAM DEO ACADEMY, an Iowa nonprofit
corporation

By: _____
Name: _____
Title: _____

Sincerely,

TELECOMMUNICATIONS SPRINGING, L.L.C.,
a Delaware limited liability company

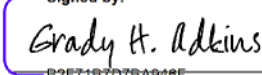
By: Telecommunications Exchange Venture,
L.L.C., a Delaware limited liability
company, its manager

By: Inland Private Capital Corporation,
a Delaware corporation, its sole member

By: _____
Name: _____
Title: _____

Agreed to by Purchaser:

CORAM DEO ACADEMY, an Iowa nonprofit
corporation

Signed by:
By: 
Name: Grady H. Adkins
Title: Head of School



To: Mayor Mike Matson
Davenport Planning and Zoning Commission

Regarding:
Rezoning of the AT&T Call Center
5348 Elmore Circle, Davenport, IA 52807

My name is Dr. Grady Adkins, and I am the Superintendent of Coram Deo Academy, a K-12 private school in Davenport, IA. We are a young school, just 5 years old, but we are a growing school. We have maxed out our current location at Coram Deo Bible Church and desire to expand outside of our church building and impact the local community in a positive way. This is why we are currently under contract to purchase the old AT&T Call Center located at 5348 Elmore Circle.

Coram Deo Academy has families in attendance from 12 of the cities within our area to include Davenport, Bettendorf, LeClaire, Eldridge, Walcott, DeWitt, Princeton, Long Grove, Pleasant Valley, East Moline, Coal valley, and Geneseo. The AT&T property provides a strategic and central location to service families all across the Quad City Area. Not only is it central, but it is also located very close to the I-74 and 53rd St. corridor creating an excellent location with the best option for minimal impact on traffic that would otherwise have to travel across a city for school.

What I am most excited about is that Coram Deo Academy would bring life to an area where there has been no life for almost 5 years. We also provide an excellent option to repurpose the building that will bring business to Davenport from families that might not otherwise venture into Davenport. Life in a community is a good thing and is what every city desires, and supports the comprehensive plan. Coram Deo Academy brings life with it.

I would ask that this commission and Mayor Matson put all politics and religion aside and grant rezoning for educational purposes and the good of the city. During the first P&Z Commission meeting the commission asked a question that was discriminatory in practice. The commission asked about the current property taxes of the AT&T call center.

This question has no bearing on whether a property should or should not be rezoned. In fact, it is quite discriminatory in two ways:

1. Discriminatory toward non-profit entities, to include private schools.
2. Discriminatory toward religious organizations, to include a Christian school.

Let me restate that property taxes have no bearing on the commission's rezoning decision and to do so is discriminatory in practice.

It is also noteworthy that the AT&T property is currently zoned appropriately for a church. Coram Deo is simply going through the rezoning process at the request of the city.

Coram Deo Bible Church has been a good member of Davenport for 20 years. Our history proves this. Coram Deo Academy is an extension of the church and will prove to be the same – a good member of Davenport that brings life to a dead property.

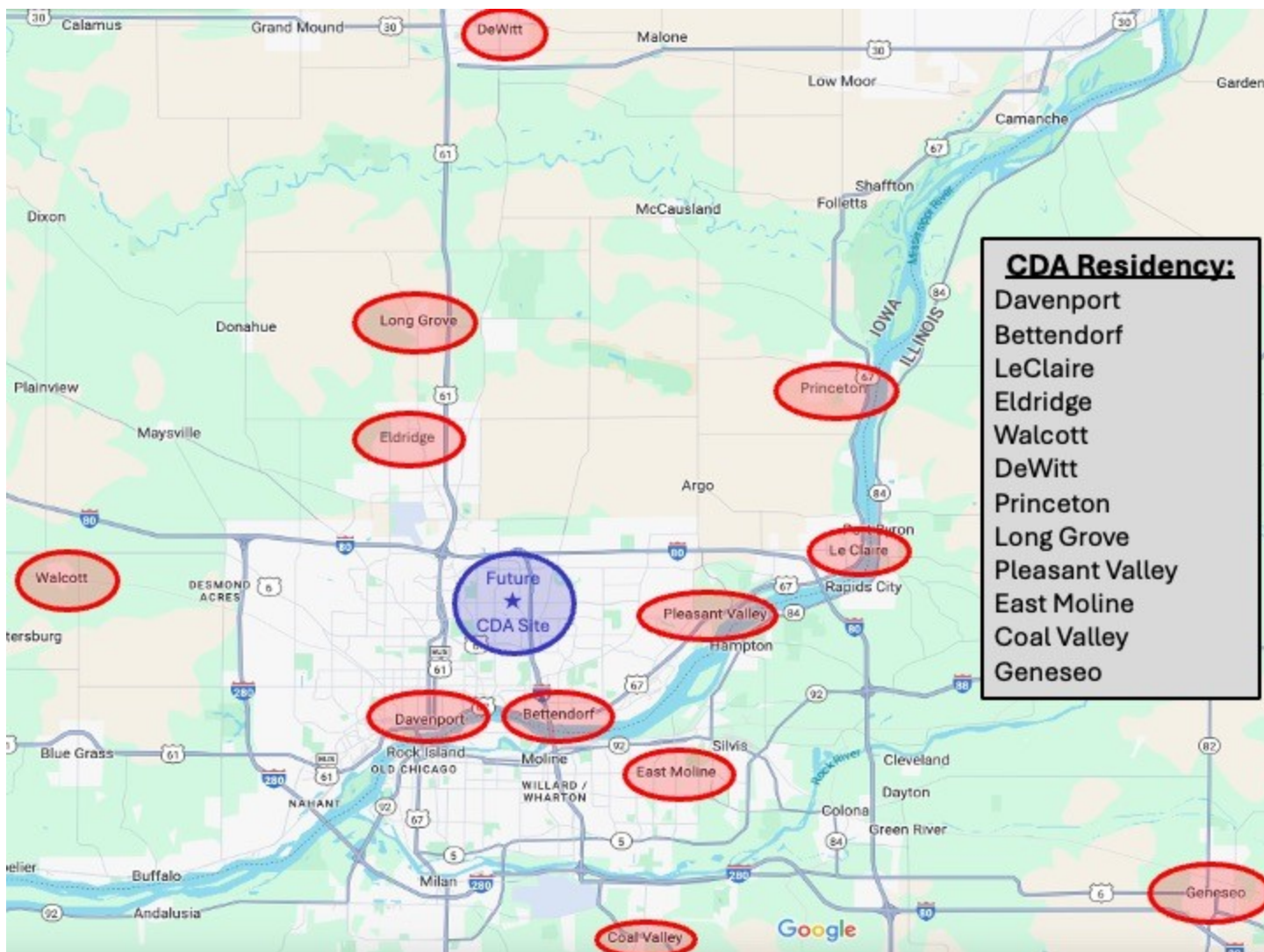
Thank you,

Dr. Grady Adkins, EdD | Executive Pastor & Superintendent

[CORAM DEO BIBLE CHURCH](#) | [CORAM DEO ACADEMY](#)

3800 E. 53rd Street | Davenport, IA 52807 | (563) 359-5333

In the presence of God | Under the authority of God | For the glory of God



Vicinity Map | Case REZ25-04

Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]



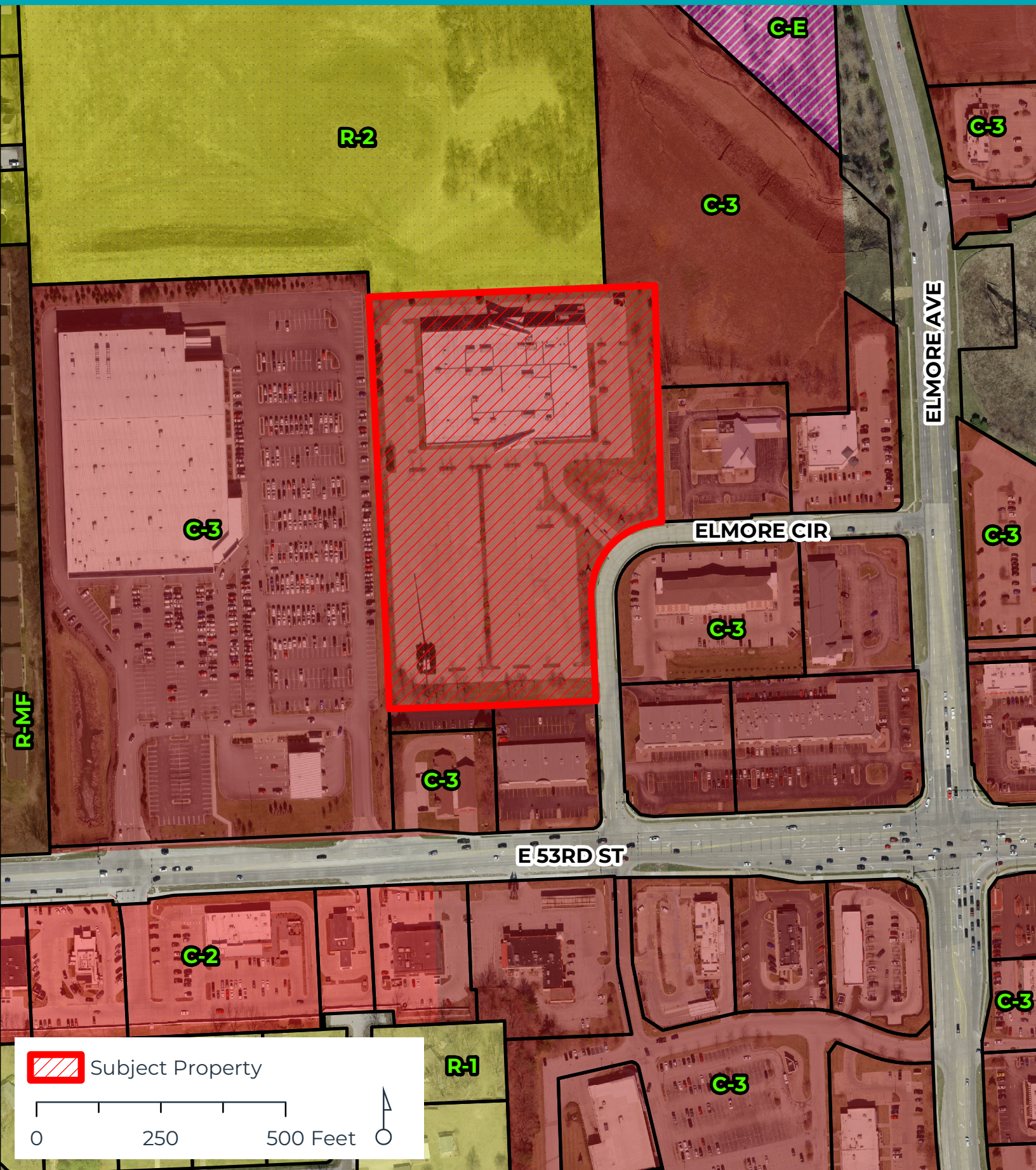
Subject Property

0 250 500 Feet



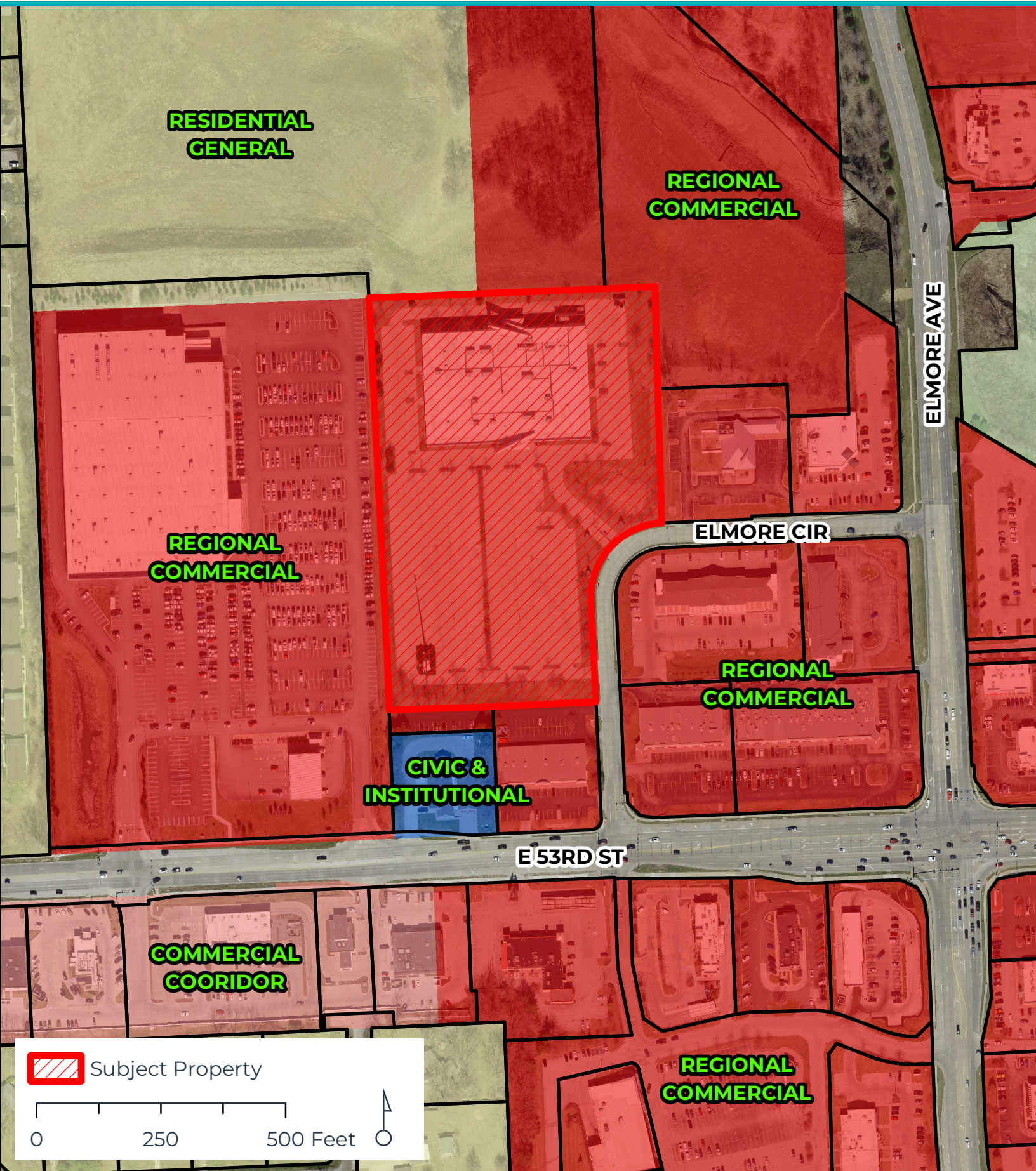
Zoning Map | Case REZ25-04

Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]



Future Land Use Map | Case REZ25-04

Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]





Registered Daycare & School Map | Case REZ25-04

Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]





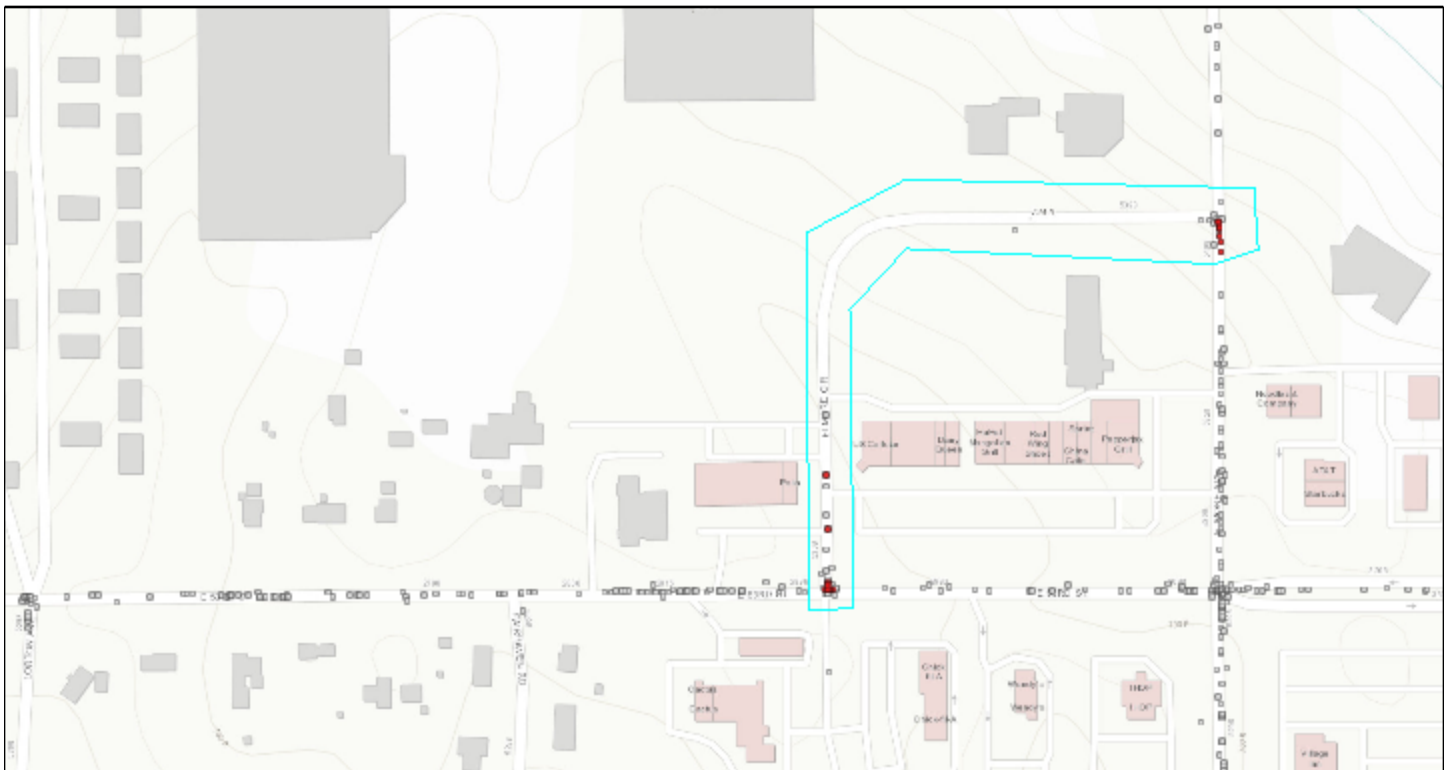
Iowa Crash Analysis Tool
Quick Report
2020-2025

Crash Severity	40
Fatal Crash	0
Suspected Serious Injury Crash	0
Suspected Minor Injury Crash	6
Possible/Unknown Injury Crash	8
Property Damage Only	26

Injury Status Summary	30
Fatalities	0
Suspected serious/incapacitating	0
Suspected minor/non-incapacitating	7
Possible (complaint of pain/injury)	10
Uninjured	0
Unknown	1
Not Reported	12

Property/Vehicles/Occupants	
Property Damage Total (dollars):	248,950.00
Average (per crash dollars):	6,223.75
Total Vehicles:	78.00
Average (per crash):	1.95
Total Occupants:	114.00
Average (per crash):	2.85

Average Severity	
Fatalities/Fatal Crash:	0.00
Fatalities/Crash:	0.00
Injuries/Crash:	0.43
Major Injuries/Crash:	0.00
Minor Injuries/Crash:	0.18
Possible/Unknown Injuries/Crash:	0.25





Iowa Crash Analysis Tool
Quick Report
2020-2025

Major Cause		40
Animal	0 Ran traffic signal	2
Ran stop sign	0 Failed to yield to emergency vehicle	0
FTYROW: At uncontrolled intersection	0 FTYROW: Making right turn on red signal	1
FTYROW: From stop sign	1 FTYROW: From yield sign	0
FTYROW: Making left turn	9 FTYROW: From driveway	0
FTYROW: From parked position	0 FTYROW: To pedestrian	0
FTYROW: Other	3 Drove around RR grade crossing gates	0
Disregarded RR Signal	0 Crossed centerline (undivided)	0
Crossed median (divided)	0 Traveling wrong way or on wrong side of road	0
Aggressive driving/road rage	1 Driving too fast for conditions	1
Exceeded authorized speed	0 Improper or erratic lane changing	1
Operating vehicle in an reckless/erratic/care...	0 Followed too close	6
Passing: On wrong side	0 Passing: Where prohibited by signs/markings	0
Passing: With insufficient distance/inadequa...	0 Passing: Through/around barrier	0
Passing: Other passing	0 Made improper turn	3
Driver Distraction: Manual operation of an e...	0 Driver Distraction: Talking on a hand-held d...	0
Driver Distraction: Talking on a hands free ...	0 Driver Distraction: Adjusting devices (radio...	0
Driver Distraction: Other electronic device ...	1 Driver Distraction: Passenger	0
Driver Distraction: Unrestrained animal	0 Driver Distraction: Reaching for object(s)/f...	0
Driver Distraction: Inattentive/lost in thou...	0 Driver Distraction: Other interior distracti...	1
Driver Distraction: Exterior distraction	0 Ran off road - right	0
Ran off road - straight	0 Ran off road - left	0
Lost control	1 Swerving/Evasive Action	0
Over correcting/over steering	0 Failed to keep in proper lane	0
Failure to signal intentions	0 Traveling on prohibited traffic way	0
Vehicle stopped on railroad tracks	0 Other: Vision obstructed	0
Other: Improper operation	0 Other: Disregarded warning sign	0
Other: Disregarded signs/road markings	0 Other: Illegal off-road driving	0
Downhill runaway	0 Separation of units	0
Towing improperly	0 Cargo/equipment loss or shift	0
Equipment failure	0 Oversized load/vehicle	0
Other: Getting off/out of vehicle	0 Failure to dim lights/have lights on	0
Improper backing	0 Improper starting	0
Illegally parked/unattended	0 Driving less than the posted speed limit	0
Operator inexperience	0 Other	2
Unknown	6 Not reported	0
Other: No improper action	1	



**Iowa Crash Analysis Tool
Quick Report
2020-2025**

Time of Day/Day of Week														
Day of Week	12 AM to 2 AM	2 AM to 4 AM	4 AM to 6 AM	6 AM to 8 AM	8 AM to 10 AM	10 AM to Noon	Noon to 2 PM	2 PM to 4 PM	4 PM to 6 PM	6 PM to 8 PM	8 PM to 10 PM	10 PM to 12 AM	Not reported	Total
Sunday	0	0	0	0	1	0	1	0	1	2	0	1	0	6
Monday	0	0	0	0	0	0	1	1	0	2	0	0	0	4
Tuesday	0	0	0	0	0	0	0	1	2	0	1	1	0	5
Wednesday	0	0	0	0	1	1	0	2	1	0	0	0	0	5
Thursday	0	0	0	0	0	1	0	1	1	1	1	0	0	5
Friday	0	0	0	0	0	3	0	2	2	0	1	0	0	8
Saturday	0	0	0	0	0	1	2	0	1	2	1	0	0	7
Total	0	0	0	0	2	6	4	7	8	7	4	2	0	40

Manner of Crash Collision	40	Surface Conditions	40
Non-collision (single vehicle)	2	Dry	33
Head-on (front to front)	1	Wet	6
Rear-end (front to rear)	10	Ice/frost	0
Angle (oncoming left turn)	7	Snow	1
Broadside (front to side)	12	Slush	0
Sideswipe (same direction)	5	Mud/dirt	0
Sideswipe (opposite direction)	0	Water (standing or moving)	0
Rear to rear	1	Sand	0
Rear to side	0	Oil	0
Not reported	0	Gravel	0
Other	2	Not reported	0
Unknown	0	Other	0
		Unknown	0

Fixed Object Struck	78
Bridge overhead structure	0
Bridge/bridge rail parapet	0
Ditch	0
Ground	0
Guardrail - face	0
Concrete traffic barrier (median or right sid...	0
Cable barrier	0
Utility pole/light support	0
Traffic signal support	0
Fire hydrant	0
Tree	0
Snow bank	0
Wall	0
Other fixed object	0
Bridge pier or support	0
Curb/island/raised median	0
Embankment	0
Culvert/pipe opening	0
Guardrail - end	0
Other traffic barrier	0
Impact attenuator/crash cushion	0
Traffic sign support	1
Other post/pole/support	0
Mailbox	0
Landscape/shrubbery	0
Fence	0
Building	0
None (no fixed object struck)	77



Iowa Crash Analysis Tool
Quick Report
2020-2025

Driver Age/Driver Gender					
Driver Age - 5 year Bins	Female	Male	Not reported	Unknown	Total
< 14	0	0	0	0	0
= 14	0	0	0	0	0
= 15	0	0	0	0	0
= 16	0	3	0	0	3
= 17	1	2	0	0	3
= 18	4	2	0	0	6
= 19	1	0	0	0	1
= 20	1	0	0	0	1
>= 21 and <= 24	5	6	0	0	11
>= 25 and <= 29	3	7	0	0	10
>= 30 and <= 34	1	4	0	0	5
>= 35 and <= 39	1	2	0	0	3
>= 40 and <= 44	1	4	0	0	5
>= 45 and <= 49	3	4	0	0	7
>= 50 and <= 54	4	0	0	0	4
>= 55 and <= 59	1	0	0	0	1
>= 60 and <= 64	2	3	0	0	5
>= 65 and <= 69	1	1	0	0	2
>= 70 and <= 74	2	0	0	0	2
>= 75 and <= 79	0	2	0	0	2
>= 80 and <= 84	0	2	0	0	2
>= 85 and <= 89	0	0	0	0	0
>= 90 and <= 94	0	0	0	0	0
>= 95	0	0	0	0	0
Not reported	0	0	0	0	0
Unknown	0	0	5	0	5
Total	31	42	5	0	78

Alcohol Test Given	78
None	61
Blood	0
Urine	0
Breath	0
Vitreous	0
Refused	0
Not reported	17

Drug Test Given	78
None	61
Blood	0
Urine	0
Breath	0
Vitreous	0
Refused	0
Not reported	17

Drug Test Result	78
Negative	0
Cannabis	0
Central Nervous System depressants	0
Central Nervous System stimulants	0
Hallucinogens	0
Inhalants	0
Narcotic Analgesics	0
Dissociative Anesthetic (PCP)	0
Prescription Drug	0
Not reported	78
Other	0

Drug/Alcohol Related	40
Drug	0
Alcohol (< Statutory)	0
Alcohol (Statutory)	0
Drug and Alcohol (< Statutory)	0
Drug and Alcohol (Statutory)	0
Refused	0
Under Influence of Alcohol/Drugs/Medications	1
None Indicated	39

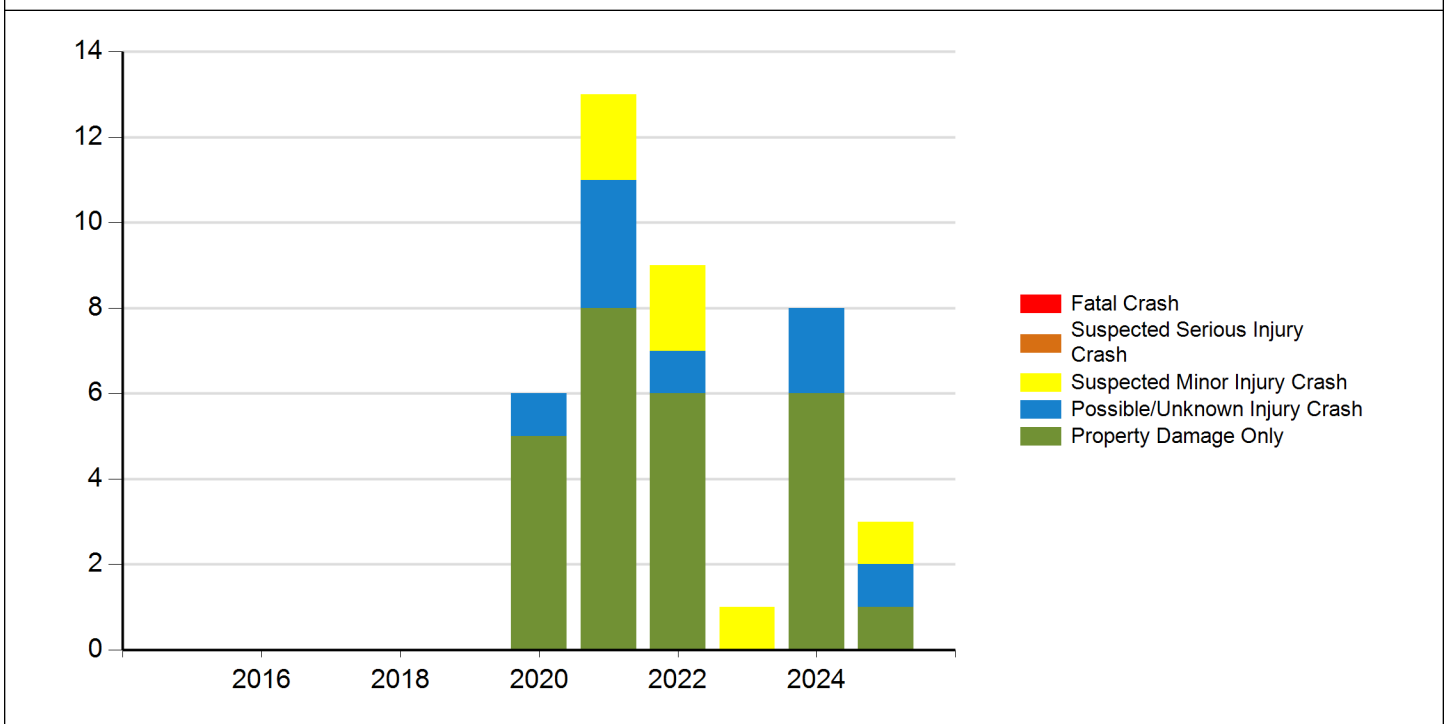


Iowa Crash Analysis Tool
Quick Report
2020-2025

Crash Severity - Annual

Crash Year	Fatal Crash	Suspected Serious Injury Crash	Suspected Minor Injury Crash	Possible/Unknown Injury Crash	Property Damage Only	Total
2015	0	0	0	0	0	0
2016	0	0	0	0	0	0
2017	0	0	0	0	0	0
2018	0	0	0	0	0	0
2019	0	0	0	0	0	0
2020	0	0	0	1	5	6
2021	0	0	2	3	8	13
2022	0	0	2	1	6	9
2023	0	0	1	0	0	1
2024	0	0	0	2	6	8
2025	0	0	1	1	1	3
Total	0	0	6	8	26	40

Severity/Year



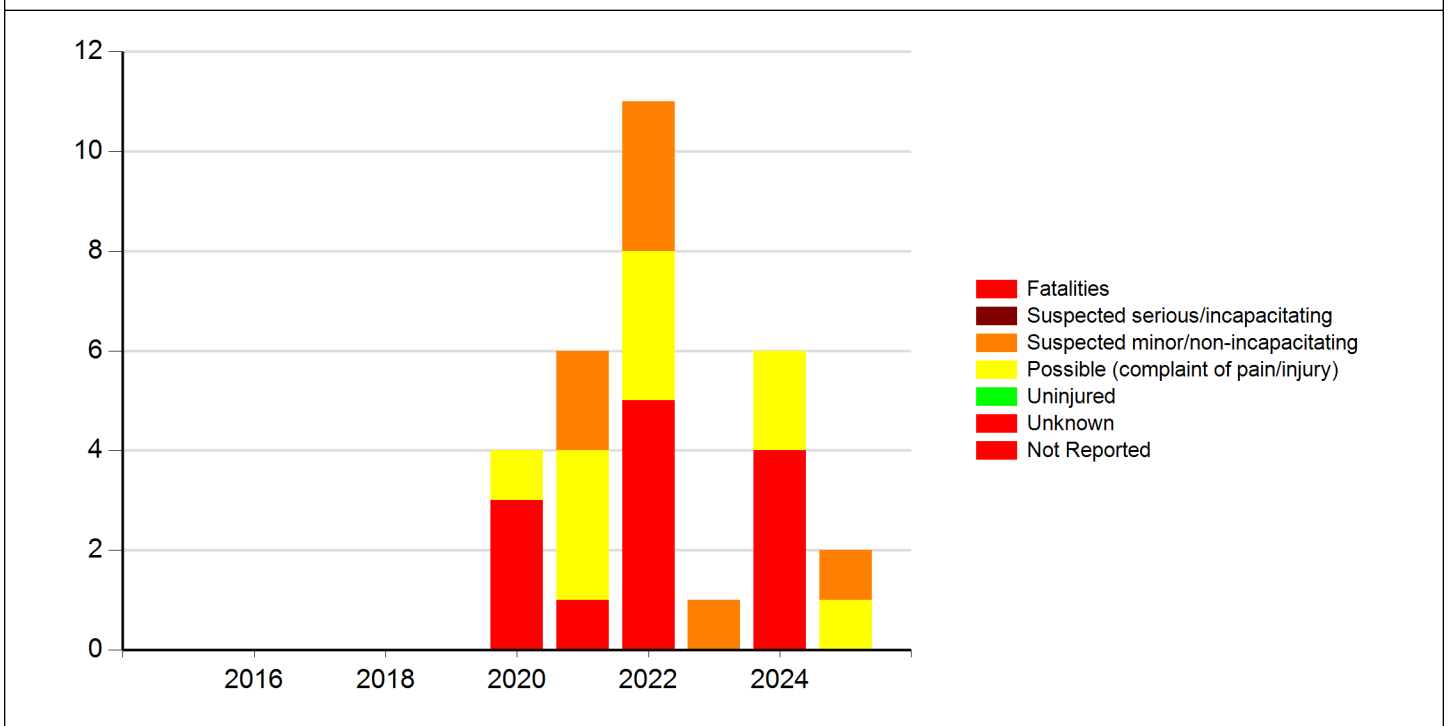


Iowa Crash Analysis Tool
Quick Report
2020-2025

Injury Status - Annual

Crash Year	Fatalities	Suspected serious/incapacitating	Suspected minor/non-incapacitating	Possible (complaint of pain/injury)	Uninjured	Unknown	Not Reported	Total
2015	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0
2020	0	0	0	1	0	0	3	4
2021	0	0	2	3	0	1	0	6
2022	0	0	3	3	0	0	5	11
2023	0	0	1	0	0	0	0	1
2024	0	0	0	2	0	0	4	6
2025	0	0	1	1	0	0	0	2
Total	0	0	7	10	0	1	12	30

Injury Status/Year





Meeting the following criteria

Jurisdiction: Statewide
Year: 2020, 2021, 2022, 2023, 2024, 2025
Map Selection: Yes
Filter: None

Analyst Information



PUBLIC HEARING NOTICE | COMMITTEE OF THE WHOLE

To: All property owners within 500 feet of the subject property located at 5348 Elmore Circle.

Committee of the Whole Public Hearing Meeting

Date: 8/20/2025

Time: 5:30 PM

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

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-3 General Commercial District. The request is to rezone the property to IC Institutional Campus District. The purpose is to redevelop the former AT&T Call Center Building into an educational facility for Coram Deo Academy.

Request/Case Description

Case REZ25-04: Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]

Plan and Zoning Commission Recommendation:

At its August 5, 2025 meeting, the Plan and Zoning Commission recommended Case REZ25-04 be forwarded to the City Council with a recommendation for approval subject to the listed findings.

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Primary or Secondary'.
3. The zoning map amendment and submitted land use plan are compatible with the established commercial character of the area.
4. The proposed zoning map amendment is consistent with other uses permitted within the existing zoning classification.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

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

The public hearing on the above matter is scheduled for 5:30pm or as soon thereafter on Wednesday, August 20, 2025 in the Council Chambers of the Davenport City Hall, 226 West 4th Street, Davenport, Iowa.

Would You Like to Submit an Official Comment?

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

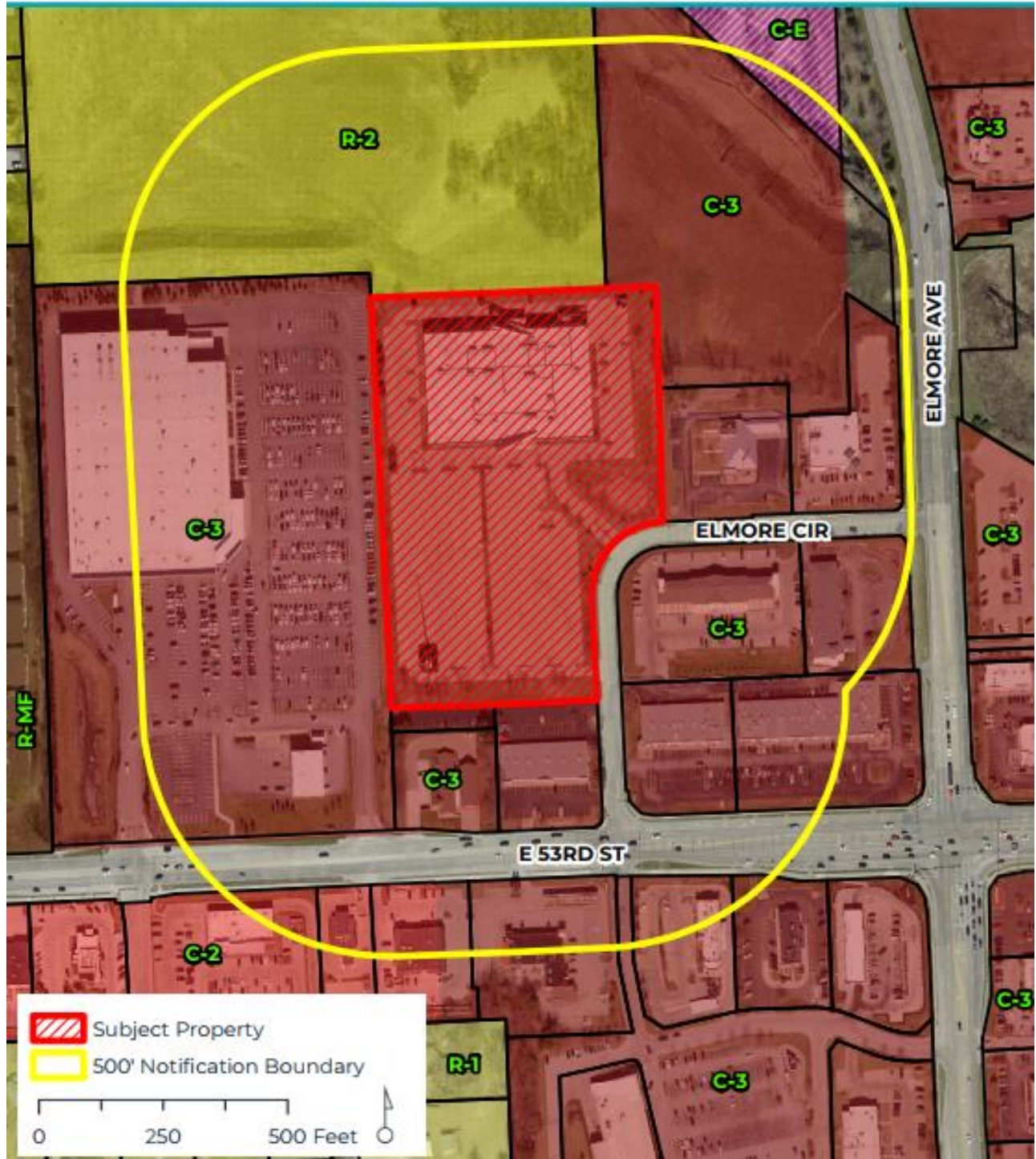
All written comments and protests already received will be forwarded to the Committee of the Whole. The Committee of the Whole meeting can be viewed live at www.davenportiowa.com/watchlive.

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



Public Notice Map | Case REZ25-04

Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]





PUBLIC HEARING NOTICE | PLAN AND ZONING COMMISSION

To: All property owners within 500 feet of the subject property located at 5348 Elmore Circle.

Plan & Zoning Commission Public Hearing Meeting

Date: 7/15/2025

Time: 5:00 PM

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

What is this About?

This notice is being sent to inform you that a public hearing will be held for a Rezoning Request. The subject property is currently zoned C-3 General Commercial District. The request is to rezone the property to IC Institutional Campus District. The purpose is to redevelop the former AT&T Call Center Building into an educational facility for Coram Deo Academy.

Request/Case Description

Case REZ25-04: Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]

What are the Next Steps after the Public Hearing?

The Plan and Zoning Commission will hold a formal public hearing at their meeting on July 15, 2025. The Plan and Zoning Commission will vote (provide a recommendation) to the City Council at their meeting on August 5, 2025. The Commission's recommendation will be forwarded to the City Council, which will then hold its own public hearing. You will receive a notice of the City Council's public hearing. For the specific dates and times of subsequent meetings, please contact planning@davenportiowa.com.

Would You Like to Submit an Official Comment?

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

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

Do You Have Any Questions?

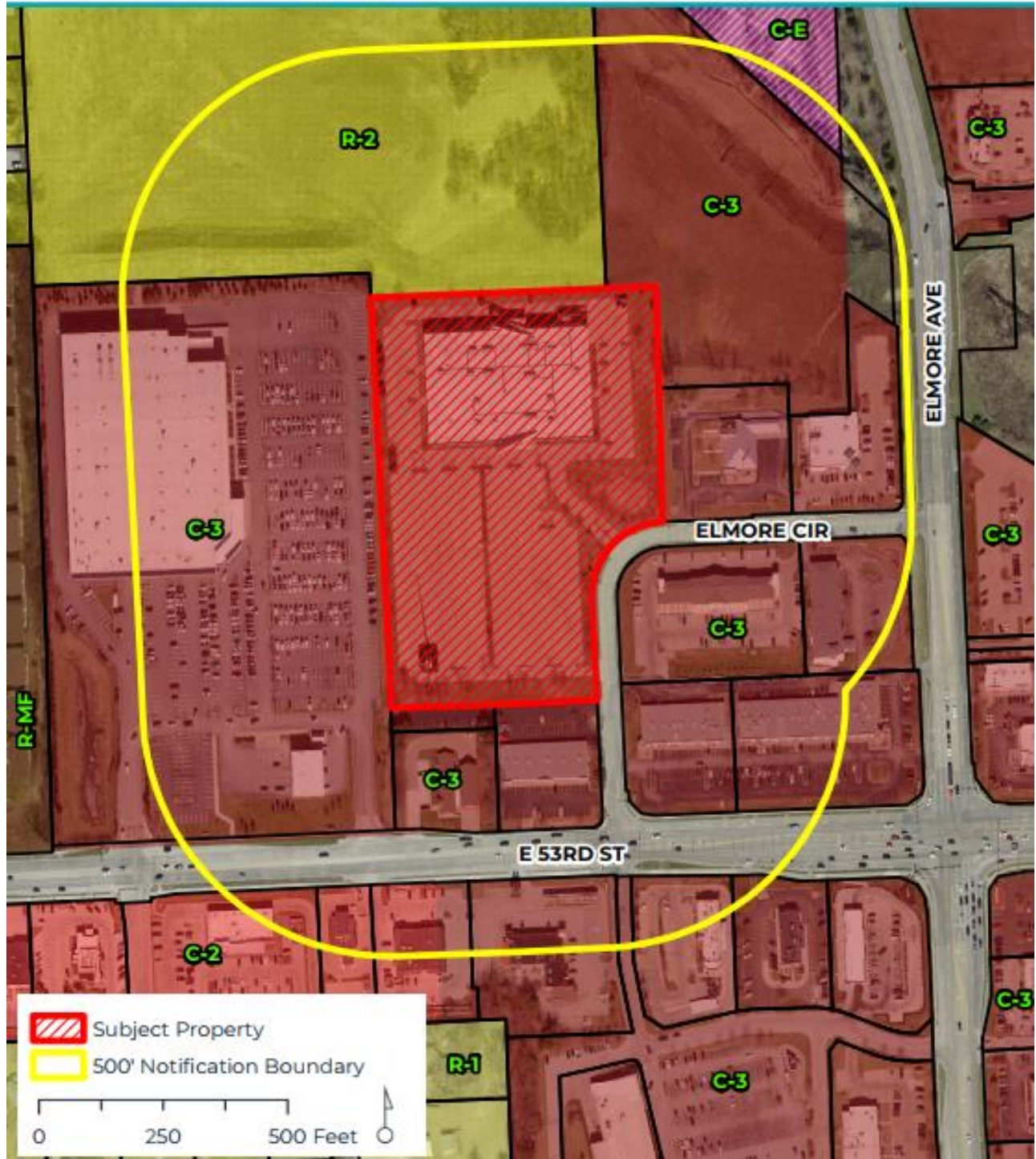
If you have any questions or if accommodations are needed for any reason, please contact the planner assigned to this project (Matt Werderitch) at matt.werderitch@davenportiowa.com or 563-888-2221. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: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

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



Public Notice Map | Case REZ25-04

Request of Coram Deo Academy to rezone 5348 Elmore Circle, being approximately 10.72 acres of land, from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]



Davenport Plan and Zoning Commission

July 15, 2025

RE: Case REZ25-04: Request of Coram Deo Academy to rezone 5348 Elmore Circle

Our Family owns the VTS Farm Parcel A LLC, which is within 500 feet of the proposed rezoning property. While we understand and support that the former AT&T Call Center Building be repurposed, we are opposed to this rezoning request. This rezoning could have adverse effects on our property for future sale and development due to the City of Davenport's 600-foot separation between establishments selling liquor and schools or child care facilities.

Our Family has worked with the Plan and Zoning Commission and the City Council for many years on various development projects along the 53rd Street and Elmore Corridor. We would like to engage in finding a potential solution. We are aware that there is a waiver process and one of the factors that could be taken into consideration is Pheasant Creek as it would provide a geographical buffer. However, we would propose that our property be exempt from this 600-foot restriction and that it be legally written and agreed to by Coram Deo Academy and the City of Davenport.

We will be attending the Public Hearing Meeting on July 15, 2025 to address any questions you might have.

Sincerely,

Carolyn Webber
Marilyn Schreiber
Operating Managers for VTS Farm Parcel A

Werderitch, Matt

From: Dr. Ryan Lee [REDACTED]
Sent: Thursday, July 31, 2025 8:06 AM
To: Berkley, Laura; Werderitch, Matt
Subject: [EXT] Coram Deo Academy

Categories: Green Category

ATTENTION: This is an external email.

Dear Ms. Berkley and Mr. Werderitch,

I'm writing to express my strong support for the rezoning of the former AT&T Call Center located at 5348 Elmore Circle for use by Coram Deo Academy.

As a member of this community and someone familiar with the positive influence of Coram Deo Bible Church and its affiliated school, I can confidently say that Coram Deo Academy would be a tremendous asset to the city of Davenport. The school has experienced steady growth over the past five years and now seeks a facility that can accommodate its expanding student body. This location provides an ideal solution — not only because of its accessibility, but because it restores valuable use to a property that has stood idle for years.

From a city planning perspective, this proposal offers a practical and purposeful reuse of a large facility that would otherwise require significant investment just to attract a potential buyer. Coram Deo Academy brings with it a clear vision and the means to carry it out — resulting in consistent activity, educational opportunity, and increased community engagement. Families from across the Quad Cities already attend the school and will now be more connected to Davenport through their daily presence and patronage of local businesses.

Concerns regarding traffic or property tax status should be weighed against the long-term benefits: a thriving, mission-driven school offers greater community return than an empty or speculative commercial property. It would be short-sighted to let a space like this go underused when a positive, prepared solution is ready to move forward.

I respectfully encourage the Commission and the City of Davenport to approve this rezoning request. Doing so would not only support education and families in our region, but would also reflect a forward-thinking approach to city revitalization and resource stewardship.

Sincerely,

Dr. Ryan Lee

Spring Park Oral and Maxillofacial Surgeons, PC, Davenport, IA

Coram Deo Bible Church Member

Father of two children attending Coram Deo Academy

July 31, 2025

Mayor Mike Matson
Davenport Planning and Zoning Commission

Regarding:

Rezoning of the AT&T Call Center
5348 Elmore Circle, Davenport, IA 52807

My name is Tim Millage and I am a lifelong resident of the Quad Cities. I am writing to express my sincere appreciation for your continued service and dedication to the thoughtful planning and development of our city. Your time, energy, and commitment do not go unnoticed, and I am grateful for your role in shaping our community's future.

I would also like to voice my strong support for the proposed rezoning of the AT&T building for Coram Deo Academy. This project represents a unique and timely opportunity to revitalize an underutilized space with a significant private investment—more than \$10 million—by a business ready to repurpose the building and bring it back to life.

While I understand that some concerns have been raised regarding this rezoning, I believe they can be reasonably addressed and there are many positives for granting this request.

- **Coram Deo Academy will be a tremendous neighbor.** The Academy is an extension of Coram Deo Bible Church, who has demonstrated over the past 20-years to be a growing, positive member of the Davenport and greater Quad Cities region. The Academy carries the tradition of excellence towards the community and will be a welcome neighbor, just like the church.
- **The repurposing of this space is the best and highest use.** This property is a step off main thoroughfares of 53rd Street and Elmore but does not directly connect to either. It is in the main part of town, however sitting right behind prime properties. The property includes a large deteriorating building on minimally maintained property that has been empty for years. I understand the city has a vision for that corridor, and repurposing this property should be seen as a positive step towards realizing the vision by revitalizing a large, existing, deteriorating facility and bringing life to a location that has been dormant for years.
- **Local buyers with a positive 20-year history in the community willing to spend +\$10 million on a revitalization project are exceptionally rare.** While some may feel this redevelopment is not fully in line with the city's long-term vision, I would respectfully remind the Commission that opportunities of this scale are rare. There are few businesses ready and willing to invest \$10+ million into existing infrastructure. With the Academy, not only do you have a willing buyer, but the buyer has a long history of being a positive community member. Supporting this rezoning is a practical step that moves us toward economic growth and adaptive reuse of available resources—key components of any vibrant city vision.

- **Traffic will increase if the city desires development.** The building currently includes over 500 parking spaces. Increased traffic should not be considered a new or unmanageable issue. Any reoccupation of the property—regardless of the rezoning request—will naturally bring additional traffic. If the city’s goal is to see this site actively used, increased activity is an expected and positive indicator of growth.

I serve as a chief financial officer for a media company headquartered in Davenport. We have real estate all over the county in prime locations in mid-sized communities, like Davenport, and in a few instances, we are looking to sell property. In my experience, unique properties, like the AT&T building, take a long time to sell – oftentimes years to market and years to close, if you find the right buyer.

As an example, last week the company I work for closed on a property in Greensboro, NC that was listed in 2017 and have actively marketed ever since. This property was a major strain on the community for years. I have had similar experience with properties in the heart of downtown Billings, MT, St Louis, MO, Buffalo, NY, Orangeburg, SC and others with many of them still on the market today. Buyers of these properties are rare, and good buyers that have long standing relationships with the community are exceptionally rare. I believe the city has found an exceptionally rare buyer for the AT&T building in Coram Deo Academy.

I urge you to consider the long-term value this project can bring to our community. As a business that has proudly operated in this city for over 20 years, we have consistently demonstrated our commitment to being a respectful and responsible neighbor. We have built strong relationships within the community, contributed to the local economy, and upheld the values that make this city a desirable place to live and work. This rezoning proposal is a continuation of that commitment. It represents not just an investment in a building, but an investment in the city’s future—a future that honors its past while embracing new opportunities. We respectfully ask for your support in making this next chapter possible.

Respectfully,

Tim Millage

Chief Financial Officer **LEE ENTERPRISES**

4600 E 53rd Street Davenport, IA, 52807

Werderitch, Matt

From: David Nelson [REDACTED]
Sent: Wednesday, July 30, 2025 5:24 PM
To: Berkley, Laura; Werderitch, Matt
Subject: [EXT] Support for Coram Deo Academy Re-zoning

Categories: Green Category

ATTENTION: This is an external email.

Laura & Matt -

As a parent and resident of Le Claire, I'm writing in full support of Coram Deo Academy's proposed rezoning at 5348 Elmore Circle. I believe this project is an economic and civic win for Davenport.

The CDA vehicle traffic of only ~200 vehicles even at full capacity is a drop in the bucket compared to the ~40,000 daily average on 53rd Street. Yet, the families behind those cars are consistent patrons who stop for gas, lunch and retail shopping—five days a week, twice a day. That's a quiet but reliable economic activity for nearby businesses in the corridor.

With respect to Elmore Circle specifically, it is virtually empty at the morning drop off times, as most all immediately adjacent businesses do not open until after 9am. Pickup time falls during the dining lull between lunch and dinner and is also a relatively quiet time on Elmore Circle.

As you are aware, in today's climate, few are interested in taking on a multi-million dollar project and all that it entails. Abandoned retail and office space is abound, and this initiative is the most realistic option to breathe new life into this parcel to maintain and build upon efforts that support the broader comprehensive plan.

Approving this is not just about education—it's about revitalization, smart land reuse, and community growth. Please support the rezoning. Davenport stands to gain far more than it gives up.

Thanks for reading.

Sincerely,
David Nelson
Le Claire, IA

Werderitch, Matt

From: Palmer, Ben [REDACTED]
Sent: Wednesday, July 30, 2025 4:27 PM
To: Berkley, Laura; Werderitch, Matt
Subject: [EXT] Support for Rezoning – 5348 Elmore Circle

Categories: Green Category

ATTENTION: This is an external email.

Dear Laura and Matt,

I'm writing to express my strong support for the rezoning of the former AT&T Call Center at 5348 Elmore Circle to allow Coram Deo Academy (CDA) to relocate and expand its educational mission.

CDA has a proven track record of contributing positively to the community and would bring renewed vitality to a property that has sat idle for years. The location is ideal—central to the Quad Cities and well-positioned near major corridors, minimizing traffic impact.

Beyond its educational value for our future professionals, this project represents a significant economic opportunity. The building requires an estimated \$6–10 million in improvements—investment that will stimulate local construction, services, and long-term economic activity in Davenport.

This is a timely opportunity to repurpose a large, underutilized facility in a way that benefits families, supports local business, and aligns with the city's long-term development goals. I encourage you to approve the rezoning request and help bring new life to this part of Davenport. Thank you for your time and consideration in this matter.



Ben Palmer

Vice President Procurement and Logistics | Tri-City Group

6225 N Brady St Davenport, IA 52806
www.tricitygroup.com



The information contained in this communication is confidential, private, or otherwise privileged and is intended for the use of the addressee. Unauthorized use, disclosure or copying is strictly prohibited and may be unlawful. If you have received this communication in error, please notify the sender immediately at 563.322.7181.

Letter of Support for Rezoning 5348 Elmore Circle

To Mayor Mike Matson and the Planning and Zoning Committee

Dear Mayor Matson and Members of the Planning and Zoning Committee,

I am writing as a dedicated member of the Davenport business community, the owner of several commercial properties—including Total Solutions, Inc. and Fred's Towing—and, most personally, as a parent of two students at Coram Deo Academy. My wife is also a committed teacher at CDA, giving our family a deep and daily investment in the school's mission and success.

The benefits of allowing Coram Deo Academy to establish itself at 5348 Elmore Circle are significant. Students will come from all over the Quad Cities, ensuring that this site continues to provide access and opportunity for Davenport residents while serving the broader region. Increased activity in the area will benefit neighboring businesses, as families dropping off and picking up students will likely support local shops and services. This renewed energy will help revitalize a part of town that has, in recent times, faced challenges such as squatters occupying the parking lot.

Supporting educational initiatives like Coram Deo Academy not only enriches our community, but also stimulates growth and vibrancy throughout the surrounding area. An institution devoted to high-quality education attracts families, generates jobs, and fosters a sense of civic pride, while making the most of Davenport's existing resources.

This proposed rezoning reflects my vision for a dynamic and forward-thinking Davenport. I am confident that Coram Deo Academy will continue to serve as a valuable asset to our city, offering exceptional educational opportunities and strengthening our neighborhoods. As both a business owner and a parent, I have seen firsthand the positive economic and social impact that a thriving school can bring to a community.

I respectfully urge you to approve the rezoning of 5348 Elmore Circle in support of Coram Deo Academy's mission and our shared vision for a thriving Davenport.

Thank you for your time and for your dedication to the future of our community.

Sincerely,

Aaron Tennant

Owner, Total Solutions, Inc. & Fred's Towing

Parent of CDA students

Spouse of a CDA teacher

Davenport, IA

Werderitch, Matt

From: Jeremy Tatman [REDACTED]
Sent: Monday, August 4, 2025 12:16 PM
To: Berkley, Laura; Werderitch, Matt
Cc: Grady Adkins
Subject: [EXT] Coram Deo Academy

ATTENTION: This is an external email.

To Whom It may Concern,

My name is Jeremy Tatman. I own the Chick-fil-A on 53rd and Elmore. I hoped to be at the rezoning commission meeting tomorrow, but I will be out of town and will not arrive in time.

I still wanted to share my thoughts, specifically around traffic. Having been at this location for over 17 years and gone through the last street repairs in front of my business, I wanted to share that I do not have any concerns for additional traffic caused by the school. The time school starts may even bring additional business to me and other businesses in the area. Similarly, the time school ends is before the normal traffic increase we see around 4pm. I do not have any concerns that the school will make our busy intersection worse. I have driven through the lot a few times and feel very comfortable with the additional traffic.

Additionally, I think the school will add to our Davenport community! This building has been empty for the last 5 years. I would love to see another great organization bringing life and traffic to the area.

Thanks for considering and please let me know if you have any questions. I can be reached anytime at 832-640-7642.

Jeremy Tatman

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

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

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

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

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

Spot Zoning

Spot zoning is when a rezoning decision results in a single parcel, or small island of property, with restrictions on its use different from those imposed on the surrounding property. Spot zoning can be valid if there is a reasonable basis to treat the spot-zoned property differently from the surrounding property. For example, a parcel or two designated as neighborhood commercial in a residential area is perfectly appropriate if it provides needed retail services to residents. However, zoning is not appropriate if it is for the financial benefit of an individual property owner but detrimental to the surrounding area. According to the Iowa courts, the factor of primary importance is whether the rezoned tract has a peculiar adaptability to the new classification as compared to the surrounding property. Spot zoning for the sole benefit of the landowner and contrary to the comprehensive plan is unreasonable.

The case for creating these “spot zones” is best made through the comprehensive planning process, where the community can explain the benefits that such differential treatment brings to the area.

City of Davenport

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

Action / Date
9/24/2025

Subject:

First Consideration: Ordinance amending Schedule VII No Parking of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding East 90th Street along the south side from 1,500 feet east of Scott Park Road to 400 feet west of Scott Park Road. [Ward 8]

Recommendation:

Adopt the Ordinance.

Background:

The Scott County Engineer's Office completed a review of the area on East 90th Street in the vicinity of the Bettendorf Soccer Complex and determined that parking should be restricted along East 90th Street east of Scott Park Road for 1,500 feet and west of Scott Park Road for 400 feet. They recommend restricting parking on the road shoulders around the intersection with Scott Park Road based on:

- Parked vehicles creating sight distance obstructions that hinder safe turn movements.
- Insufficient shoulder width for car doors to not swing into the travel way.
- Parked vehicles obstructing the driver's view of traffic signs.
- Overall congestion during soccer games.
- Children crossing the high-speed highway.

The south side of East 90th Street is within the Davenport City Limits and therefore, the Davenport Municipal Code needs to be amended to include this area in order for the Scott County Sheriff's Office to enforce the parking restrictions.

Attachments:

1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE VII NO PARKING OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY ADDING EAST 90TH STREET ALONG THE SOUTH SIDE FROM 1,500 FEET EAST OF SCOTT PARK ROAD TO 400 FEET WEST OF SCOTT PARK ROAD.

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

Section 1. That Schedule VII No Parking of Chapter 10.96 entitled "Schedules" the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding the following.

East 90th Street along the south side from 1,500 feet east of Scott Park Road to 400 feet west of Scott Park Road.

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Public Works
Contact Info: Gary Statz | 563-326-7754

Action / Date
9/24/2025

Subject:

First Consideration: Ordinance amending Schedule XIII Seven Ton Weight Limit of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding Central Park Avenue from Fairmount Street to Emeis Park Drive. [Ward 1]

Recommendation:

Adopt the Ordinance.

Background:

A seven-ton weight restriction on Central Park Avenue from Fairmount Street to Emeis Park Drive is justified for consistency and improved traffic safety. Similar restrictions already exist on Emeis Park Drive, Emerald Drive, and Zenith Avenue between Central Park Avenue and Locust Street. Currently, trucks traveling west on Central Park Avenue beyond Fairmount have no practical, legal route to reach Locust Street without entering restricted residential streets. Establishing a weight limit on this segment will prevent cut-through truck traffic, reduce pavement wear, and improve safety for neighborhood residents. Trucks will instead be directed to Fairmount Street, which is better suited to handle heavy vehicle traffic and provides access to both Locust Street and Kimberly Road.

Attachments:

1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE XIII SEVEN TON WEIGHT LIMIT OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY ADDING CENTRAL PARK AVENUE FROM FAIRMOUNT STREET TO EMEIS PARK DRIVE.

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

Section 1. That Schedule XIII Seven Ton Weight Limit of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding the following.

Central Park Avenue from Fairmount Street to Emeis Park Drive

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

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

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

First Consideration _____

Second Consideration _____

Approved _____

Published in *The Quad-City Times* on _____

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
9/24/2025

Subject:

Resolution approving Case F25-12 being the request of Baltic Property Holdings LLC for a final plat of Baltic Property, a 4-lot subdivision on 21.65 acres of land in unincorporated Scott County located on 118th Avenue (Parcel 720123001). [Adjacent to Ward 1]

Recommendation:

Adopt the Resolution.

Background:

The Plan and Zoning Commission reviewed Case F25-12 at its September 2, 2025 meeting and recommended approval subject to the listed findings:

Findings

1. The location of the development is outside the urban service area.
2. The final plat prepares the area for future development.
3. The final plat will achieve consistency with subdivision requirements.

Background

The subject property abuts Davenport's Municipal Limits, which is the right-of-way boundary of 118th Avenue. According to Section 16.08.020 of the Municipal Code, the City has the authority to review subdivisions within two miles of its boundary. This subdivision requires approval from both Scott County and the City. Following review by the City of Davenport, the County Board of Supervisors will make a final vote. It is staff's opinion that the plat would not have adverse effects on the City of Davenport.

Purpose

The purpose of the final plat is to establish four new developable commercial lots. The property is located in Blue Grass Township and is outside the urban service area.

16.08.020. Submission of subdivision plat — Extraterritorial review — Required.

Pursuant to Iowa Code Section 409A.9, within this chapter. Every owner of any tract or parcel of land lying in the unincorporated area of the county, within two miles of the City limits thereof shall submit a subdivision plat to the City Plan and Zoning Commission in accordance with this chapter.

Davenport's Comprehensive Plan

1. Within Existing Urban Service Area: No

2. Within Urban Service Area 2035: No

Davenport's Future Land Use Designation

The most immediately adjacent City of Davenport properties, located east of Interstate 280, are designated as '**Agricultural Reserve**' in the Davenport +2035 Future Land Use Map. This land use category is defined as "Areas located outside the Urban Service Area and unlikely to develop in the foreseeable future. Uses should be limited to agriculture and open space, with only limited residential development needing minimal urban services."

Technical Review

City departments have reviewed the proposed final plat for compliance with subdivision requirements and have no objections.

The existing county zoning classification is most comparable with Davenport's C-3 General Commercial District and I-1 Light Industrial District. Should this property be annexed to Davenport, the proposed lots meet the minimum district dimensional standards of both zoning districts.

The City does not intend to extend sanitary sewer service to the subject property, as the nearest connection is located at the intersection of West River Drive and Ricker Hill Road. Additionally, there is no request for annexation of the property into the City at this time.

Public Input

No Public Hearing is required for a final plat.

Attachments:

1. Resolution
2. Final Plat
3. Maps
4. Application

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION approving Case F25-12 being the request of Baltic Property Holdings LLC for a final plat of Baltic Property, a 4-lot subdivision on 21.65 acres of land in unincorporated Scott County located on 118th Avenue (Parcel 720123001).

WHEREAS, the City of Davenport, Iowa conducts extraterritorial review of subdivisions in unincorporated Scott County within two miles of the City limits; and

WHEREAS, the Plan and Zoning Commission reviewed Case F25-12 at its September 2, 2025, meeting and recommended approval subject to the listed findings:

1. The location of the development is outside the urban service area;
2. The final plat prepares the area for future development; and
3. The final plat will achieve consistency with subdivision requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of Baltic Property is hereby forwarded to the Scott County Board of Supervisors with a recommendation for approval; and

BE IT FURTHER RESOLVED that the Mayor and Deputy City Clerk are hereby authorized and directed to certify the adoption of this Resolution on said plat as required by law.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

[illegible]

RECORDED'S INDEX



Axiom
CONSULTANTS

A RUEKERT & MIELKE COMPANY



FINAL PLAT

DRAFT

LOCATION MAP - NOT TO SCALE

A circular seal for a Professional Land Surveyor in the State of Iowa. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "IOWA" at the bottom, separated by two five-pointed stars. The inner circle contains the text "BRADLEY R. GEATER" and the number "19828" below it.

BRADLEY R. GEATER, P.L.S., P.E. DATE _____
 LICENSE NUMBER 19828.
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025.
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

BY	DATE
MEETS SUBDIVISION AND ZONING REQUIREMENTS	

DESIGNED BY	AEW
DETAILED BY	BRG
CHECKED BY	BAB
PROJECT NO.	9016-10000
SHEET NAME	



THE CITY OF DAVENPORT IOWA | USA

Vicinity Map | Case F25-12

Request of Baltic Property Holdings LLC for a Final Plat of Baltic Property. The 4-lot subdivision is located on 118th Avenue (Parcel 720123001). The 21.65-acre tract of land is in unincorporated Scott County. [Adjacent to Ward 1]



 Subject Property

0 300 600 Feet





Zoning Map | Case F25-12

Request of Baltic Property Holdings LLC for a Final Plat of Baltic Property. The 4-lot subdivision is located on 118th Avenue (Parcel 720123001). The 21.65-acre tract of land is in unincorporated Scott County. [Adjacent to Ward 1]



 Subject Property

0 300 600 Feet





THE CITY OF
DAVENPORT
IOWA | USA

Future Land Use Map | Case F25-12

Request of Baltic Property Holdings LLC for a Final Plat of Baltic Property. The 4-lot subdivision is located on 118th Avenue (Parcel 720123001). The 21.65-acre tract of land is in unincorporated Scott County. [Adjacent to Ward 1]



PLANNING & DEVELOPMENT

600 West Fourth Street

Davenport, Iowa 52801-1106

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

Email: planning@scottcountyia.gov



Minor Subdivision Checklist

*** **All materials must be *complete* at time of submittal for review to proceed.** ***

Date Received 08 / 08 / 2025

Name of Applicant Baltic Property Holdings, LLC (Dan Madden)

Address 3750 W River Drive City Davenport State IA Zip 52802

Phone (563) 607-1188

Subdivision Name Baltic Property Subdivision Township Buffalo

Sketch Plan/Final Plat application must have all of the following:

<u>✓</u>	Legal Description and total acreage
<u>✓</u>	Acreage of each lot minus right of way
<u>N/A</u>	Acreage of right of way
<u>✓</u>	Contour intervals <5', minimum of 2 contours per plat (if applicable)
<u>✓</u>	Existing property lines, surface features, easements, zoning
<u>✓</u>	Proposed property lines, easements, lot areas, contours
<u>✓</u>	Drainage arrows, show direction of surface water flow
<u>✓</u>	Location of existing subdivisions and streets
<u>✓</u>	Title of subdivision
<u>✓</u>	Name and address of owner(s)
<u>✓</u>	Name and address of subdivider(s)
<u>✓</u>	North arrow, scale, date
<u>✓</u>	Location map showing 2 mile radius neighborhood
<u>✓</u>	Full scale plat (scale not less than 1"=100')
<u>N/A</u>	Detailed Engineering Design-Construction Plans and Specifications
<u>N/A</u>	Erosion and Sediment Control Plan
<u>N/A</u>	Percolation Tests
<u>N/A</u>	Performance Bond, if necessary
<u>✓</u>	Certification and name of surveyor that prepared and is responsible for monumentation
<u>✓</u>	Property boundaries
<u>N/A</u>	Proposed street lines and width
<u>N/A</u>	Lines of adjoining roads and streets with widths and names
<u>✓</u>	Lot lines, lot and block numbers, with figures showing dimensions
<u>N/A</u>	Linear (expressed in feet and decimals of a foot) and angular dimensions necessary for locating boundaries of subdivided area, or of the lots, streets, easements and building line setbacks, and any other similar public or private uses.
<u>✓</u>	Radii, arc and chords, points of tangency, central angles for all curvilinear streets, and radii for rounded corners

<u>N/A</u>	Accurate outline of all property which is offered for dedication for public use with the purpose indicated thereon, and of all property that may be reserved by deed covenant for the common use of the property
<u>✓</u>	Signed statements of telephone and power officials agreeing to the utility easements
<u>N/A</u>	Signed statement of surveyor that plat complies with Chapter 355, <u>Code of Iowa</u>
<u>N/A</u>	Proprietors' statement of consent and dedication of land for public use
<u>N/A</u>	Mortgage or lien holders' statement of consent or substitute affidavit and bond
<u>N/A</u>	Attorney's opinion letter
<u>N/A</u>	Certificate of County Treasurer
<u>N/A</u>	Surveyor's Certificate
<u>N/A</u>	Auditor Certificate of Name Approval
<u>N/A</u>	Restrictive or Protective Covenants/Homeowners' Association documents (if applicable)

Fees

Minor Plats: Prior to the Planning and Zoning Commission considering the Sketch Plan and Final Plat, the subdivider shall deposit with the Planning and Development Department the following fees:

- o Sketch Plan - one hundred dollars (\$100);
- o Final Plat - fifty dollars (\$50).

City of Davenport

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

Action / Date
9/24/2025

Subject:

Resolution authorizing staff to implement and administer a new pilot business assistance program focusing on food-related businesses in the Rockingham Corridor. [Wards 1 & 3]

Recommendation:

Adopt the Resolution.

Background:

In recent years, a number of businesses have closed in the Rockingham Corridor, roughly identified as stretching from Marquette Street to River Drive. In April 2025, the City Council allocated \$500,000 in American Rescue Plan Act (ARPA) Interest funding to the development of the West End and Rockingham Corridor. This agenda item contemplates launching the first of perhaps several ways in which these ARPA Interest dollars could help revitalize the West End.

Per the USDA and the Sustainable Iowa Land Trust, the Rockingham Corridor is within a tract designated as an Urban Food Desert. In the interest of enhancing existing restaurants and spurring new food-related businesses in this corridor, a new business assistance program called FRESH (Food on Rockingham: Enhance & Start-up Help) would provide grants to start-ups and existing businesses which are struggling or seeking to expand. Examples might include restaurants, grocery, coffee, ice cream, drive-through, catering, food production, etc. Ineligible businesses would be those whose substantial sales come from selling vape, cigarettes, alcohol, gas, etc. Similarly, in the case of an expansion, funding could only be used for an expansion of the food-related function, rather than alcohol-related, for example.

A total of \$100,000 would be programmed for this initiative and applications would be accepted on an ongoing basis until funding runs out. Each applicant and project would be evaluated, with an expectation that grants would be provided in the range of \$5,000 to \$25,000. Consideration would be given to history/experience, other equity, need, corridor location, etc. Requirements would include having the businesses consult with the Small Business Center at Eastern Iowa Community College, reporting requirements, and an ongoing partnering/media relationship.

Approval of this Resolution will authorize staff to launch the FRESH Project, with the City Administrator or Chief Financial Officer approving individual projects based upon staff recommendations.

Attachments:

1. Resolution
2. Rockingham Corridor Map

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION authorizing staff to implement and administer a new pilot business assistance program focusing on food-related businesses in the Rockingham Corridor.

WHEREAS, the City Council allocated \$500,000 in American Rescue Plan Act (ARPA) Interest funding in April 2025 to help with development of the West End and Rockingham Corridor; and

WHEREAS, the U.S. Department of Agriculture and the Sustainable Iowa Land Trust denote the tract wherein the Rockingham Corridor is located as an Urban Food Desert, with several businesses in this area having closed in recent years, and

WHEREAS, the City desires to assist existing and new food-related businesses in this key business corridor; and

WHEREAS, a new initiative, the Food on Rockingham: Enhance & Start-up Help (FRESH) Program, would provide grants in the range of \$5,000 to \$25,000 to assist existing food-related businesses which are struggling or seeking to expand or new businesses to develop in this area; and

WHEREAS, eligibility would include food-related businesses such as restaurants, grocery, coffee, ice cream, drive-through, catering, food production, etc., with the area to include the Rockingham Corridor extending from Marquette Street and West 2nd Street to River Drive and Rockingham Road; and

WHEREAS, up to \$100,000 would be programmed for this initiative on a first-come, first-served basis, contingent upon staff review and approval, adherence to program requirements, and any ongoing compliance, until the funding is obligated.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that staff is hereby authorized to implement and administer a new pilot business assistance program focusing on food-related businesses in the Rockingham Corridor.

Passed and approved this 24th day of September, 2025.

Approved:

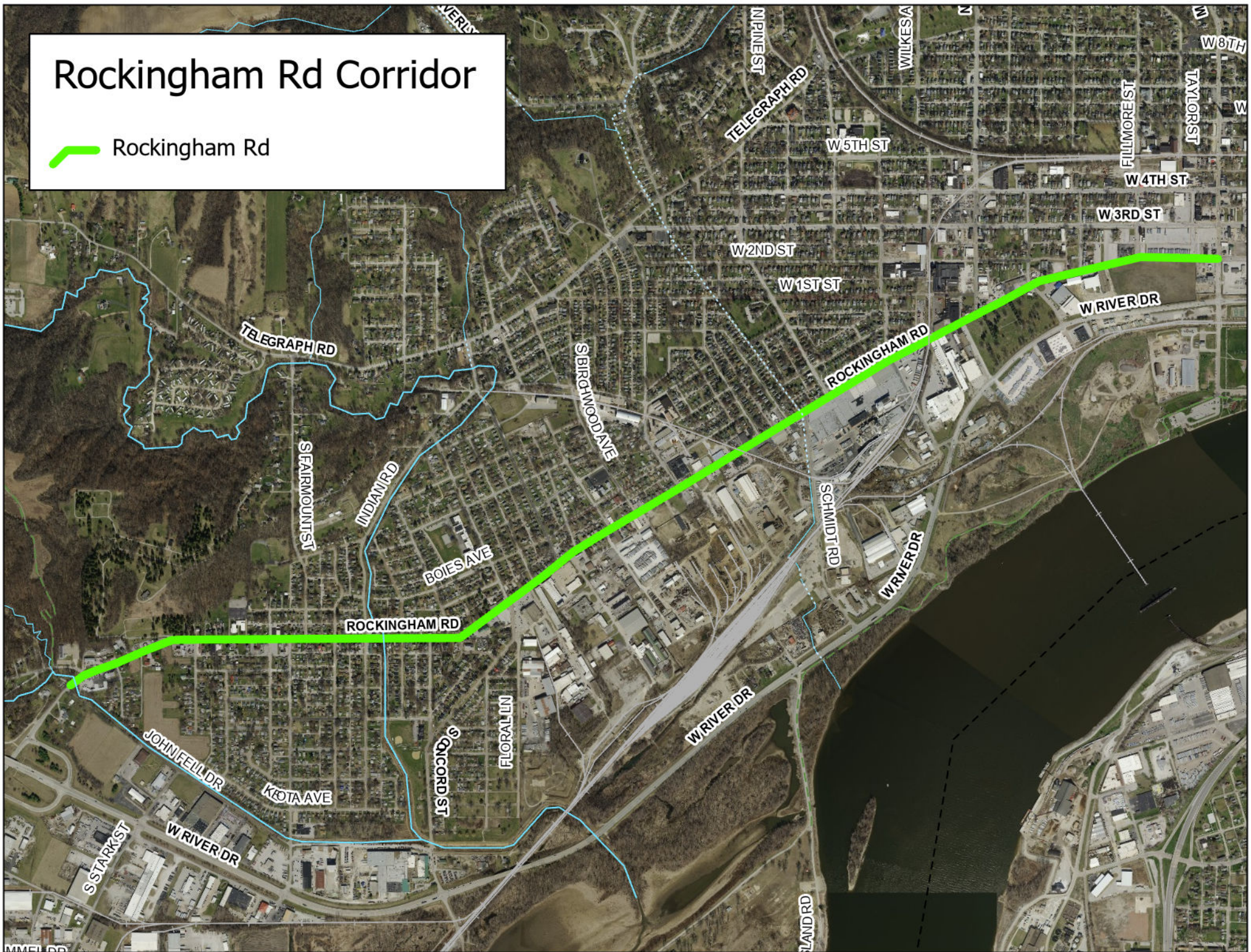
Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Rockingham Rd Corridor

 Rockingham Rd



City of Davenport

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

Action / Date
9/24/2025

Subject:

Resolution approving an amendment to the North Urban Renewal Area Plan to include the 2025 Internal TIF. [Wards 2, 6, 7, & 8]

Recommendation:

Adopt the Resolution.

Background:

By law, the City of Davenport can certify with Scott County an internal monetary advance to the Tax Increment Fund. On the advice of the City's bond counsel, Dorsey & Whitney, the City Council initiated the program to fund staff working on economic development activities and administrative activities through TIF proceeds. This process works like a typical tax increment financing (TIF) project, with the internal advance based upon an increase in the base assessed valuation in urban renewal areas. This request must be approved by the City Council annually.

In order to offset economic development-related personnel costs currently paid from the City's general fund, staff is recommending an internal advance of TIF funding of \$275,000. This money will then be utilized to reimburse the general fund for staff and other economic development-related activities. Staff costs spent administratively each year include TIF monitoring, debt certification, and working on new projects.

As required by the State Code, notice of the Public Hearing was published in the *Quad-City Times* on September 11, 2025.

Attachments:

1. Resolution
2. North Urban Renewal Plan Amendment 2025

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION approving an amendment to the North Urban Renewal Area Plan to include the 2025 Internal TIF.

WHEREAS, the City of Davenport, Iowa (the "City"), has established the North Davenport Urban Renewal Area (the "Urban Renewal Area") and has established the Urban Renewal Area Tax Increment Revenue Fund (the "Tax Increment Fund") in connection therewith; and

WHEREAS, the City has undertaken various urban renewal projects (the "Projects") within the Urban Renewal Areas for the promotion of economic development and has incurred in the 2026 Fiscal Year, and will incur in the 2027 Fiscal Year, substantial administrative costs (the "Administrative Costs") in connection with carrying out these projects; and

WHEREAS, in order to make the Administrative Costs (including staff salaries and associated economic development related activities such as special studies, consultants, marketing and technical assistance) eligible to be reimbursed from future incremental property tax revenues, it is necessary to make an internal advance to the Tax Increment Fund.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that:

Section 1. It is hereby directed that an amount not to exceed Two Hundred and Seventy-Five Thousand Dollars (\$275,000) be advanced to the Tax Increment Fund from the General Fund (the "Advance") for the payment of the Administrative Costs. The Advance shall be repaid to the General Fund without interest out of future incremental property tax revenues received into the Tax Increment Fund. This amount authorized to ensure continuity of programming in the event of a future reduction of federal funding and to cover additional marketing efforts.

To the extent that there are funds available for this purpose in the Tax Increment Fund, payments on the Advance may be made on June 1 of each year. Repayment of the Advance is subject to the determination of the City Council each year that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Advance, and the City Council reserves the right to appropriate funds, or to withhold such appropriation, at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the County Auditor of Scott County, Iowa to evidence the Advance. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2025, the full original amount of the Advance as provided for herein.

Section 3. All resolutions or parts thereof in conflict herewith are hereby repealed, to the extent of such conflict.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport, Iowa
Proposed Urban Renewal Area Plan Amendment
September 2025

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

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

- a. **Name:** Internal TIF

- Cost:** \$275,000

- Rationale: To reimburse the General Fund for Economic Development staff costs and other economic development related activities.

- 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: \$204,325,000

- Remaining Constitutional Debt Capacity of the City: \$284,958,311

- Proposed Debt to be incurred in the Urban Renewal Area: \$275,000

City of Davenport

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

Action / Date
9/24/2025

Subject:

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

Davenport Parks and Recreation; Howl-o-ween in the Park; Centennial Dog Park | 315 South Marquette Street; 10:00 a.m. - 3:00 p.m. Saturday, October 4, 2025 (rain date Sunday, October 5, 2025); **Closure:** South Marquette Street south of the City maintenance facility to Beiderbecke Drive. [Ward 3]

Glen Thede; Fire Muster and Lights & Sirens Parade; Village of East Davenport; 7:00 a.m. - 4:00 p.m. Sunday, October 5, 2025; **Closures:** East 11th Street from Mound Street to Jersey Right Road; Christie Street from East 11th Street north to the alley. [Ward 5]

Davenport Community School District; West High School Homecoming Parade; see attached parade route; 5:30 p.m. - 7:00 p.m. Thursday, October 9, 2025; **Closures (Police controlled):** North Clark Street from West 15th Street to West 18th Street; West 18th Street from North Clark Street to North Elsie Avenue; North Elsie Avenue from West 18th Street to West Lombard Street; West Lombard Street from North Elsie Avenue to North Nevada Avenue; North Nevada Avenue from West Lombard Street south to West High School. [Wards 1 & 4]

Ranch Riders Brotherhood; 40th Anniversary; 325 Marquette Street; 8:00 a.m. - 11:30 p.m. Saturday, October 11, 2025; **Closure:** Marquette Street from West 4th Street south to the alley. [Ward 3]

Laura Lade; Hey, MS, Take a Walk!; Bechtel Park | 499 East 2nd Street; 11:30 a.m. - 4:00 p.m. Sunday, October 12, 2025; **Closure:** Iowa Street from River Drive to East 2nd Street. [Ward 3]

Indivisible QC; No Kings March; Vander Veer Botanical Park | 215 West Central Park; 10:00 a.m. - 12:30 p.m. Saturday, October 18, 2025; **Closures:** westbound West Lombard Street from Brady Street to Harrison Street; easternmost travel lane on Harrison Street from West Lombard Street to West Central Park Avenue; southernmost eastbound lane on West Central Park Avenue from Harrison Street to Brady Street; westernmost travel lane on Brady Street from West Central Park Avenue to West Lombard Street. [Ward 5]

Recommendation:

Adopt the Resolution.

Background:

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

Central High School Homecoming Parade | Alderwoman Newton and Alderman Gripp have

agreed to request suspension of the rules so the two items for the Central High School Homecoming Parade will be considered in time for the event. This will appear under Other Ordinances, Resolutions and Motions later on the agenda.

Attachments:

1. Resolution
2. Howl-o-ween Closure Map
3. Fire Muster and Lights & Sirens Closure Map
4. West Homecoming Parade Route
5. West Homecoming Parade Flyer to Residents
6. Hey, MS, Take a Walk! Closure Map
7. Ranch Riders Brotherhood 40th Anniversary Closure Map
8. No Kings March Map

Resolution No. _____

Resolution offered by Alderman Jobgen.

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

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

*Davenport Parks and Recreation; Howl-o-ween in the Park; Centennial Dog Park | 315 South Marquette Street; 10:00 a.m. - 3:00 p.m. Saturday, October 4, 2025 (rain date Sunday, October 5, 2025); **Closure:** South Marquette Street south of the City maintenance facility to Beiderbecke Drive. [Ward 3]*

*Glen Thede; Fire Muster and Lights & Sirens Parade; Village of East Davenport; 7:00 a.m. - 4:00 p.m. Sunday, October 5, 2025; **Closures:** East 11th Street from Mound Street to Jersey Right Road; Christie Street from East 11th Street north to the alley. [Ward 5]*

*Davenport Community School District; West High School Homecoming Parade; see attached parade route; 5:30 p.m. - 7:00 p.m. Thursday, October 9, 2025; **Closures (Police controlled):** North Clark Street from West 15th Street to West 18th Street; West 18th Street from North Clark Street to North Elsie Avenue; North Elsie Avenue from West 18th Street to West Lombard Street; West Lombard Street from North Elsie Avenue to North Nevada Avenue; North Nevada Avenue from West Lombard Street south to West High School. [Wards 1 & 4]*

*Ranch Riders Brotherhood; 40th Anniversary; 325 Marquette Street; 8:00 a.m. - 11:30 p.m. Saturday, October 11, 2025; **Closure:** Marquette Street from West 4th Street south to the alley. [Ward 3]*

*Laura Lade; Hey, MS, Take a Walk!; Bechtel Park | 499 East 2nd Street; 11:30 a.m. - 4:00 p.m. Sunday, October 12, 2025; **Closure:** Iowa Street from River Drive to East 2nd Street. [Ward 3]*

*Indivisible QC; No Kings March; Vander Veer Botanical Park | 215 West Central Park; 10:00 a.m. - 12:30 p.m. Saturday, October 18, 2025; **Closures:** westbound West Lombard Street from Brady Street to Harrison Street; easternmost travel lane on Harrison Street from West Lombard Street to West Central Park Avenue; southernmost eastbound lane on West Central Park Avenue from Harrison Street to Brady Street; westernmost travel lane on Brady Street from West Central Park Avenue to West Lombard Street. [Ward 5]*

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

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the above street, lane, or public ground closure requests are hereby approved.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

Howl-o-ween in the Park
Saturday, October 4
12-2 PM
Centennial Dog Park
315 S. Marquette St.

S Marquette St



Vendor Line Up Stage Vendor Line Up

Vendor Line Up



Beiderbecke Dr

Playground Parking Lot

Playground

Beiderbecke Dr

Additional
Parking Lot

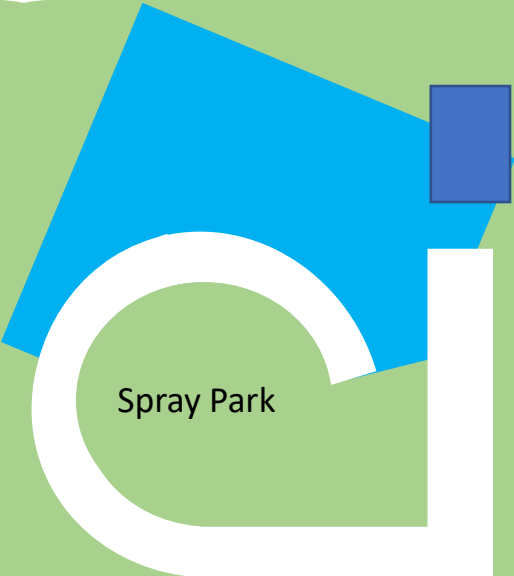


Centennial
Dog Park

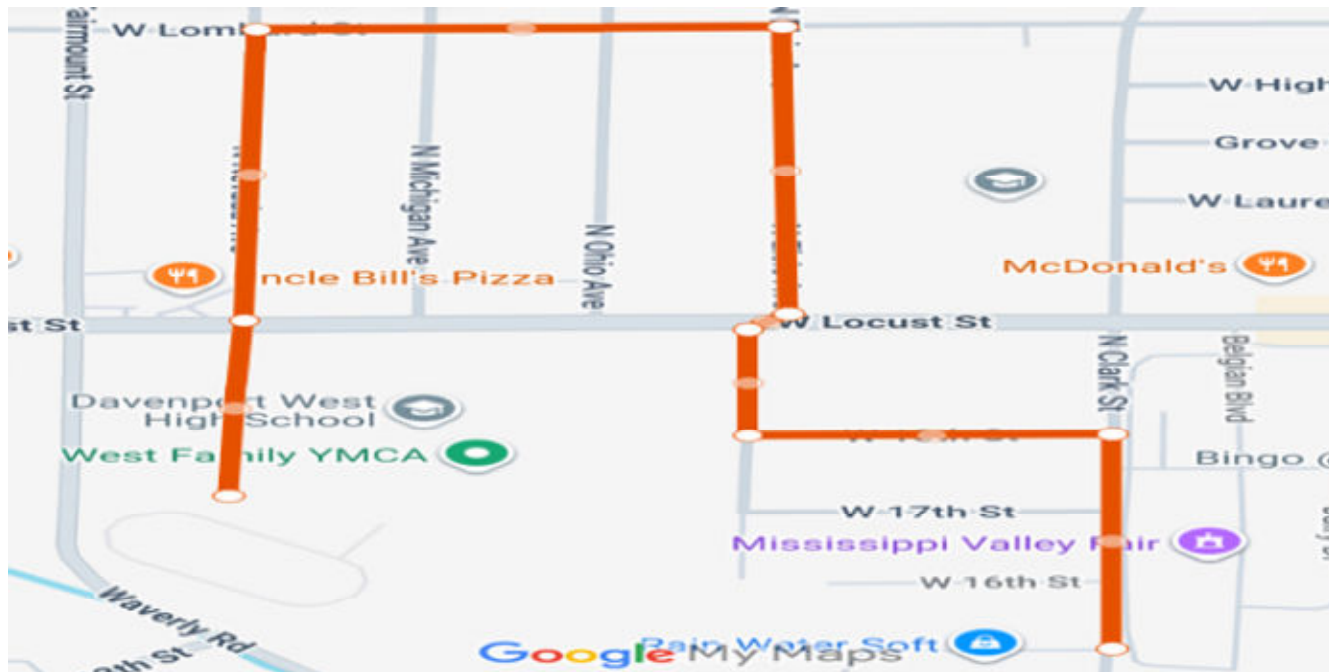


Centennial
Dog Park

Spray Park







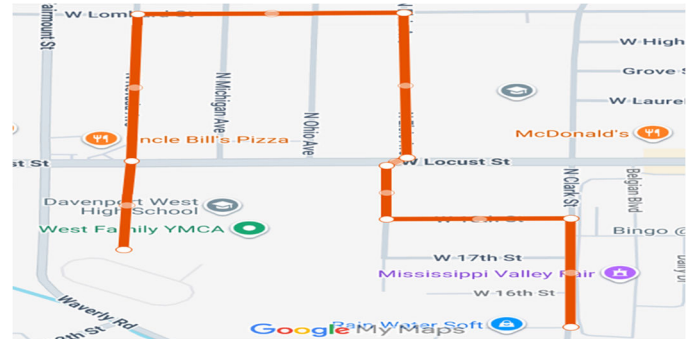
You're Invited!

To West High School's annual Homecoming Parade

Join us Thursday October 9th, at 5:30pm from the Fairgrounds to West.

Check out the parade route and pick out your spot!

Contact advisors Ann Hocker and Grant Mougin
(hockera@davenportportschools.org ,
mouging@davenportportschools.org) for more info.



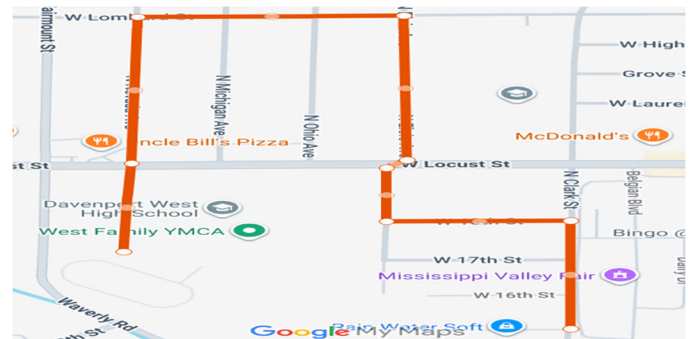
You're Invited!

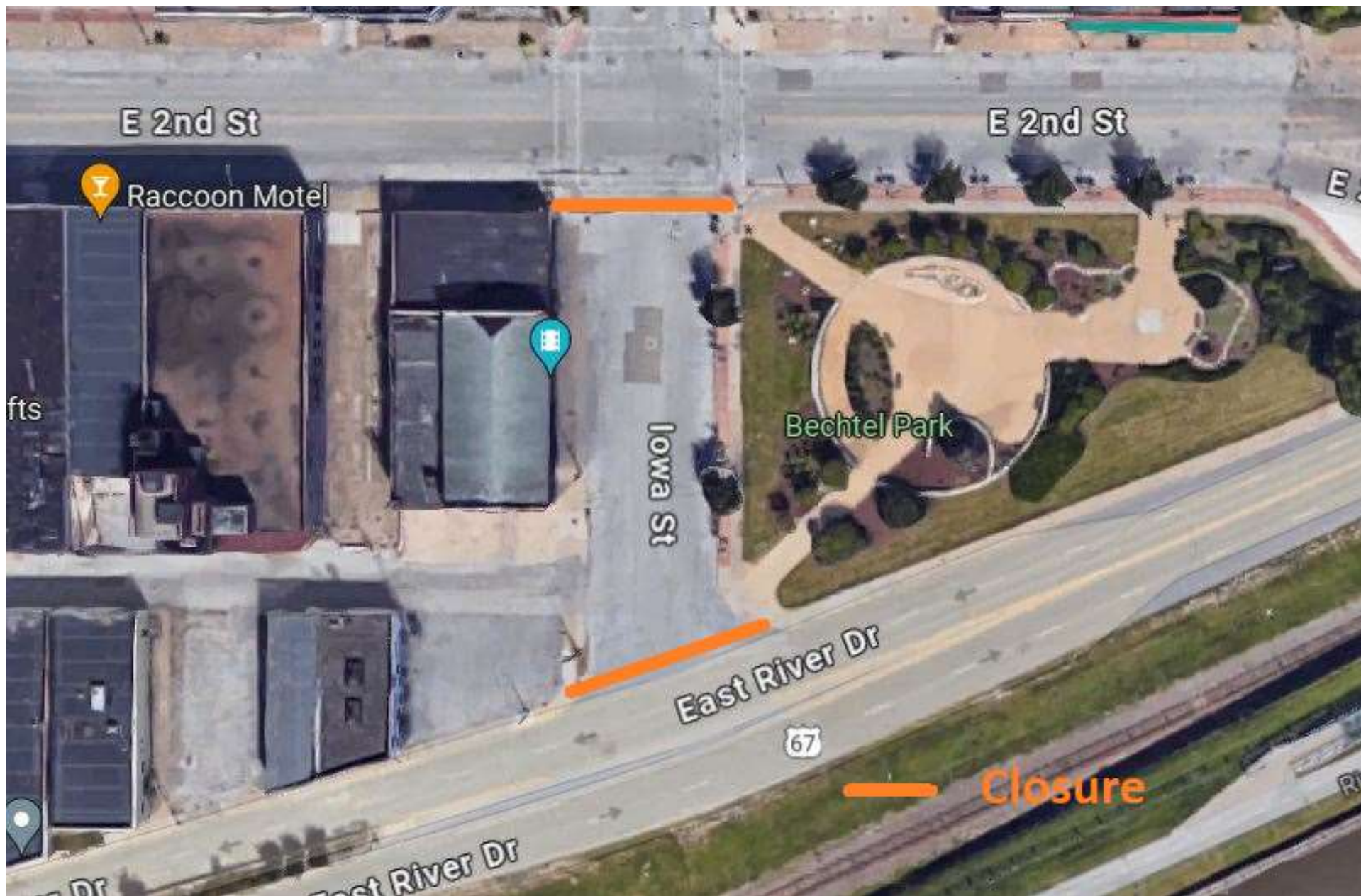
To West High School's annual Homecoming Parade

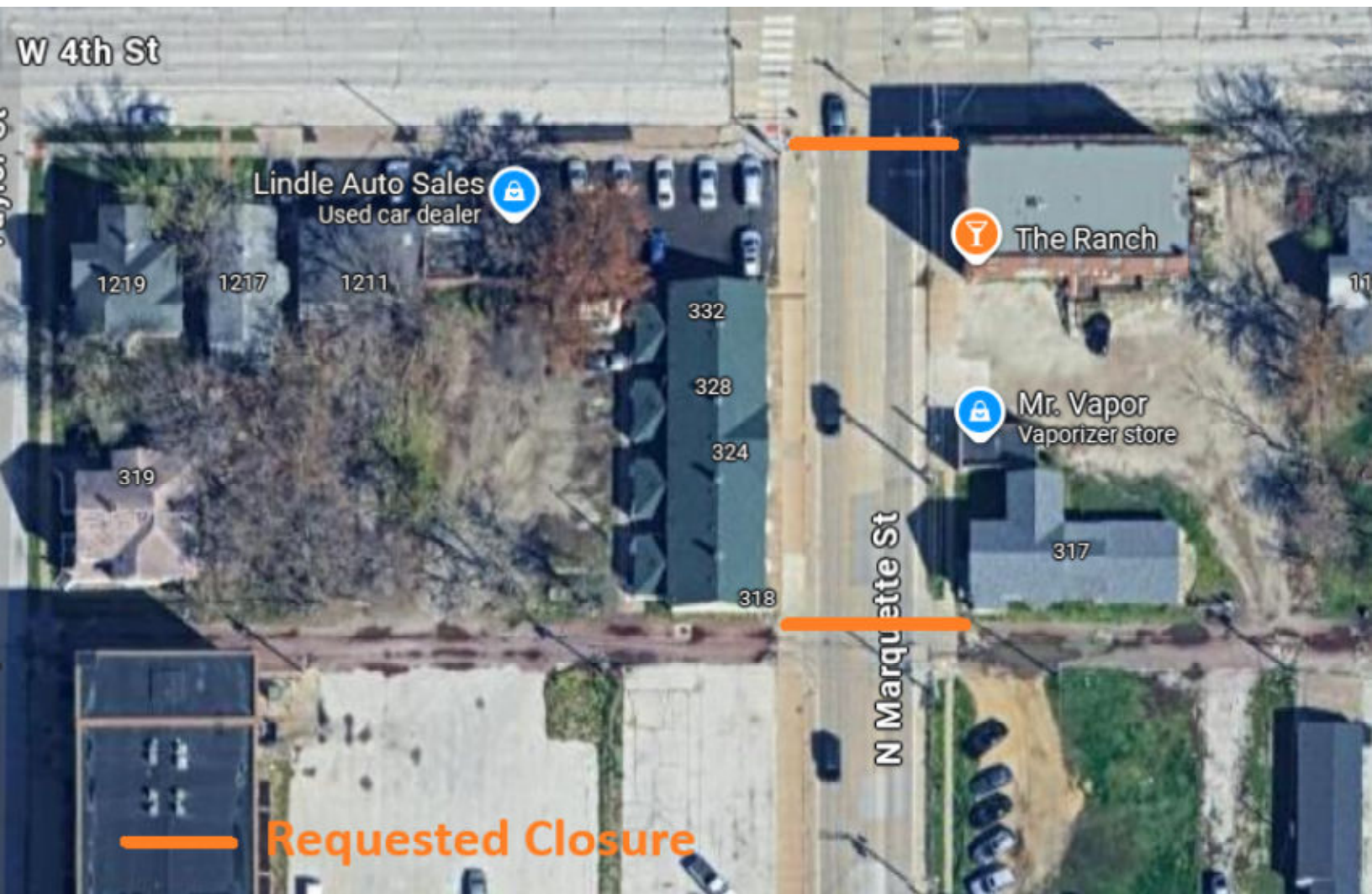
Join us Thursday October 9th, at 5:30pm from the Fairgrounds to West.

Check out the parade route and pick out your spot!

Contact advisors Ann Hocker and Grant Mougin
(hockera@davenportportschools.org ,
mouging@davenportportschools.org) for more info.









City of Davenport

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

Action / Date
9/24/2025

Subject:

Resolution accepting work completed under the Emerald Drive (West 14th Street to West Locust Street) Reconstruction project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$615,848.14, CIP #35062. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

This project reconstructed the pavement on Emerald Drive, including ADA upgrades, sidewalk and driveway approaches, from 1316 Emerald Drive to West Locust Street.

The final cost was \$615,848.14 which was funded in CIP #35062.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION accepting work completed under the Emerald Drive (West 14th Street to West Locust Street) Reconstruction project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$615,848.14, CIP #35062.

WHEREAS, the City entered into a contract with Langman Construction, Inc of Rock Island, Illinois for the Emerald Drive (West 14th Street to West Locust Street) Reconstruction project; and

WHEREAS, the work of reconstructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract; and

WHEREAS, the final cost for the project was \$615,848.14.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Emerald Drive (West 14th Street to West Locust Street) Reconstruction project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$615,848.14 is hereby accepted.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
9/24/2025

Subject:

Resolution accepting work completed under the Credit Island Causeway Repair project by Porter Brothers Construction of Rock Falls, Illinois in the amount of \$111,354.77, CIP #35061. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

This project completed repairs to the Credit Island causeway from River Drive to Credit Island Park. The project consisted of pavement patching in areas of the roadway that were damaged during the 2023 and 2024 flood events.

The total cost of the project was \$111,354.77, which was funded in CIP# 35061. Project costs are 75% reimbursable through a FEMA grant.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION accepting work completed under the Credit Island Causeway Repair project by Porter Brothers Construction, Inc of Rock Falls, Illinois in the amount of \$111,354.77 CIP #35061. [Ward 1]

WHEREAS, the City entered into a contract with Porter Brothers Construction of Rock Falls, Illinois for the Credit Island Causeway Repair project; and

WHEREAS, the work of constructing the above-named project has been duly and fully completed by the contractor in accordance with the terms of the contract; and

WHEREAS, the final cost for the project was \$111,354.77.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that work completed under the Credit Island Causeway Repair project by Porter Construction of Rock Falls, Illinois in the amount of \$111,354.77 is hereby accepted.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
9/24/2025

Subject:

Resolution accepting the storm sewer and sanitary sewer associated with the Ryan/TVS Warehousing site development. [Ward 8]

Recommendation:

Adopt the Resolution.

Background:

The Ryan/TVS Warehousing site development project adds a 224,000 square foot facility between Hillandale Road and Granite Way just south of Slopertown Road. The developer is E.T. Davenport LLC of St. Louis, Missouri. The plans for the site improvements were created by Shive Hattery of Des Moines, Iowa. The construction of the storm and sanitary sewers were completed by Ryan Companies U.S.

This Resolution accepts:

- 4 new sanitary sewer manholes (RC-17-54 to RC-17-60) and approximately 785 linear feet of 8" sanitary sewer PVC pipe connecting to existing sanitary manhole G-102-45.
- 2 new storm manholes (13849 & 13850), and 63 linear feet of 24" RCP.

The Public Works Department has inspected the work and found it to be acceptable according to City of Davenport specifications. This portion of the sanitary sewer has been satisfactorily completed and is hereby formally accepted, and, as of this date, considered public infrastructure.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION accepting the sanitary sewer and storm sewer associated with the Ryan/TVS Warehousing site development.

WHEREAS, Ryan/TVS Warehousing site development has been developed by E.T. Davenport LLC of St. Louis, Missouri; and

WHEREAS, 4 new sanitary sewer manholes (RC-17-54 to RC-17-60) and approximately 785 linear feet of 8" sanitary sewer PVC pipe connecting to existing sanitary manhole G-102-45 was constructed by Ryan Companies U.S; and

WHEREAS, 2 new storm manholes (13849 & 13850), and 63 linear feet of 24" RCP was constructed by Ryan Companies U.S; and

WHEREAS, the sanitary sewer and storm sewer installation associated with the Ryan/TVS Warehousing site development have been satisfactorily completed, and the City has a four-year maintenance bond on file in the amount of \$154,185 (sanitary sewer and storm sewer).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the Ryan/TVS Warehousing site development improvements, which sanitary sewer and storm sewer constructed by Ryan Companies U.S., having been satisfactorily completed, are hereby formally accepted.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
9/24/2025

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project, CIP #60042. [Ward 7]

Recommendation:

Adopt the Resolution.

Background:

This project would renovate a portion of the Public Works Center, formally the Transit Annex, into a health and wellness center dedicated to serving all employees. Currently, occupational health services such as pre-employment physicals, work-related injury treatment, drug and alcohol screenings, general health screenings and return-to work evaluations, occur off-site.

The creation of an on-site location that provides these services will streamline employee care and improve overall efficiency. The center would specialize in occupational medicine and will be equipped to provide comprehensive injury care, preventative services and wellness programs tailored to the needs of city employees. Human Resources staff have conducted a preliminary assessment of service models, potential partnerships, and projected cost containment. Several municipalities of comparable size have reported improved outcomes and reduced workers' compensation costs through similar initiatives; the overall project is expected to lead to long-term savings for the organization within the Risk and Health Fund.

The project was designed by Legat Architects of Moline, Illinois. Funding is available through CIP #60042.

Attachments:

1. Resolution
2. Wellness Center - CIP 2026
3. Wellness Center Background

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project, CIP #60042.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the Deputy City Clerk of Davenport Iowa for the Total Wellness Center project; and

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that said plans, specifications, form of contract, and estimate of cost are hereby approved as the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



Discussion of Major CIP Projects 2026 Budget

Urban Revitalization Program

The Urban Revitalization Program provides funding for the continuation of the DREAM project, a city initiative to assist homeowners in the urban core with renovation costs. The FY 2026 Budget includes \$1,160,000 for the program, with \$860,000 being paid with general obligation bonds and \$300,000 with a federal grant.

Total Wellness Center

The total wellness center will renovate an existing city facility to better serve employees and their dependents on specific healthcare options. The FY 2026 Budget includes \$1,000,000 for the project with \$750,000 from the Health Fund and \$250,000 from the Risk Fund.



CITY OF DAVENPORT

FY 2026-31 CAPITAL IMPROVEMENT PLAN

TOTAL WELLNESS CENTER

PROJECT # 60042

PROGRAM: GENERAL GOVERNMENT

PROJECT MANAGER: FLEMING, A.

DESCRIPTION

Renovation of an existing city facility to serve as a wellness center for all employees and their dependents.

JUSTIFICATION

Currently, all healthcare options occur off-site leading to lengthy travel times and/or long wait times for scheduled sessions. The creation of an on-site location that provides services such as physical screenings and healthcare checks will increase usage of the benefit, decrease wait times and lead to long-term savings for the organization within the Health Fund.

SOURCES OF FUNDS

<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>	<u>TOTAL</u>
HEALTH FUND						
750,000	0	0	0	0	0	750,000
RISK FUND						
250,000	0	0	0	0	0	250,000
0	0	0	0	0	0	0
TOTAL						
1,000,000	0	0	0	0	0	1,000,000

PROJECT COST

PRIOR CAPITAL FUNDING	0
FY 2026 APPROVED ALLOCATION	1,000,000
CAPITAL SHARE REMAINING	0
PROJECT TOTAL	1,000,000

KEY PERFORMANCE PILLAR

HIGH-PERFORMING GOVERNMENT

PROJECT LOCATION

TBD

IMPACT ON OPERATING BUDGET

AMOUNT: (5,000)

DESCRIPTION: MAINTENANCE



Occupational Health

DAVENPORT
IOWA | USA

Pre-Employment

- Post-offer physicals
- Drug and alcohol screens
- Records review
- Specialist referrals for public safety
- Documentation for public safety pension system

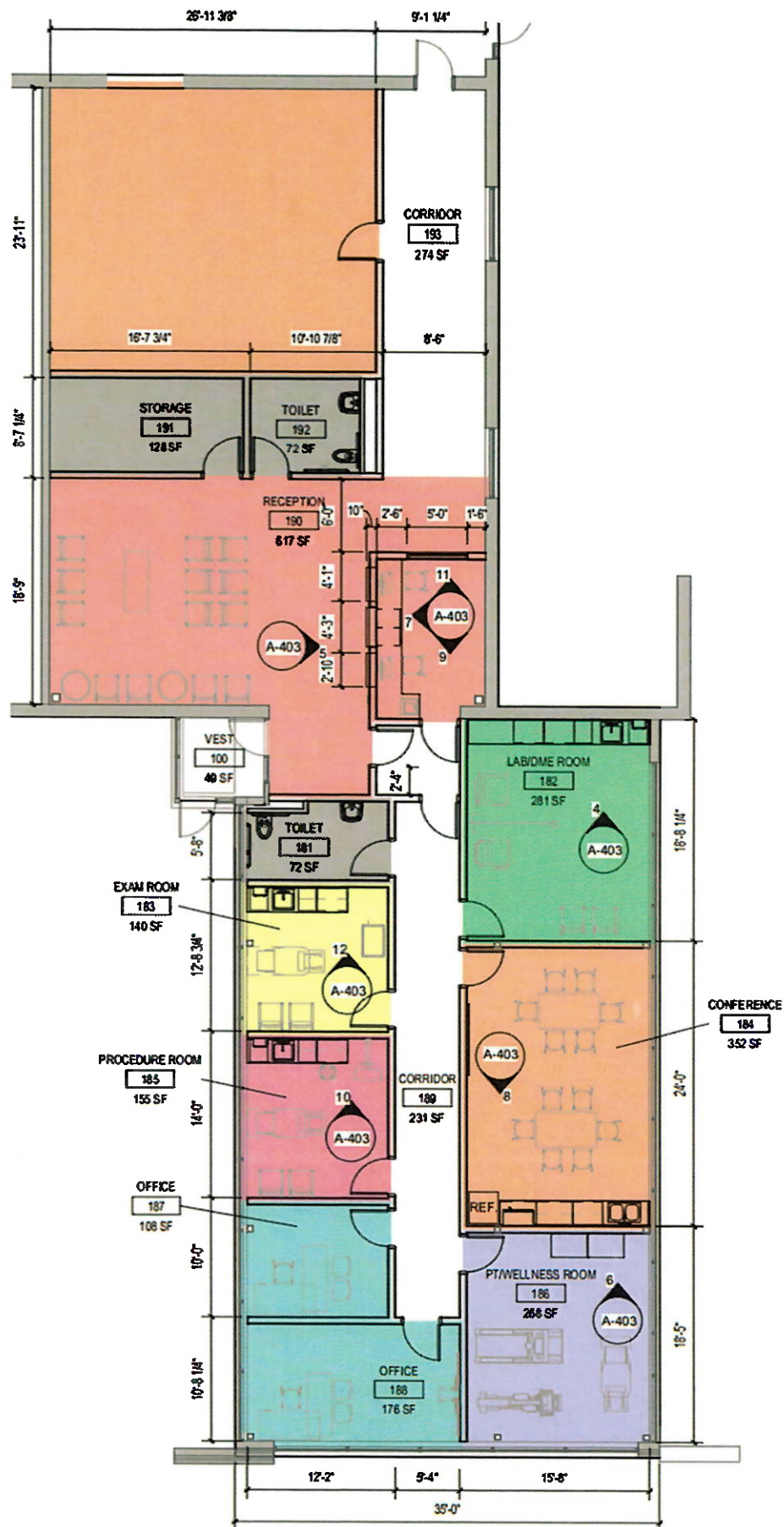
Work-Related

Injuries

- Initial evaluation
- Ongoing treatment
- Prescriptions
- Coordination of care
- Referrals
- Case management
- Light duty restrictions

Fitness for Duty

- Return to work physicals
- Fitness for duty exams
- Functional screens
- Annual public safety physicals
- DOT physicals
- Mandatory drug and alcohol screens



Wellness Center Financial Modeling (Status Quo)							
	FY'24	FY'25	FY '26	FY' 27	FY '28	FY '29	FY '29
Operations							
Claims:							
Occupational Health (GOH & RVPT)	\$360,000	\$378,000	\$396,900	\$417,000	\$438,000	\$460,000	\$483,000
Employment Services	160,000	168,000	176,400	185,000	194,000	204,000	214,000
All Other Occ Health Providers	1,100,000	1,210,000	1,331,000	1,464,000	1,610,000	1,771,000	1,948,000
Lost Time	420,000	441,000	463,050	486,000	510,000	536,000	563,000
Personal Benefits Claims Savings							
Total Claims Spend	2,040,000	2,197,000	2,367,350	2,552,000	2,752,000	2,971,000	3,208,000
Onsite Expenditures							
Providers/Staff	80,000	116,480	128,000	141,000	155,000	171,000	188,000
Software Supplies/Training	11,000	11,000	24,000	25,000	26,000	27,000	28,000
Total Onsite Expenditures	91,000	127,480	152,000	166,000	181,000	198,000	216,000
Total Operations	\$2,131,000	\$2,324,480	\$2,519,350	\$2,718,000	\$2,933,000	\$3,169,000	\$3,424,000
\$ Change from Prior Year		\$193,480	\$194,870	\$198,650	\$215,000	\$236,000	\$255,000
% Change from Prior Year		9.1%	8.4%	7.9%	7.9%	8.0%	8.0%

Wellness Center Financial Modeling (Proposed Occ Med Facility)							
	FY'24	FY'25	FY '26	FY' 27	FY '28	FY '29	FY '29
Operations							
Claims:							
Occupational Health (GOH & RVPT)	\$360,000	\$378,000	\$396,900				
Employment Services	160,000	168,000	176,400				
All Other Occ Health Providers	1,100,000	1,210,000	1,331,000	1,197,900	1,318,000	1,450,000	1,595,000
Lost Time	420,000	441,000	463,050	347,288	365,000	383,000	402,000
Total Claims Spend	2,040,000	2,197,000	2,367,350	1,545,188	1,683,000	1,833,000	1,997,000
Onsite Expenditures							
Providers/Staff	80,000	116,480	128,000	452,729	498,000	548,000	603,000
Software Supplies/Training	11,000	11,000	24,000	24,000	25,000	26,000	27,000
Total Onsite Expenditures	91,000	127,480	152,000	476,729	523,000	574,000	630,000
Total Operations	\$2,131,000	\$2,324,480	\$2,519,350	\$2,021,917	\$2,206,000	\$2,407,000	\$2,627,000
Capital							
Construction			920,000				
Medical/Office Equip			80,000				
Total Capital	0	0	1,000,000	0	0	0	0
Total (Operations & Capital)	2,131,000	2,324,480	3,519,350	2,021,917	2,206,000	2,407,000	2,627,000
\$ Change from Prior Year		\$193,480	\$1,194,870	(\$1,497,433)	\$184,083	\$201,000	\$220,000
% Change from Prior Year		9.1%	51.4%	-42.5%	9.1%	9.1%	9.1%

Wellness Center Financial Modeling (Wellness Center)							
Savings							
	FY'24	FY '25	FY '26	FY' 27	FY '28	FY '29	FY'29
Operational Savings (\$)	\$0	\$0	\$0	\$696,083	\$727,000	\$762,000	\$797,000
Capital Offset	0	0	1,000,000	0	0	0	0
Annual Savings	\$0	\$0	(\$1,000,000)	\$696,083	\$727,000	\$762,000	\$797,000
Cumulative Savings	\$0	\$0	(\$1,000,000)	(\$303,917)	\$423,083	\$1,185,083	\$1,982,083
Break Event Point (Projected)	1.5 years (17 months)						
Five Year Savings ('26-'30)	\$1,982,083						

City of Davenport

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

Action / Date
9/24/2025

Subject:

Resolution authorizing submission of a grant application to the Iowa Clean Air Attainment Program (ICAAP) for financial assistance to construct a roundabout at the intersection of Utica Ridge Road and East 56th Street. [Ward 6]

Recommendation:

Adopt the Resolution.

Background:

Traffic volumes at the intersection of Utica Ridge Road and East 56th Street have grown to the point where improvements are necessary to reduce the delay experienced by motorists on East 56th Street trying to access Utica Ridge. A roundabout is recommended at this location because it will improve safety by reducing both the likelihood and severity of collisions compared to a traditional signalized intersection. In addition, a roundabout will help reduce vehicle emissions and fuel consumption by minimizing idling and stop-and-go traffic associated with signal control.

Staff is preparing a grant application to the Iowa Clean Air Attainment Program (ICAAP), which is due October 1. While a detailed cost estimate is still being refined, staff is confident the total project cost will not exceed \$1.75 million. Based on this amount, the City's required 20% match would not exceed \$350,000. A more specific cost estimate will be finalized and included in the application prior to submittal.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION authorizing submission of a grant application to the Iowa Clean Air Attainment Program (ICAAP) for financial assistance to construct a roundabout at the intersection of Utica Ridge Road and East 56th Street.

WHEREAS, the City of Davenport, Iowa recognizes that traffic volumes at the intersection of Utica Ridge Road and East 56th Street are such that improvements are warranted to provide for the safe and efficient movement of vehicles; and

WHEREAS, a roundabout at this intersection will improve safety by reducing the likelihood and severity of collisions compared to a traditional signalized intersection; and

WHEREAS, a roundabout will also reduce vehicle emissions and fuel consumption by minimizing idling and stop-and-go traffic associated with signal control; and

WHEREAS, the project will contribute to the City's transportation and environmental goals by improving traffic flow, enhancing safety, and reducing harmful air pollutants; and

WHEREAS, the City will properly maintain and operate the proposed project for public use during the its useful life; and

WHEREAS, if awarded funding through ICAAP, the City shall commit the local match funds required for the project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Davenport, Iowa that staff is hereby authorized to submit a grant application to the Iowa Clean Air Attainment Program (ICAAP) for financial assistance to construct a roundabout at the intersection of Utica Ridge Road and East 56th Street.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Administration
Contact Info: Doug Maxeiner | 563-888-3384

Action / Date
9/24/2025

Subject:

Resolution approving the appointment of Assistant City Administrator Nicole Gleason to the position of Acting City Administrator effective October 1, 2025, until November 3, 2025, or such time when an Interim City Administrator is appointed. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

With City Administrator Maxeiner stepping down effective October 1, 2025, due to health reasons, coverage for the City Administrator position will be needed until an Interim City Administrator is appointed and begins work. A separate Employee Leasing Agreement with MGT Impact Solutions, LLC (formerly GovTemps) for an Interim City Administrator is on this agenda as well, but the proposed start date is not until November 3, 2025. As such, a gap of approximately one month will need to be addressed.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderwoman Newton.

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

RESOLUTION approving the appointment of Assistant City Administrator Nicole Gleason to the position of Acting City Administrator effective October 1, 2025, until November 3, 2025, or such time an Interim City Administrator is appointed.

WHEREAS, the current City Administrator has tendered his resignation effective October 1, 2025, and an Acting City Administrator needs to be appointed until a permanent City Administrator or Interim City Administrator is hired; and

WHEREAS, the City Council has selected Ms. Nicole Gleason to serve as the Acting City Administrator in a temporary capacity; and

WHEREAS, this temporary appointment shall end on November 3, 2025, or when an Interim City Administrator or permanent City Administrator is appointed and begins employment, whichever is later; and

WHEREAS, upon the conclusion of the temporary assignment as Acting City Administrator, Ms. Gleason shall be restored to her former position as Assistant City Administrator and Public Works Director at her then current base salary and benefits; and

WHEREAS, to compensate the employee for the additional responsibilities during this time period while serving as Acting City Administrator, the employee shall be paid an out of class rate of 12% above the employee's then current rate for services provided; and

WHEREAS, all other benefits previously afforded to the employee shall continue during this time and remain unchanged upon her return to her previous position of Assistant City Administrator and Public Works Director.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that Assistant City Administrator Nicole Gleason is hereby appointed to the position of Acting City Administrator effective October 1, 2025, with the above conditions applied.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

Department: Administration
Contact Info: Doug Maxeiner | 563-888-3384

Action / Date
9/24/2025

Subject:

Resolution authorizing staff to initiate discussions to purchase two single-family, owner-occupied homes at 2018 and 2024 North Ohio Avenue to assist in mitigating periodic, localized flash flooding as part of the North Ohio Avenue Flash Flood Mitigation project. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

During the July 11, 2025, rain event where 4.55" fell in a 24-hour period and 5.76" fell in a 48-hour period in Northwest Davenport according to the National Weather Service, basement walls of two homes on North Ohio Avenue were structurally damaged due to flash flooding. As staff investigated this occurrence, prior incidents were discovered. For 2018 North Ohio Avenue, basement walls were structurally damaged (collapsed) due to flash flooding in 1965 and 1990 in addition to the 2025 event. Staff is investigating the history of 2024 North Ohio Avenue but the frequency and extent of damage from flash flooding appears similar. These properties are the only two that repeatedly suffer structural damage due to flash flooding in this area. Both structures are currently deemed uninhabitable.

Staff is proposing to purchase the two properties for a not-to-exceed price set at the most recent assessed value according to the Scott County Assessor's website, less anticipated demolition costs. If approved, staff intends to demolish the structures, grade the sites for a detention basin, and restrict future building activity on the parcels to prevent future damage to private property.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderwoman Newton.

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

RESOLUTION authorizing staff to initiate discussions to purchase two single-family, owner-occupied homes located at 2018 and 2024 North Ohio Avenue to assist in mitigating periodic, localized flash flooding as part of the North Ohio Avenue Flash Flood Mitigation project.

WHEREAS, during the July 11, 2025, rain event when several inches of rain fell within a 48-hour period, basement walls of two homes on North Ohio Avenue sustained structural damage due to flash flooding; and

WHEREAS, flash flooding in 1965 and 1990 previously caused structural damage, including collapsed basement walls, at 2018 North Ohio Avenue, and while staff is still investigating the history of 2024 North Ohio Avenue, the frequency and extent of damage from flash flooding appear comparable; and

WHEREAS, staff proposes purchasing the two properties at a not-to-exceed price equal to the most recent assessed value established by the Scott County Assessor, less anticipated demolition costs; and

WHEREAS, the plan is to demolish the structures, grade the sites for a detention basin, and restrict future building activity on the parcels to prevent further damage to private property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that staff is hereby authorized to initiate discussions to purchase two single-family, owner-occupied homes located at 2018 and 2024 North Ohio Avenue to assist in mitigating periodic, localized flash flooding as part of the North Ohio Avenue Flash Flood Mitigation project.

Passed and approved this 24th day of September, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
9/24/2025

Subject:

Motion approving expansion of the Davenport DREAM Project area to include additional neighborhoods (Ridgeview East and Central East). [Wards 5 & 8]

Recommendation:

Pass the Motion.

Background:

Launched in 2019, the objective of the DREAM Project is primarily to assist homeowners in making exterior improvements that will have a visible neighborhood impact. A secondary goal was to encourage additional homeownership through a homebuyer component.

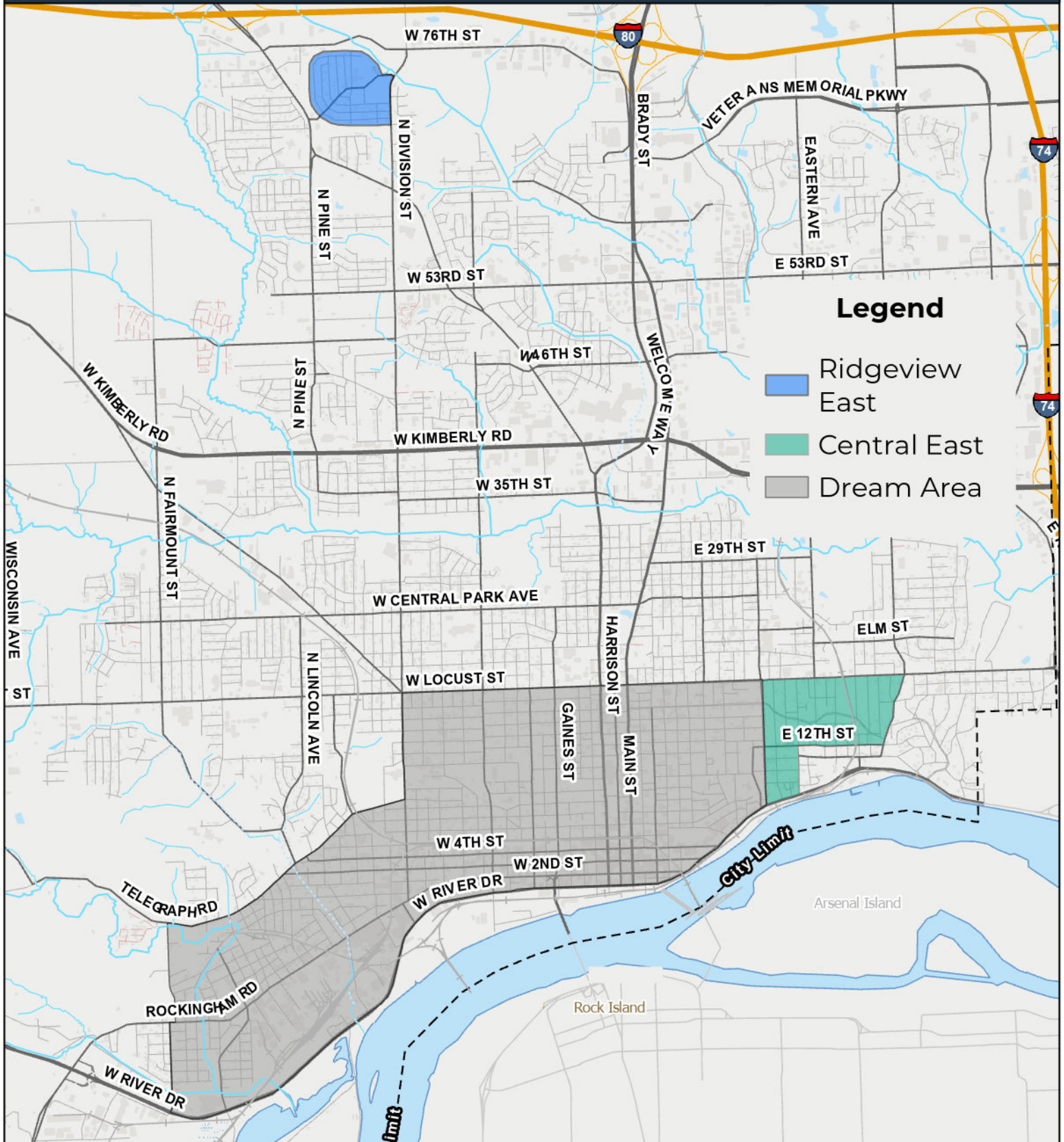
One of the innovative elements is that, through a mix of Community Development Block Grant (CDBG) and Capital Improvement Program (CIP) dollars that have been allocated annually, the program serves owners of all incomes. Typically, between 30–45 projects are awarded funding annually, totaling roughly 250 projects over the past six years. Each year, \$600,000 in CIP funding and \$300,000 in CDBG funding has been allocated to DREAM with additional dollars from each fund covering administrative costs.

In June 2024, Council asked staff to consider expanding the program to include additional neighborhoods and explore additional funding for this expansion. The Heritage Fund was created with proceeds from the sale of the Heritage High Rise property in 2021. Approval of this Motion would allocate an additional \$425,000 annually from the Heritage Fund to extend DREAM to the Ridgeview East and Central East neighborhoods (see attached map). Staff estimates this would allow roughly 16 additional projects, with perhaps three to five being new homebuyers. Approval would also set-aside an additional \$25,000 (6%) in Heritage Funds for the additional administrative costs. Pending approval of the FY 2027 budget with regard to CIP and CDBG funds, staff would solicit applications from the newly expanded area in the summer of 2026.

Attachments:

1. Dream Expansion Areas

TERANS MEMORIAL PKWY



City of Davenport

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

Action / Date
9/24/2025

Subject:

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

Davenport Community School District; North High School Homecoming Parade; see attached parade route; 5:00 p.m. - 6:30 p.m. Thursday, September 25, 2025; Outdoor music/band, over 50 dBA. [Wards 7 & 8]

Glen Thede; Fire Muster and Lights & Sirens Parade; Village of East Davenport; 12:00 p.m. - 3:00 p.m. Sunday, October 5, 2025; Outdoor music, over 50 dBA. [Ward 5]

Davenport Community School District; West High School Homecoming Parade; see attached parade route; 5:30 p.m. - 7:00 p.m. Thursday, October 9, 2025; Outdoor music/band, over 50 dBA. [Wards 1 & 4]

Ranch Riders Brotherhood; 40th Anniversary; 325 Marquette Street; 12:00 p.m. - 10:00 p.m. Saturday, October 11, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

Recommendation:

Pass the Motion.

Background:

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

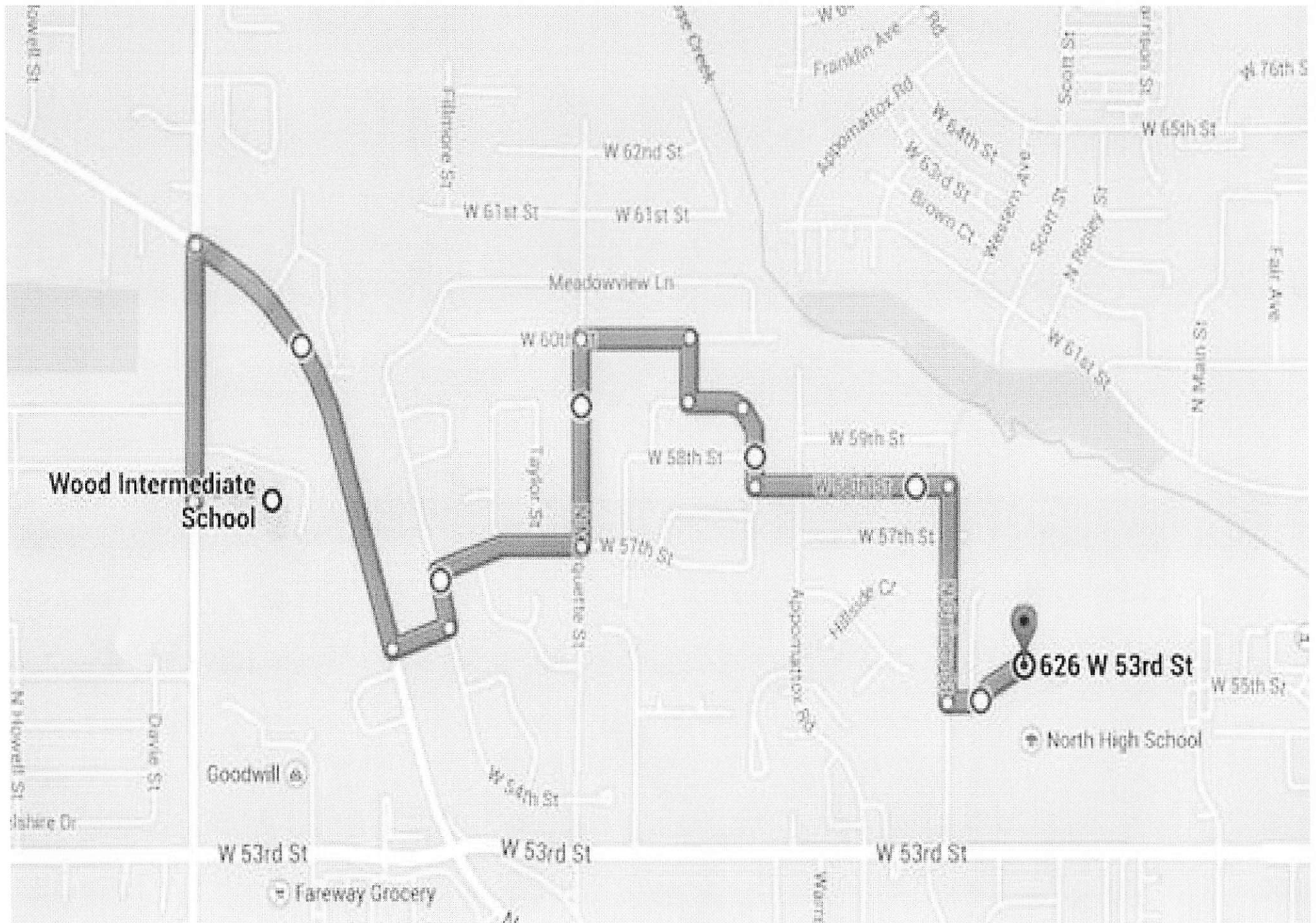
Central High School Homecoming Parade | Alderwoman Newton and Alderman Gripp have agreed to request suspension of the rules so the two items for the Central High School Homecoming Parade will be considered in time for the event. This will appear under Other Ordinances, Resolutions and Motions later on the agenda.

North High School Homecoming Parade | At the September 10 City Council meeting, the request for street closures was approved as scheduled. However, the accompanying noise variance request was inadvertently omitted from the agenda.

Attachments:

1. North Homecoming Parade Route Map
2. North Homecoming Parade Flyer to Residents
3. West Homecoming Parade Flyer to Residents

HOMECOMING PARADE ROUTE





NOTICE!

2025 NORTH HOCO PARADE!

**The North Hoco parade will be crossing
past your house with our band playing.**

Where: Detailed Route on the back

When: Sept. 25th 5pm-7pm

**To submit an objections to this temporary
closure, please contact Brian Krup, Deputy
City Clerk, at
Brian.Krup@davenportiowa.com**

Notice!





Detailed Parade Route



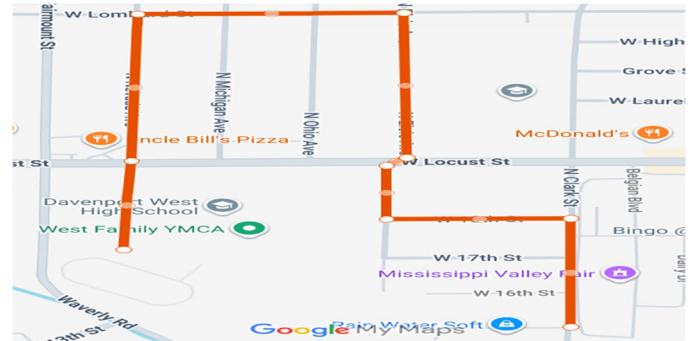
You're Invited!

To West High School's annual Homecoming Parade

Join us Thursday October 9th, at 5:30pm from the Fairgrounds to West.

Check out the parade route and pick out your spot!

Contact advisors Ann Hocker and Grant Mougin
(hockera@davenportportschools.org ,
mouging@davenportportschools.org) for more info.



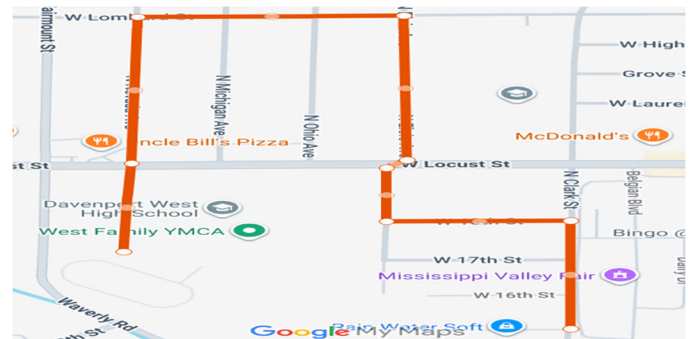
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City of Davenport

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

Action / Date
9/24/2025

Subject:
Motion approving beer and liquor license applications.

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

Ward 3

FRIENDS of the Davenport Library (FRIENDS of the Davenport Library) – 321 Main Street –
Temporary Event September 27 – License Type: Special Class C Beer/Wine (On-Premises)

The Wandering Crowd (The Wandering Crowd, LLC) – 101 West River Drive – Temporary
Outdoor Event October 4th – License Type: Class C Liquor (On-Premises)

Ward 6

Board & Brush Creative Studio – Quad Cities (Exline Signs and Things, LLC) – 5169 Utica Ridge
Road – New License – License Type: Special Class C Beer/Wine (On-Premises)

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

Ward 1

Holy Name Society (St Alphonsus Church of Davenport, Iowa) - 2618 Boies Avenue - Outdoor
Area - License Type: Special Class C Beer/Wine (On-Premises)

Ward 3

Raw Bar (RawBar) - 136 East 3rd Street Unit A - Outdoor Area - License Type: Class C Liquor
(On-Premises)

Ward 4

Rio Grande Mexican Restaurant Y Cantina, LLC (Rio Grande Mexican Restaurant Y Cantina, LLC)
- 1414 West Locust Street - License Type: Class C Liquor (On-Premises)

Ward 6

Pho Fusion, LLC (Pho Fusion, LLC) - 5266 Utica Ridge Road - Outdoor Area - License Type:
Class C Liquor (On-Premises)

Recommendation:

Pass the Motion.

Background:

These applications have been reviewed by the Police, Fire, and Zoning Departments.

Attachments:

None