

CITY COUNCIL MEETING

CITY OF DAVENPORT, IOWA

Wednesday, October 8, 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 24, 2025.

VI. City Administrator Update

VII. Report on Committee of the Whole

Approval of the Report on Committee of the Whole for October 1, 2025.

VIII. Appointments, Proclamations, Etc.

A. Appointments

1. Combined Construction Code Board of Appeals & Review
 - Shawn Agan (new appointment)
 - Mark Lewis (new appointment)
 - Ryan Connell (new appointment)

B. Proclamations

1. World Mental Health Day | October 10, 2025

IX. Presentations

1. 2025 Summer Reading Program Winners

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. Third 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]

XII. 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. Second 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]
2. Second 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]
3. First Consideration: Ordinance amending Schedule XI Resident Parking Only of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding Fillmore Street along both sides from West Lombard Street to 190 feet south. [Ward 4]
4. Resolution approving Case F25-11 being the request of Birchwood South LLC for a final plat of Birchwood South 4th Addition, a 2-lot subdivision on 3.93 acres located at 4551 East 52nd Street. [Ward 6]
5. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

Elaine Folker; Norwood Park Fall Picnic; 500 block of West Rusholme Street; 1:00 p.m. - 9:00 p.m. Saturday, October 11, 2025; **Closure:** West Rusholme Street from Western Avenue to Scott Street. [Ward 4]

Samantha Denkmann; Halloween Party; 3300 block of Adams Street; 5:00 p.m. - 9:00 p.m. Saturday, October 18, 2025; **Closure:** Adams Street from East 33rd Street to 3315 Adams Street. [Ward 7]

St. Paul the Apostle; Trunk or Treat 2025; 1007 East Rusholme Street; 4:00 p.m. - 8:00 p.m. Friday, October 24, 2025; **Closure:** East Rusholme Street from Arlington Avenue to Carey Avenue. [Ward 5]

Brian Doerrfeld; Village Zombie Run; Village of East Davenport; 6:30 a.m. - 11:30 a.m. (unless otherwise noted) Saturday, October 25, 2025; **Closures:** East 11th Street from Jersey Ridge Road to Mound Street; east-west alley between East 11th Street and East 12th Street and Mound Street and Jersey Ridge Road; Mound Street from East 11th Street to East 12th Street; Mound Street from the alley to East 12th Street until 12:30 p.m.; (beginning at 8:30 a.m.) Belle Avenue from East 29th Street to Elm Street; eastbound Elm Street from Belle Avenue to Jersey Ridge Road; southbound Jersey Ridge Road from Elm Street to East 11th Street. [Ward 5]

Scott County Family Y; Turkey Trot; 630 East 4th Street; 6:00 a.m. – 11:00 a.m. Thursday, November 27, 2025; **Closures:** (beginning at 6:00 a.m.) 4th Street from River Drive to Main Street; (beginning at 7:30 a.m.) Main Street from 4th Street to Lombard Street; Lombard Street from Harrison Street to Brady Street; westernmost lane on Brady Street from Lombard Street to Central Park Avenue; southernmost lane on Central Park Avenue from Brady Street to Harrison Street; easternmost lane on Harrison Street from Central Park Avenue to Lombard Street. [Wards 3 & 5]

6. Resolution awarding a contract for the Fire Station No. 4 Roof Replacement project to Koopman Roofing of Pella, Iowa in the amount of \$117,250, CIP #23092. [Ward 5]
7. Resolution awarding a contract for acquisition services for the PROTECT | Marquette and 2nd Flood Mitigation project to Ulteig Operations of Cedar Rapids, Iowa for an amount not to exceed \$111,500, CIP #68025. [Ward 3]
8. Resolution awarding a three-year contract, with two possible one-year renewals, for plumbing and pipefitting services at the Water Pollution Control Plant to Ragan Mechanical, Inc of Davenport, Iowa. [Ward 1]
9. Resolution approving a consulting services agreement with AECOM Technical Services, Inc for the Quad Cities Transportation Study in the amount of \$250,000. [All Wards]
10. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Eastern Avenue Bridge Over Duck Creek Replacement project, CIP #21014. [Wards 5 & 7]
11. Resolution approving the plans, specifications, form of contract, and estimate of cost for the East 13th Street Bridge Partial Demolition project, CIP #21007. [Ward 5]
12. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project, CIP #60042. [Ward 7]
13. Resolution approving a payment of \$130,023.14 to Carahsoft Technology Corp of Reston, Virginia for the annual renewal of Managed Detection and Response (MDR) and Identity Threat Protection (ITP) software for the period November 30, 2025, to November 29, 2026, using OMNIA Partners contract #R240303. [All Wards]
14. Motion approving noise variance requests on the listed dates and times for outdoor events.

Davenport Community School District; West High School Homecoming; 3505 West Locust Street; 7:30 p.m. for approximately ten (10) minutes Thursday, October 9, 2025; Fireworks, over 50 dBA. [Ward 1]

Rock Church; Rock Church Go! Fall Fest; 510 East 15th Street; 11:00 a.m. - 2:00 p.m. Saturday, October 25, 2025; Outdoor music/band, over 50 dBA. [Ward 5]

Davenport Parks and Recreation; Fejervary Holiday Lights; Fejervary Learning Center | 1800 West 12th Street; 5:00 p.m. - 10:00 p.m. every day beginning Saturday, November 29, 2025, through Sunday, January 4, 2026; Outdoor music, over 50 dBA. [Ward 4]

15. Motion approving beer and liquor license applications.

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

Ward 3

Craft Inn (Craft Inn, LLC) — 410 East 2nd Street — New License with Outdoor Area — License Type: Class C Liquor (On-Premises)

Ward 6

The Grape Life Wine Lounge and Cellar (Corks & Vine Wine Lounge and Cellar, LLC) — 3402 Elmore Avenue — New License/Owners — License Type: Special Class C Beer/Wine (On-Premises)

Ward 5

Azteca Bar & Grill, LLC (Azteca Bar & Grill, LLC) — 4811 Brady Street #3 — New License/Owners — License Type: Class C Liquor (On-Premises)

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

Ward 2

Wal-Mart Supercenter #5115 (Wal-Mart Stores, Inc) — 3101 West Kimberly Road — License Type: Class E Liquor (Carry-Out)

Ward 4

QC Mart (Bethany Enterprises, Inc) — 1556 West Locust Street — License Type: Class B Beer/Wine (Carry-Out)

Ward 5

Players (Players, LLC) — 2218 East 11th Street — License Type: Class C Liquor (On-Premises)

16. Motion approving the purchase of fifteen sets of turnout gear from Dinges Fire Company of Amboy, Illinois in the amount of \$62,925 using Sourcewell contract #010424-LIO. [All Wards]
17. Motion approving proposed enhancements to Veterans Memorial Park to be funded

and completed by the Friends of Veterans Memorial Park. [Ward 3]

18. Motion approving procedures, qualifications, criteria, and budget for the City Administrator recruitment process. [All Wards]

XIII. Other Ordinances, Resolutions and Motions

XIV. 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.

XV. Final Comments from Council Members and the Mayor

XVI. Adjourn

City of Davenport

Department: Administration

Contact Info: Brian Krup | 563-326-6163

Subject:

Approval of the City Council meeting minutes for September 24, 2025.

Action / Date
10/8/2025

Attachments:

1. 092425 City Council Meeting Minutes

City of Davenport, Iowa
City Council Meeting Minutes
Wednesday, September 24, 2025

The City Council of Davenport, Iowa met in regular session on Wednesday, September 24, 2025, at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa with Mayor Matson presiding and all Aldermen present (*In person*: R. Dunn, Kelly, Meginnis, Reinartz, Newton, Lynch, T. Dunn, Jobgen, and Burkholder; *Via telephone*: Gripp).

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderman Reinartz

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

APPROVED

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

VI. City Administrator Update

VII. Report on Committee of the Whole

APPROVED

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

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 #, 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 and 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.**

VIII. Appointments, Proclamations, Etc.

A. Proclamations

ISSUED 2025-412

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. On motion by Alderwoman Newton, seconded by Alderwoman Burkholder and all Aldermen present voting aye, the following Ordinance moved to third consideration.

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]

MOVED TO THIRD CONSIDERATION

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

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]

ADOPTED 2025-413

XI. Approval of All Items on the Consent Agenda

A motion was moved by Alderman Kelly to pull item #11 from the Consent Agenda and table for one cycle. The motion was seconded by Alderwoman Burkholder and upon the roll being called, all Aldermen present voted aye except Gripp, Jobgen, and Meginnis, and the item was tabled for one cycle and will appear on the October 1 Committee of the Whole agenda.

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

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]

ADOPTED 2025-414

ORDINANCE NO. **2025-414**

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.

Adopted 9/24/2025: Mike Matson, Mayor; Attest: Brian Krup, Deputy City Clerk

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]

MOVED TO SECOND CONSIDERATION

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]

MOVED TO SECOND CONSIDERATION

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] **ADOPTED 2025-415**

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]

ADOPTED 2025-416

6. Resolution approving an amendment to the North Urban Renewal Area Plan to include the 2025 Internal TIF. [Wards 2, 6, 7, & 8] **ADOPTED 2025-417**

7. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events. **ADOPTED 2025-418**

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] **ADOPTED 2025-419**

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] **ADOPTED 2025-420**

10. Resolution accepting the storm sewer and sanitary sewer associated with the Ryan/TVS Warehousing site development. [Ward 8] **ADOPTED 2025-421**

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

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] **ADOPTED 2025-422**

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] **ADOPTED 2025-423**

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] **ADOPTED 2025-424**

15. Motion approving expansion of the Davenport DREAM Project area to include additional neighborhoods (Ridgeview East and Central East). [Wards 5 & 8] **PASSED 2025-425**

16. Motion approving noise variance requests on the listed dates and times for outdoor events. **PASSED 2025-426**

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.

PASSED 2025-427

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

XIV. Final Comments from Council Members and the Mayor

XV. Adjourn **6:34 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 October 1, 2025.

Action / Date
10/8/2025

Attachments:

1. 100125 Committee of the Whole Report

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, DAVENPORT, IOWA, Wednesday, October 1, 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 Gripp. Upon the roll being called, all Aldermen were present except Lynch (R. Dunn, Kelly, Meginnis, Reinartz, Gripp, Newton*, T. Dunn, Jobgen, and Burkholder).

**Arrived at 5:32 p.m. after roll call.*

The following Public Hearings were held: **Public Works:** 1. on the plans, specifications, form of contract, and estimate of cost for the Eastern Avenue Bridge Over Duck Creek Replacement project, CIP #21014; and 2. on the plans, specifications, form of contract, and estimate of cost for the East 13th Street Bridge Partial Demolition project, CIP #21007.

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 the two items listed. On motion by Alderman Reinartz, seconded by Alderwoman Meginnis item #1, Third 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, moved to the Discussion Agenda and the other item moved to the Consent Agenda. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderman T. Dunn, seconded by Alderwoman Meginnis all items moved to the Consent Agenda. **Public Works:** Alderman R. Dunn reviewed all items listed. On motion by Alderman Kelly, seconded by Alderwoman Meginnis all items moved to the Consent Agenda. **Finance:** Alderwoman Newton reviewed the one item listed. On motion by Alderwoman Burkholder, seconded by Alderman R. Dunn all items moved to the Consent Agenda.

Council adjourned at **6:33 p.m.**

City of Davenport

Department: Office of the Mayor
Contact Info: Brian Krup | 563-326-6163

Action / Date
10/8/2025

Subject:

Combined Construction Code Board of Appeals & Review

-Shawn Agan (new appointment)

-Mark Lewis (new appointment)

-Ryan Connell (new appointment)

Background:

Shawn Agan is a new appointment to the Combined Construction Code Board of Appeals & Review as the Class A commercial building contractor, filling a vacancy created by Darrin Guffy who chose not to serve again. Term dates for this appointment will be October 9, 2025, through October 31, 2026.

Mark Lewis is a new appointment to the Combined Construction Code Board of Appeals & Review as the mechanical (HARV) contractor, filling a vacancy created by Horace Peebles who chose not to serve again. Term dates for this appointment will be October 9, 2025, through October 31, 2027.

Ryan Connell is a new appointment to the Combined Construction Code Board of Appeals & Review as the plumbing contractor, filling the position held by Steve Duncan who has chosen not to serve again at the end of his current term. Term dates for this appointment are November 1, 2025, through October 31, 2028.

Attachments:

None

City of Davenport

Department: Office of the Mayor
Contact Info: Brian Krup | 563-326-6163

Action / Date
10/8/2025

Subject:
World Mental Health Day | October 10, 2025

City of Davenport

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

Action / Date
10/8/2025

Subject:

Third 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 perspective 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

--	--	--

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

Christopher D. Waugh **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

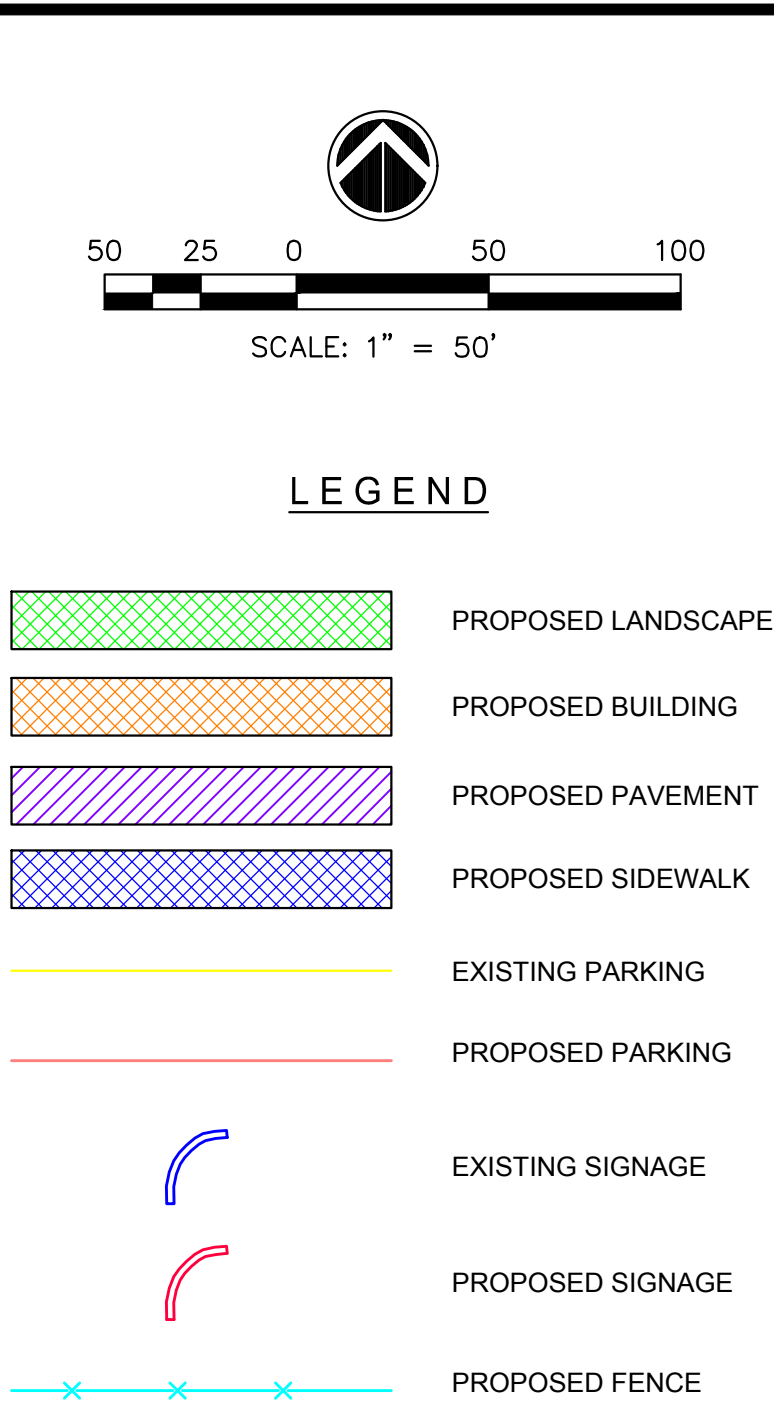
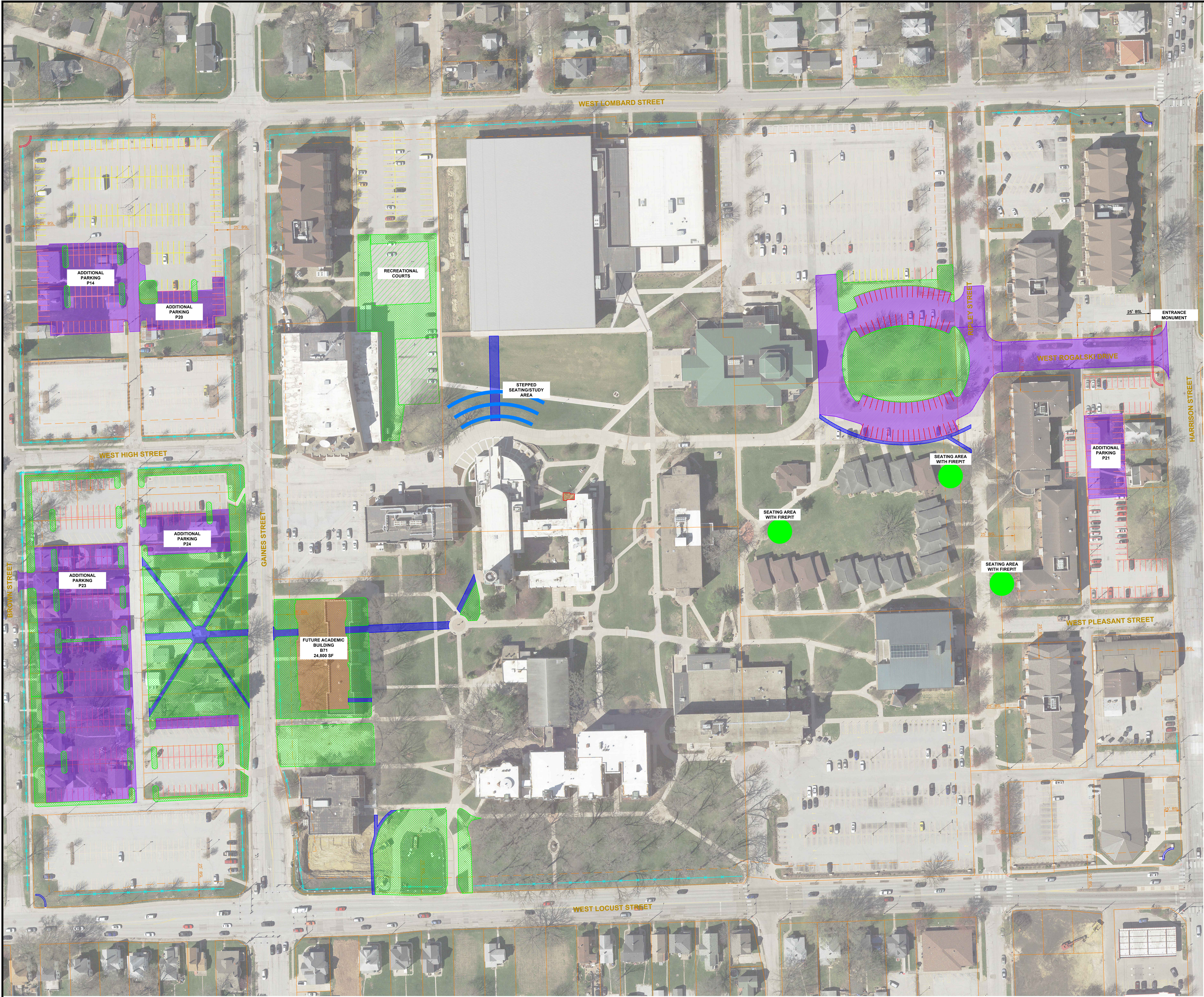
Location: SAM Rogalski Ctr

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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Sunday, July 13, 2025 5:46:07 PM
G:\2024\24004440.00\DESIGN\DWG\C3D\PROJECT-1 LAND USE PLANNING



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.

REVISIONS		DATE
No.	DESCRIPTION	



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

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:

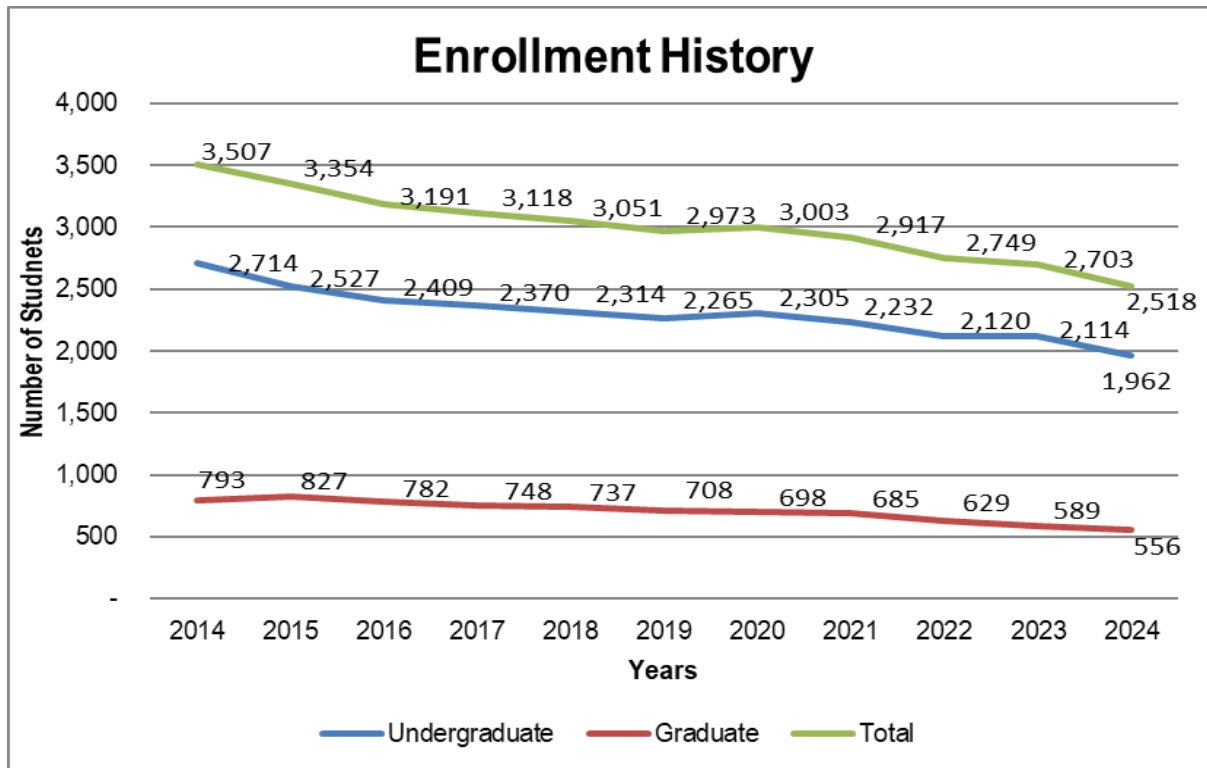
- Ambrose Hall – Administrative offices, classrooms and faculty offices.
- Higgins Hall – Classrooms and faculty offices.
- McMullen Hall – Classrooms and faculty offices.
- Davis Hall – Single room residence hall (119 beds) with some offices in the basement.
- Lewis Hall – Science classrooms, labs and 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 (Rohlman, 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.

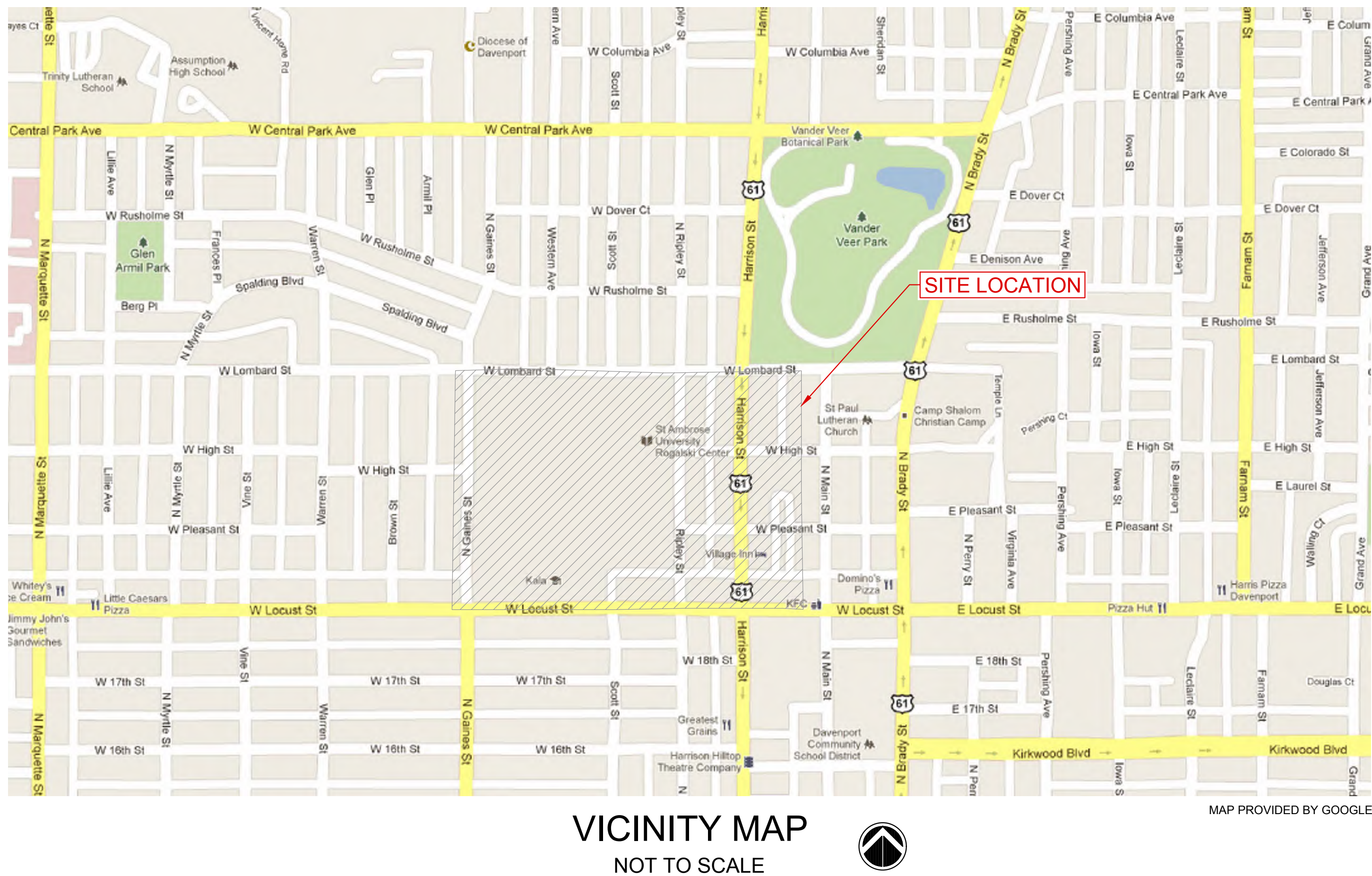
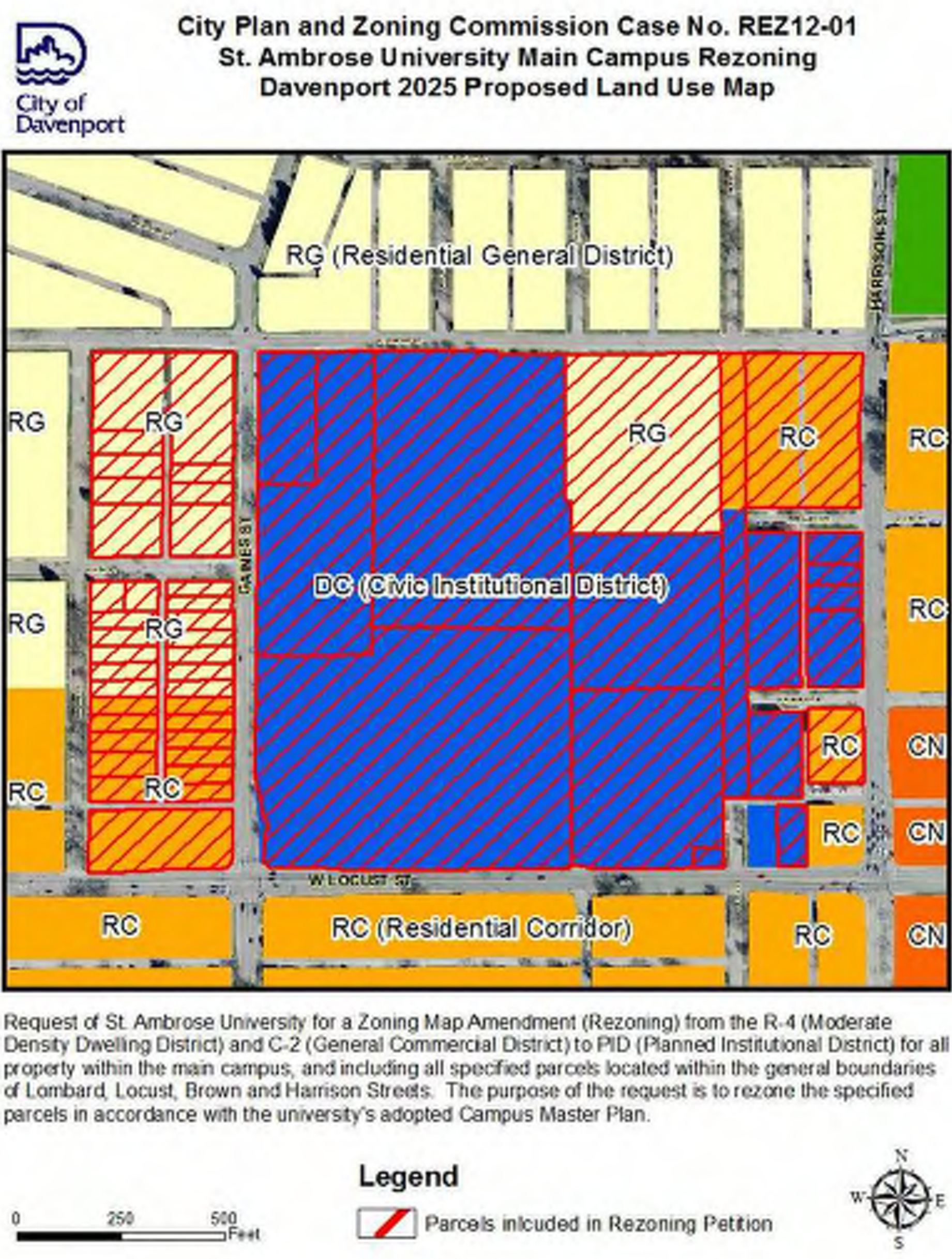
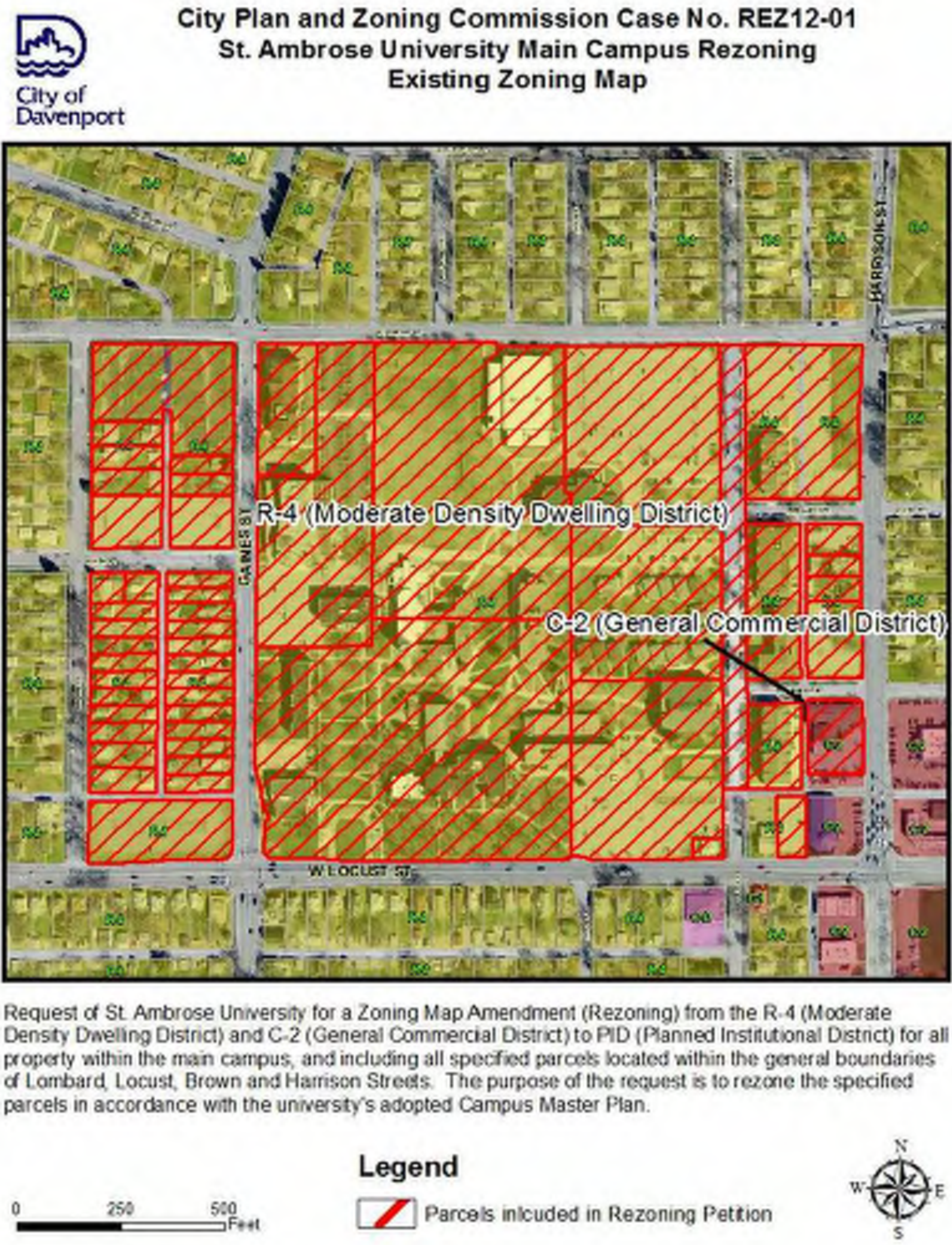
The University will develop a relationship with the neighborhood groups around campus and will use these groups to identify neighbor concerns. The addition of more parking will improve the lighting, noise and parking issues in the neighborhood. The University currently has adequate access to major thoroughfares 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



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

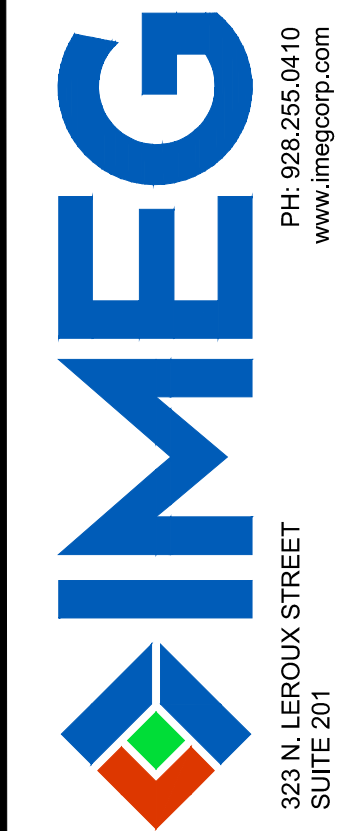
SOILS DATA

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

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

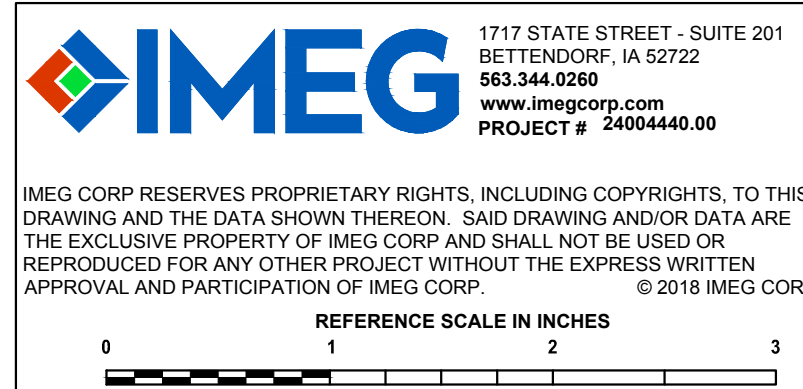
THE LOCATIONS OF THOSE BURIED AND ABOVE GROUND UTILITIES SHOWN ARE APPROXIMATE, ARE SHOWN FOR CONTRACTOR INFORMATIONAL USE ONLY, AND ARE NOT TO BE REFERENCED FOR CONSTRUCTION PURPOSES. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS 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.



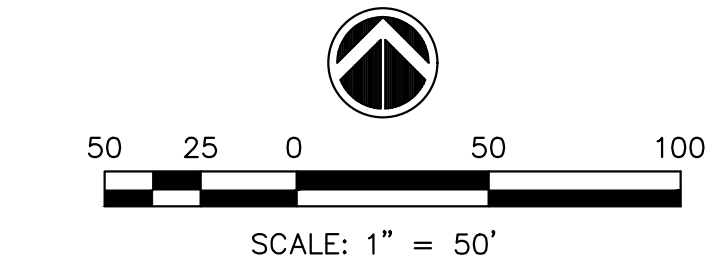
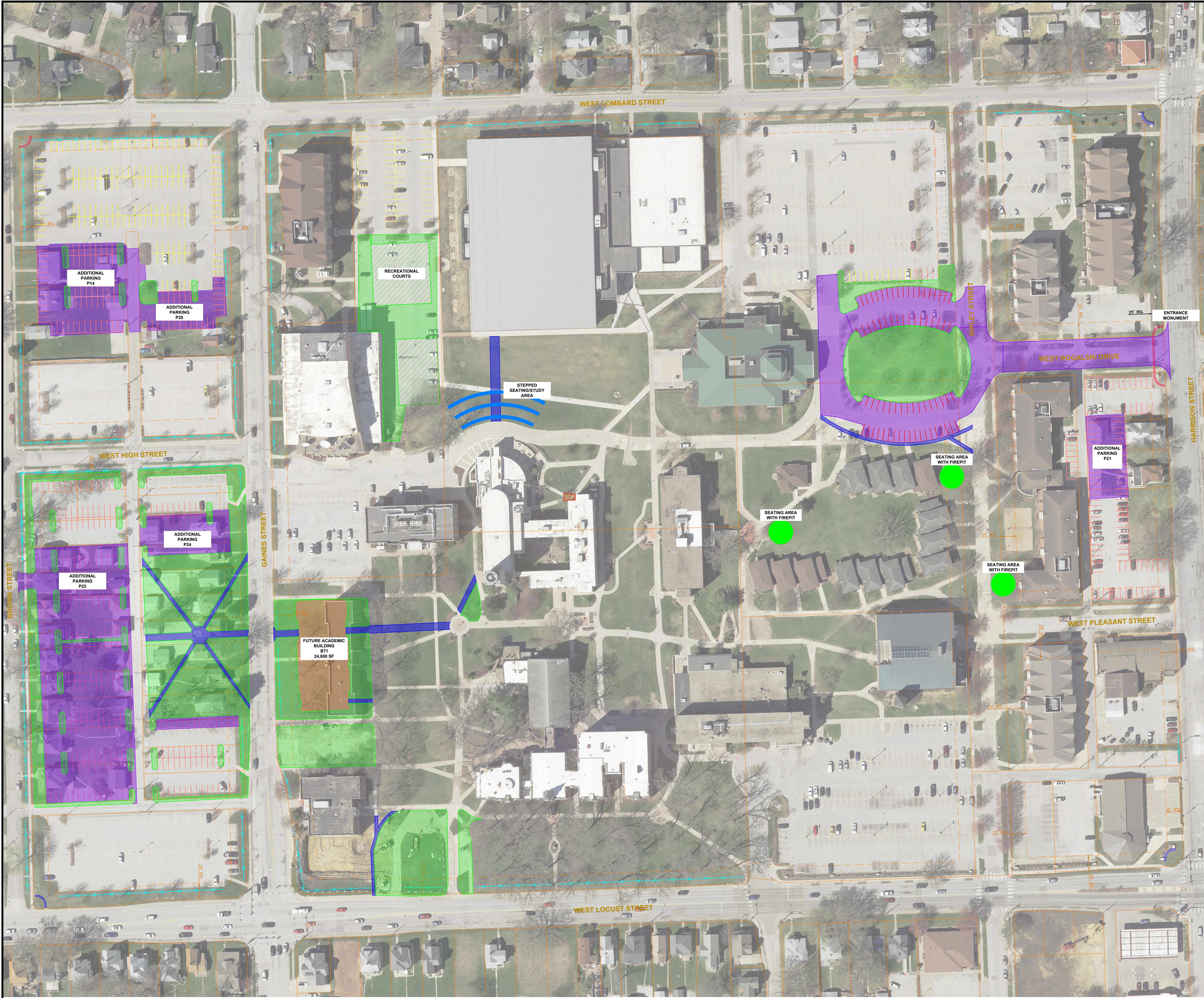
ST. AMBROSE UNIVERSITY IC
DAVENPORT, IOWA
COVER SHEET

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

Sheet 1 of 8



Sunday, July 13, 2025 5:46:07 PM
G:\2024\24004440.00\DESIGN\DWG\C3D\PROJECT-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.

REVISIONS		DATE
No.	DESCRIPTION	



ST. AMBROSE UNIVERSITY IC
DAVENPORT, IOWA
LAND USE PLAN

IMEG Project No: 24004440.00
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Field Book No:####
Drawn By: KCK
Checked By: AEK
Date: 7/24/2025
C-1
Sheet 2 of 8

Assessment Required

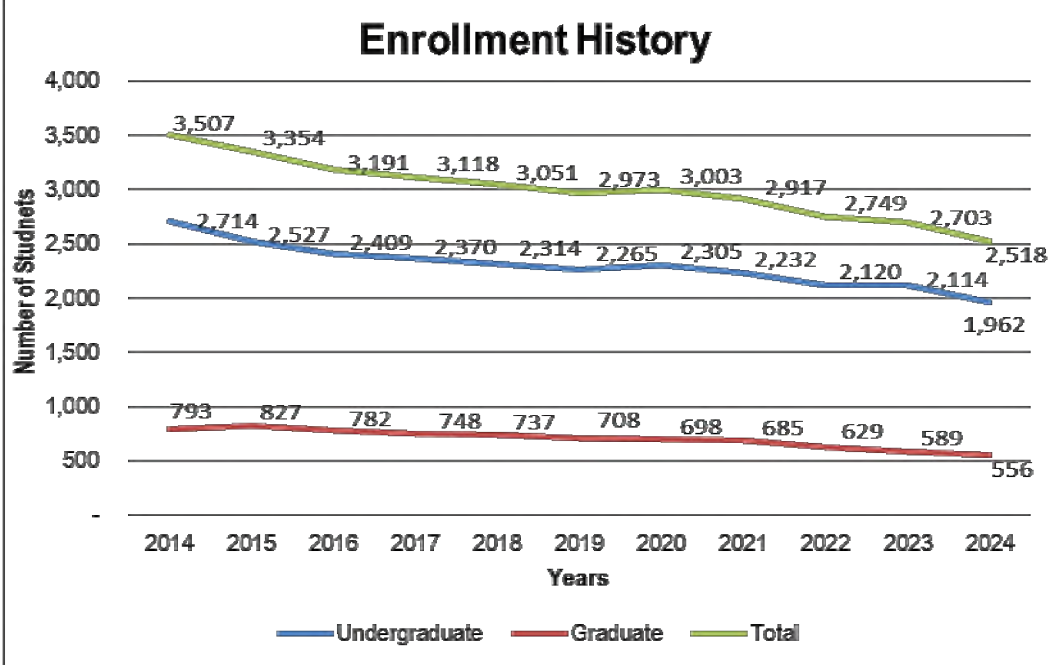
To ensure St. Ambrose University (The University) is providing the best facilities to meet the current and future needs of its student population, the University commissioned an Updated Campus Master Plan in 2023. After reviewing the recommendations from the study with its Board of Trustees, faculty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

- Library – Houses the University's library and informational technology departments.
- Cogswore 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).
- Fowler Center – Houses faculty offices.
- Admissions and Welcome Center – Houses the Admissions and Admissions Operations staff.
- Kessler 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:



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 studios.
- McCarthy Hall – Basement and first 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.
- Bohman Hall – Residence Hall (202 beds).
- Wellness and Recreation Center and Lee Lohmann Arena – Competition arena, fitness, weight rooms, fitness areas, locker rooms, classroom and staff offices.
- Rogalski Center – Student Center, ballrooms, food court and staff offices.
- North Hall – Residence Hall (159 beds).
- Bechtel Hall – Residence Hall (140 beds).
- Tiedemann Hall – Residence Hall (123 beds).
- Hagen Hall – Residence Hall (140 beds).
- Franklin Hall – Residence Hall (202 beds).
- Physical Plant Building – Houses the Maintenance and Housekeeping staff.

Gaines and Brown Streets can be found at Appendix II. The shaded areas are owned by the University. There are five properties between Gaines and Brown Streets owned by the University.

Drawing of the Development:

See attached map of the proposed development plan in Appendix II, 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		
1	Elimination of St. Michael's Circle	(12)
2	Lower Galvin Parking Lot (new recreation courts)	(75)
3	Elimination of McMullen Hall Lots	(77)
4	New Parking Lots between Gaines and Brown Street	218
5	Tiedemann & Hagen Hall Parking Lot	26
6	New Campus Entry at Rogalski	18
		1,758

This would generate 190 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 when 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 Ratio

With the implementation of zone parking, many of the lot assignments the University used in the past have gone away. The lot west of Gaines Street was used by a combination of commuter students, residential students and faculty and staff. The 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 the 2024, there are 564 Zone One spots available, and 691 permits were sold for a ratio of 1.0 to 1.0. In Zone Two, there are 680 spots available, and 602 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 Margaret 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.

Location of Existing and Proposed Building Locations

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

Building	Height (feet)	Stories	Use	Build/Retained	
Ambrose Hall	25.00	4	24,390	Classroom, office	1982/2394
Higgins Hall	23.40	3	12,822	Office, classrooms	1935/2987
McMullen Hall	42.10	10	24,136	Classroom/office	1962/2987
Davis Hall	42.00	4	7,504	Residence Hall	1922/2941
Lewis Hall	20.00	5	8,601	Classroom/office	1982/2981
Galvin Fine Arts Center	75.00	30	29,520	Auditorium, classrooms	2009/2981
Christ the King Chapel/Hayes Hall	34.00	5	15,300	Chapel, offices, classrooms	1982/2981
Bohman Hall	40.00	4	11,200	Classroom/office	1982/2981
PE Center and Lee Lohmann Arena	60.00	3	11,200	Competition arena, fitness, weight rooms	2009/2981
Wellness and Recreation Center	60.00	3	11,200	Competition arena, fitness, weight rooms	2009/2981
Bechtel Hall	34.00	4	7,504	Residence Hall	2004/2981
Hagen Hall	34.00	4	7,504	Residence Hall	2004/2981
Franklin Hall	46.00	4	12,444	Residence Hall	2004/2981
Physical Plant	4.00	2	3,129	Physical Plant Shop	2002/2987
Library	36.00	3	15,329	Library	1996/2987
University Townhouses	60.00	2	17,613	Residence Hall	2009/2987
North Hall	34.00	4	11,200	Residence Hall	2004/2981
Admissions and Welcome Center	2.00	1	7,400	Office	2004/2981
Total	1,110.38	390.32			

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.

The University's planned growth into campus, 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 can add to the traffic counts based 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 mostly here in evening classes after 6:00 pm. Over 300, 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 required to use 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.

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 II, sheet 4 of 8.

Parking:

In the fall of 2024, the University has 1,698 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 C250 Building on Research Street.

Campus Facilities Master Plan

The University hired HOD 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 Cogswore 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 path enhancements – The University has pedestrian trails 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 C-2 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

Existing Land Use and Zoning

The main campus of the University at 518 West Central Park 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-CG 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.

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:

Building	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	41,000	7,504
Lewis Hall	35,000	8,601
Galvin Fine Arts Center	75,300	29,615
McCarthy Hall	58,000	13,600
Christ the King Chapel/Hayes Hall	37,000	15,300
Bohman Hall	49,700	11,300
PE Center and Lee Lohmann Arena	45,300	33,884
Wellness and Recreation Center	86,251	60,023
Rogalski Center	64,400	22,083
Bechtel Hall	34,400	9,004
Tiedemann/Hagen Hall	37,000	22,577
Franklin Hall	46,700	12,444
Physical Plant	8,900	9,174
Library	58,000	15,329
Cogswore Hall	77,600	20,470
University Townhouses	60,600	17,613
North Hall	54,200	11,200
Admissions and Welcome Center	7,400	7,400
Total	1,110.38	390.32

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 II, sheet 5 of 8.

Site Constraints

See Appendix II, 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 Bohman 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.

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, there are typically residential properties, and the commercial areas noted above.

Topographical Map

The general topographical map for the main campus can be seen in Appendix II, 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.

Compatibility with Surrounding Area

The building of the University represent a variety of architectural styles. Early campus architecture was based on European influences such as French (Ambrose Hall), Italian (Harrison Hall) and English (Tutor Gothic) (Davis Hall, Lewis Hall, and McMullen Hall) with stone bases and corner accents, pointed arch features and period ornamentation. Later buildings were designed with a mix of European and American contemporary styles (present on many college and university campuses (Robison, Cogswore 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 at 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 its 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 other structure that will be built on the edge of campus will be a new performing arts building located on Lombard Street in the current Rogalski Center parking lot. As this building will include an auditorium, it will have a higher profile. However, its foot line will not exceed the other buildings in that section of campus. The addition will also have trees to screen a portion of the building, and the building will also have windows and stone accents along Lombard Street so that neighbors will not be looking at one large wall.

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 rail system.

In 2009 the University signed an agreement with CIBUS to allow at faculty, students and staff to ride the bus free of charge. The University pays the City of Daventon 45 cents per ride. This program was initially designed to allow access to the Center for Health Science Education at Margaret and Lombard Streets. However, as we are currently seeing significant use on our CIBUS routes, our contract with CIBUS will continue to be renegotiated to allow students to increase ridership. Other initiatives being studied include car rental programs for students and carpooling incentives.

Area	Structure	Structure Footprint (SF)	Stories	Gross Floor Area (SF)	Description	Name	Building Height (FT)	Parcel Size(1) (ac)	Coverage Type - Initial		Coverage Type - Proposed		
									Impervious(2) (ac)	Pervious	Impervious(2) (ac)	Pervious	
1	P1	60428	--	60428	Parking Lot	Gaines and Lombard Parking	--	1.80	1.39	0.00	1.39	0.37	
	P14	21048	--	21048	Parking Lot	Gaines and Lombard Parking - Addition	--	--	0.00	0.41	0.00	0.24	
	B1	1284	1.5	2172	Residential	--	--	--	0.03	--	0.00	--	
2	P14	21048	--	21048	Parking Lot	Gaines and High Parking - Addition	--	0.23	0.00	0.17	0.00	0.01	
	B2	440	1	440	Garage	--	--	--	0.03	--	0.00	--	
	B3	1062	1	1704	Residential	--	--	--	0.03	--	0.00	--	
3	B4	576	1	576	Garage	--	--	0.25	0.03	0.19	0.00	0.19	
	P14	21048	--	21048	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	--	0.05	--	
	P2	19100	--	19100	Parking Lot	Brown and High Parking	--	0.50	0.44	0.06	0.44	0.06	
4	B5	1096	1	1792	Residential	--	--	--	0.03	--	0.00	--	
	B6	480	1	480	Garage	Brown and High Parking	--	0.14	0.01	0.10	0.00	0.03	
	P15	19800	--	19800	Parking Lot	Brown and High Parking - Addition	--	--	0.00	--	0.11	--	
5	B7	1008	1	1620	Residential	--	--	--	0.02	0.12	0.00	--	
	B8	400	1	400	Garage	--	--	0.15	0.01	0.00	0.00	0.02	
	P15	15800	1	15800	Parking Lot	Brown and High Parking - Addition	--	--	0.00	0.00	0.13	--	
6	B9	1352	2	2164	Residential	--	--	--	0.03	0.12	0.00	--	
	B10	216	1	216	Garage	--	--	0.15	0.00	0.00	0.00	0.10	
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.05	--	
7	B11	840	1.5	1344	Residential	--	--	--	0.02	--	0.00	--	
	B12	400	1	400	Garage	--	--	0.15	0.01	0.12	0.00	0.03	
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.12	--	
8	B13	1282	2	2321	Residential	--	--	--	0.03	--	0.00	--	
	B14	400	1	400	Garage	--	--	0.15	0.01	0.11	0.00	0.04	
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.11	--	
9	B15	922	1.5	1567	Residential	--	--	--	0.02	--	0.00	--	
	B16	324	1	324	Garage	--	--	0.15	0.01	0.12	0.00	0.03	
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.12	--	
10	B17	1090	2	2370	Residential	--	--	--	0.03	0.17	0.00	--	
	B18	432	1	432	Garage	--	--	0.22	0.01	0.18	0.00	0.02	
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.20	--	
11	B19	1448	2	3024	Residential	--	--	--	0.03	--	0.00	--	
	B20	720	1	720	Garage	--	--	0.22	0.02	0.17	0.00	0.02	
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.20	--	
12	P3	32200	--	32200	Parking Lot	Gaines and Locust Parking	--	1.16	0.74	0.42	0.74	0.42	
	B81	24800	2	24800	School/Aud	--	40	--	0.00	0.00	0.00	--	
	B23	8070	--	8070	Parking Lot	--	--	--	0.00	--	0.14	--	
13	B21	900	1	1698	Residential	--	--	0.15	0.02	0.12	0.00	0.01	
	B22	400	1	400	Garage	--	--	--	0.01	--	0.00	--	
	P4	16700	--	16700	Parking Lot	Gaines and High Parking	--	0.44	0.38	0.06	0.38	0.06	
14	B23	852	1.5	1560	Residential	--	--	--	0.02	0.11	0.00	0.00	
	B24	280	1	280	Garage	--	--	0.14	0.01	--	0.00	--	
	P15	15800	--	15800	Parking Lot	Brown and High Parking - Addition	--	--	0.00	0.00	0.09	0.08	
15	B25	1183	1	1682	Residential	--	--	--	0.03	--	0.00	--	
	P16	17200	--	17200	Parking Lot	Gaines and High Parking - Addition	--	0.13	0.00	0.10	0.00	0.03	
	B26	814	1	1406	Residential	--	--	--	0.02	--	0.00	--	
16	B27	400	1	400	Garage	--	--	0.13	0.01	0.10	0.00	0.03	
	P16	17200	--	17200	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	--	0.09	--	
	P24	9190	--	9190	Parking Lot	Gaines and Lombard Parking - Addition	--	--	0.00	--	0.01	--	
17	B28	1125	1.5	2159	Residential	--	--	0.15	0.03	0.12	0.00	0.10	
	P24	9190	--	9190	Parking Lot	Gaines and Lombard Parking - Addition	--	--	0.00	--	0.05	--	
	B29	829	1.5	2016	Residential	--	--	--	0.02	0.12	0.02	0.13	
18	B30	400	1	400	Garage	--	--	0.15	0.01	--	0.00	--	
	B31	1087	1.5	2265	Residential	--	--	0.15	0.01	0.12	0.02	0.13	
	B32	528	1	528	Garage	--	--	--	0.01	--	0.00	--	
19	B33	1378	2	2884	Residential	--	--	0.15	0.03	0.11	0.05	0.10	
	B34	440	1	440	Garage	--	--	--	0.01	--	0.00	--	
	B35	601	2	2309	Residential	--	--	0.15	0.01	0.12	0.02	0.13	
20	B36	432	1	432	Garage	--	--	--	0.01	0.12	0.02	0.13	
	B37	1644	1	2782	Residential	--	--	--	0.04	0.11	0.00	0.00	
	B38	440	1	440	Garage	--	--	0.16	0.01	0.00	0.00	0.05	
21	P17	21650	1	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	0.00	0.00	0.05	
	B39	11620	4	88000	School/Dormitory	McCarthy Hall	40	1.02	0.27	0.75	0.27	0.76	
	B40	29815	3	75500	School/Aud	Galvin Fine Arts Center	60	0.68	0.00	--	0.71	--	
22	B41	8001	3.5	35000	School	Lewis Hall	42	0.20	0.20	--	0.20	--	
	B46	14520	3	44500	School	Galvin Fine Arts Center	36	3.68	0.61	1.55	0.39	1.59	
	P5	37140	--	37140	Parking Lot	Galvin Fine Arts Center Parking	--	--	0.85	--	0.48	--	
23	B48	17600	--	17600	Parking Lot	Lewis Hall Parking	--	--	0.40	--	0.40	--	
	B45	24390	4	67900	School	Ambrose Hall	48	1.20	1.20	--	1.20	--	
	B46	10822	2	23400	School/Aud	LeClair Hall	40	0.40	0.40	--	0.42	--	
24	B47	8146	2	26500	Office	McMullen Hall	24	0.58	0.43	--	0.43	--	
	B47A	6030	3	14657	School	McMullen Hall Addition	36	0.00	--	--	0.14	--	
	B48	7554	4	41800	Dormitory	Devia Hall	40	0.36	--	--	0.36	--	
25	B49	19150	1	69920	Church	Christ the King Chapel/Hayes Hall	40	0.63	0.32	5.25	0.00	5.27	
	B50	11100	4	49700	Dormitory	Rohmann Hall	40	0.36	0.36	--	0.36	--	
	B13	8940	--	8940	Parking Lot	McMullen Hall Parking	--	--	0.28	--	0.00	--	
26	P81	20470	5	77600	Dormitory	Cogswore Hall	50	0.46	0.46	--	0.46	--	
	B71	13400	3	34900	School	Palmer Academic Building	41	0.36	0.36	--	0.35	--	
	B49	19150	1	69920	Church	Christ the King Chapel/Hayes Hall	36	0.86	0.86	--	0.86	--	
27	B50	11100	4	49700	Dormitory	Rohmann Hall	40	0.34	0.34	--	0.34	--	
	B51	31884	2	63500	Gym	Lee Lohmann Arena	40	0.89	1.85	--	1.85	--	
	B52	22033	2	61400	Student Services	Rogalski Center	36	0.31	0.31	--	0.31	--	
28	B53	685	1	485	Utility	--	--	7.12	0.02	4.69	0.02	1.95	
	B54	540	1	540	Utility	--	--	--	0.01	--	0.01	--	
	B57	86013	2	86251	Gymnasium	Lee Lohmann PE Center - Addition	40	0.00	0.00	--	1.58	--	
29	B52	22033	2	61400	Student Services	Rogalski Center	36	0.73	0.73	--	0.73	--	
	P6	128800	--	128800	Parking Lot	Lee Lohmann Arena Parking	--	3.77	2.48	0.58	2.59	0.45	
	B55	1420	1	1420	Office	--	--	--	0.03	--	0.03	--	
30	B56	5427	2	15150	University Townhouse	--	24	--	0.12	--	0.12	--	
	B57	4128	2	15150	University Townhouse	--	24	3.05	0.09	1.75	0.09	1.81	
	B58	4128	2	15150	University Townhouse	--	24	--	0.09	--	0.09	--	
31	P7	22500	--	22500	Parking Lot	Rogalski Hall Parking	--	--	0.86	--	0.82	--	
	B60	15129	3	68800	Library	Library	36	0.46	0.46	--	0.46	--	
	B61	20470	5	77600	Dormitory	Cogswore Hall	40	3.64	0.30	0.90	0.34	0.90	
32	P8	66162	--	66162	Parking Lot	Cogswore Hall Parking	--	--	1.94	--	1.94	--	
	B62	12444	4	46700	Dormitory	Franklin Hall	40	0.61	0.44	0.17	0.44	0.17	
	B63	9174	1	8900	Equipment Storage	Physical Plant Building	16	0.66	0.28	0.08	0.28	0.06	
33	P9	8440	--	8440	Parking Lot	Physical Plant Building Parking	--	--	0.32	--	0.32	--	
	B64	22977	4	67600	Dormitory	Hager/Teidmann Hall	40	1.11	0.69	0.42	0.69	0.42	
	B65	9004	4	34400	Dormitory	Bechtel Hall	40	0.21	0.21	--	0.21	--	
34	P10	13955	4	54200	Dormitory	North Hall	40	0.32	0.50	0.32	0.50	0.32	
	P10	49900	--	49900	Parking Lot	Bechtel Parking	--	2.38	1.12	--	1.12	--	
	P25	6816	--	6816	Parking Lot	--	--	--	0.23	--	0.23	--	
35	P11	15000	--	15000	Parking Lot	Hagen Hall Parking	--	0.57	0.34	0.23	0.34	0.21	
	P21	6525	--	6525	Parking Lot	Additional Parking - Harrison	--	--	0.00	--	0.02	--	
	P12	7420	--	7420	Parking Lot	Teidmann Hall Parking	--	0.23	0.00	0.06	0.01	0.05	
36	P21	6525	--	6525	Parking Lot	Additional Parking - Harrison	--	--	0.04	--	0.00	--	
	B73	1807	1	1807	Campus Expansion Property	Campus Expansion Property	--	--	0.04	--	0.00	--	
	B74	607	1	607	Campus Expansion Property	Campus Expansion Property	--	0.23	0.01	0.18	0.00	0.04	
37	P14	21048	--	21048	Parking Lot	Gaines and High Parking - Addition	--	--	0.00	--	0.15	--	
	n/a	1227	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.15	0.03	0.12	0.00	0.00	
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.02	--	0.12	0.00	
38	B81	1005	2	2010	Residential	--	--	--	0.02	--	0.00	--	
	B72	676	1	676	Garage	--	--	0.15	0.01	--	0.00	0.03	
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	--	0.12	--	
39	n/a	2657	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.18	0.07	0.11	0.00	0.02	
	P23	21650	--	21650	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	--	0.15	--	
	n/a	2710	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.16	0.00	0.10	0.15	0.01	
40	P17	10300	--	10300	Parking Lot	Gaines and High Parking - Addition	--	--	0.05	0.11	0.00	0.02	
	n/a	1880	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.16	0.00	0.12	0.02	0.14	
	P17	10300	--	10300	Parking Lot	Gaines and High Parking - Addition	--	--	0.03	0.14	0.00	0.02	
41	n/a	1450	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.17	0.04	0.13	0.00	0.16	
	n/a	1485	--	n/a	Campus Expansion Property	Campus Expansion Property	--	--	0.03	--	0.11	--	
	P18	1190	--	1190	Parking Lot	Gaines and Locust Parking - Addition	--	--	0.00	--	0.16	--	
42	n/a	1700	--	n/a	Campus Expansion Property	Campus Expansion Property	--	0.17	0.04	0.13	0.00	0.16	
	P20	3100	--	3100	Parking Lot	Additional Parking - Locust	--	--	0.47	0.38	0.09	0.38	0.09
	P19	10200	--										



BROWN STREET & LOCUST STREET



HARRISON STREET & LOMBARD STREET

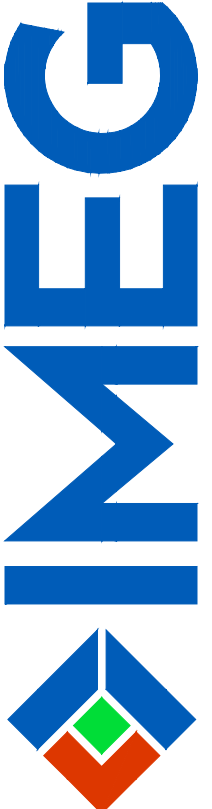


HARRISON STREET & LOCUST STREET

EXISTING CAMPUS
MONUMENT SIGNS



CAMPUS EDGE EXAMPLES

REVISIONS		DATE
No.	DESCRIPTION	
 3231 N. LEROUX STREET FLAUGSTAD, AZ 86001 PH: 520.250.0410 www.imeg.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

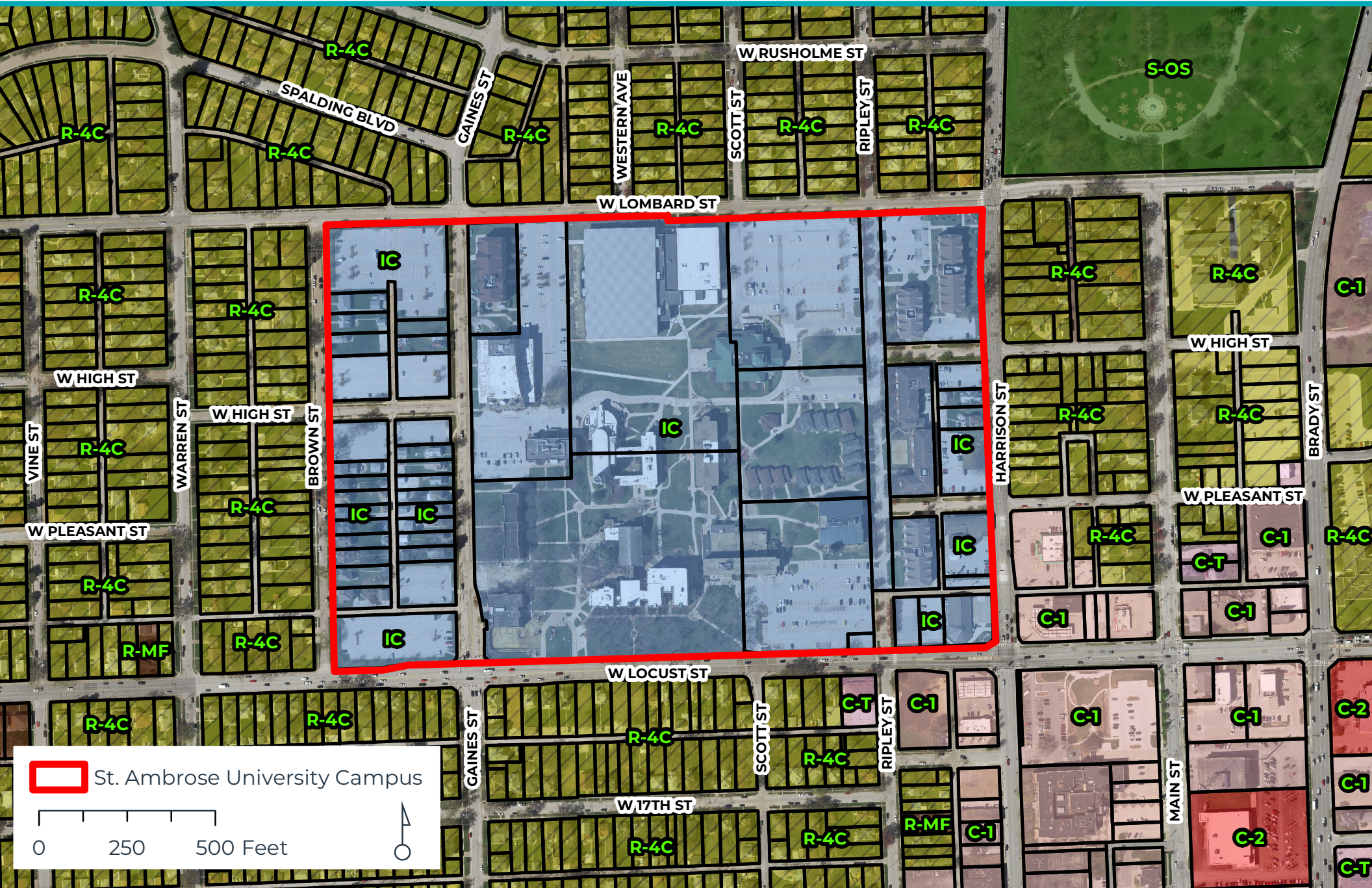
Storm water runoff from proposed parking lots P23 and P24 shall be directed towards inlets throughout the lots and stored in a new underground detention system located within footprint of the new parking lots. The system will store the 100-year proposed storm event and release at the 5-year existing 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.



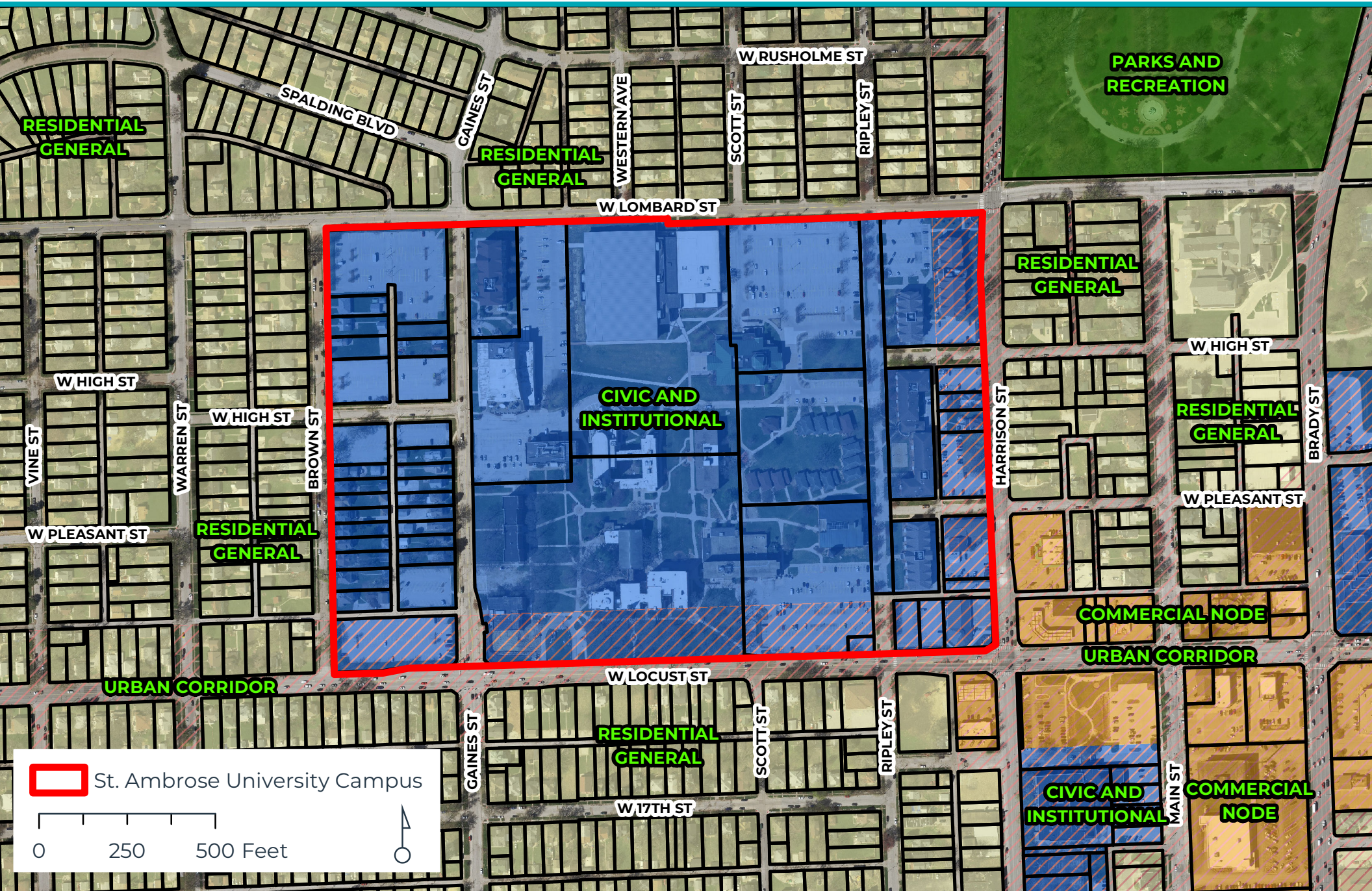
Request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]





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]



St. Ambrose University Campus

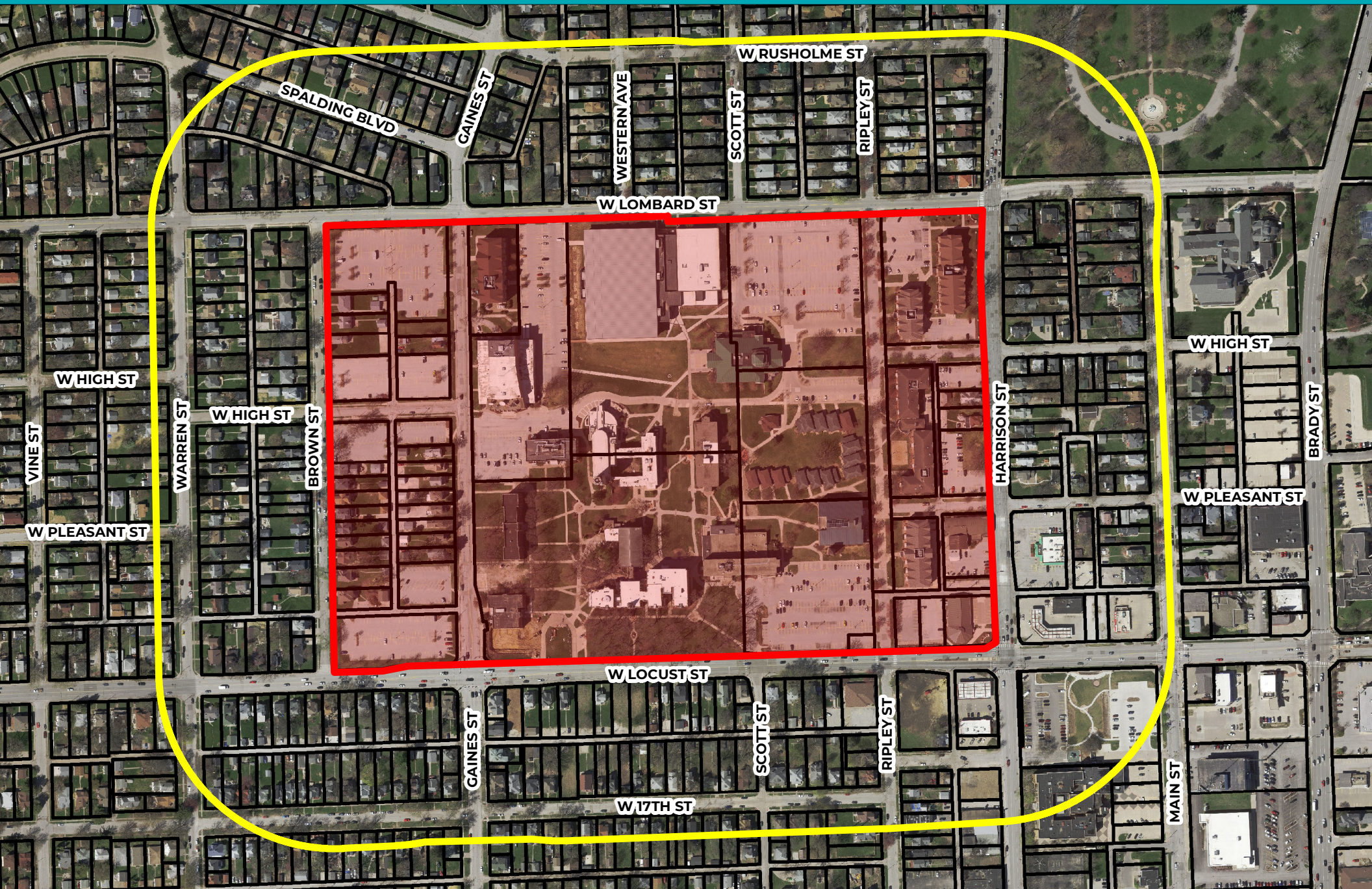
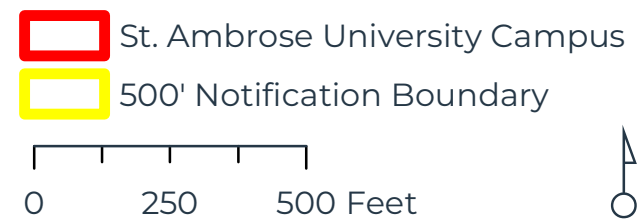
0 250 500 Feet





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?

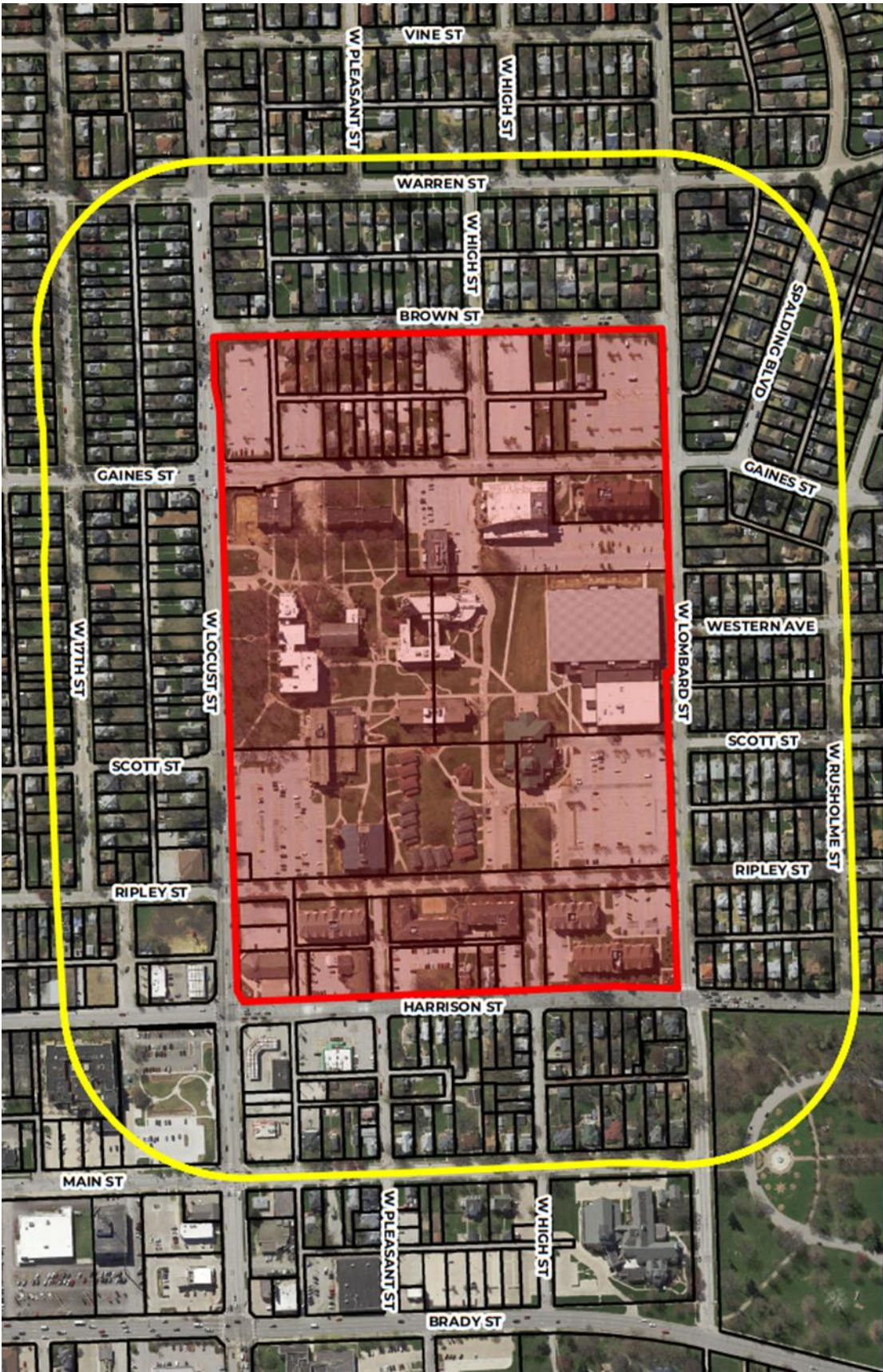
You may submit written comments on the above item or attend the public hearing to express your views, or both. Written comments may be sent via email to mayor.info@davenportiowa.com or mailed to the Development and Neighborhood Services Department, at the below address, no later than 12:00 noon on the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

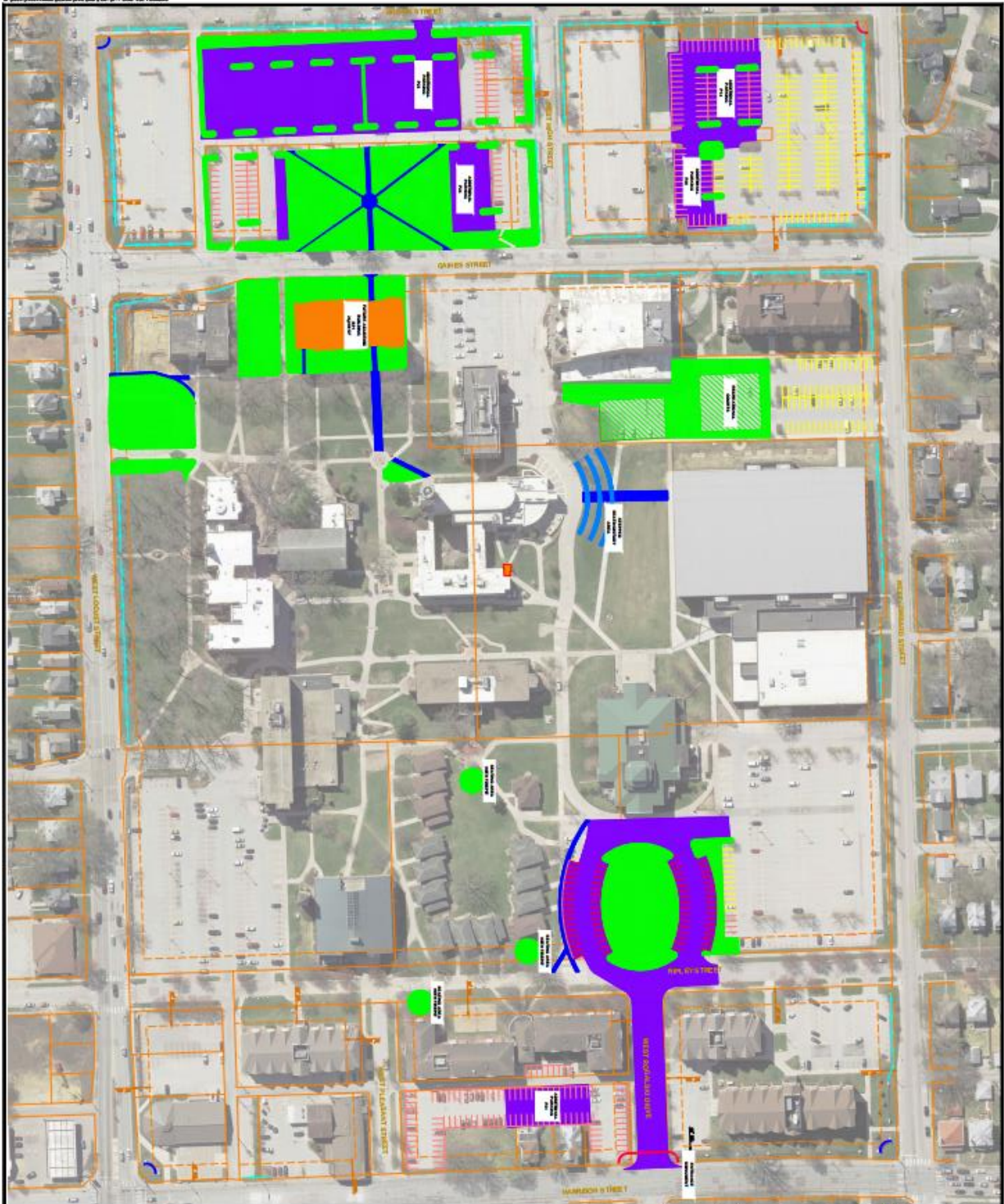


 St. Ambrose University Campus

 500' Notification Boundary

0 250 500 Feet





ST. AMBROSE UNIVERSITY IC
DAVENPORT, IOWA
LAND USE PLAN

IMEG
 INCORPORATED
 1200 EAST 46TH STREET
 DAVENPORT, IOWA 52802

REVISIONS

NO.	DESCRIPTION	DATE

LEGEND

- Green: Institutional
- Yellow: Commercial
- Orange: Residential
- Blue: Industrial
- Red: Other

NOTES

1. The land use plan is based on the current zoning map and the proposed development. The plan is subject to change without notice.

2. The land use plan is based on the current zoning map and the proposed development. The plan is subject to change without notice.

Scale

1" = 100'

Sheet 2 of 3

C-1

DATE

05-15-2024

BY

J. HARRIS



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?

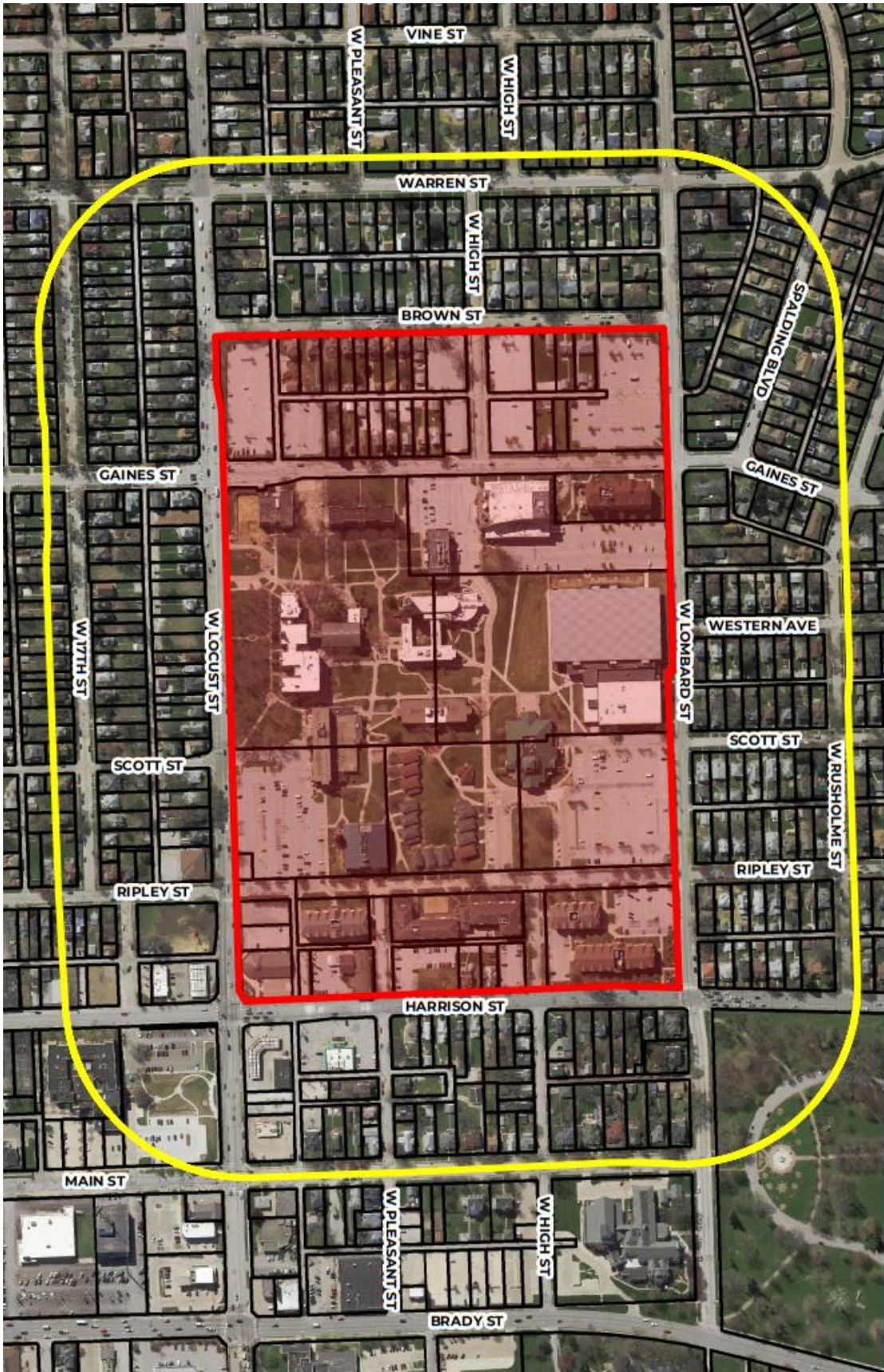
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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



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?

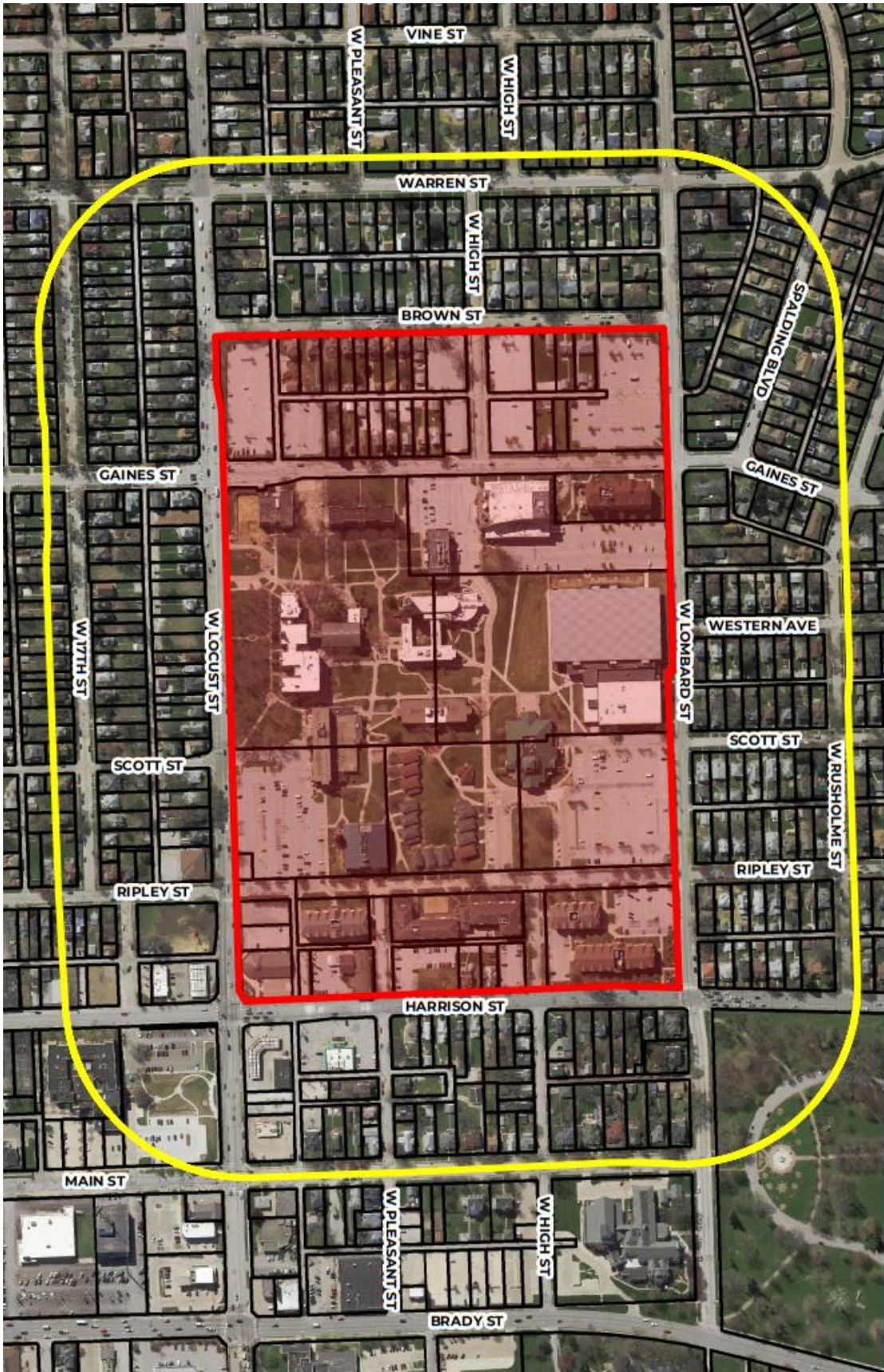
If you have any questions or if accommodations are needed for any reason, please contact the Development & Neighborhood Services Department at planning@davenportiowa.com or 563-326-6198. Interpretive services are available at no charge. Servicios interpretativos libres estan disponibles. TTY: (563) 326-6145

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	BINGHRAM88@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	Veronica.fayre90@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: Public Works
Contact Info: Brian Schadt | 563-326-7923

Action / Date
10/8/2025

Subject:

Second 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
10/8/2025

Subject:

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

Action / Date
10/8/2025

Subject:

First Consideration: Ordinance amending Schedule XI Resident Parking Only of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding Fillmore Street along both sides from West Lombard Street to 190 feet south. [Ward 4]

Recommendation:

Adopt the Ordinance.

Background:

Students attending the St. Ambrose University Center for Health Sciences Education at MercyOne Genesis, located at 1320 West Lombard Street, have been parking along Fillmore Street to avoid paying for parking in the adjacent lot. This has led to increased congestion and limited parking availability for nearby residents.

To assess community support for a Resident Parking Only (RPO) designation, letters were sent to residents within the affected area requesting feedback. Responses were received from residents at 1405 West Lombard Street and 2122, 2123, and 2133 Fillmore Street, all of whom expressed support for the proposed RPO. No response was received from residents at 2126 and 2129 Fillmore Street.

Attachments:

1. Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING SCHEDULE XI RESIDENT PARKING ONLY OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, BY AMENDING THERETO BY ADDING FILLMORE STREET ALONG BOTH SIDES FROM WEST LOMBARD STREET TO 190 FEET SOUTH.

Section 1. That Schedule XI Resident Parking Only OF Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding the following.

Fillmore Street along both sides from West Lombard Street to 190 feet south

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: Laura Berkley | 563-888-3553

Action / Date
10/8/2025

Subject:

Resolution approving Case F25-11 being the request of Birchwood South LLC for a final plat of Birchwood South 4th Addition, a 2-lot subdivision on 3.93 acres located at 4551 East 52nd Street. [Ward 6]

Recommendation:

Adopt the Resolution.

Background:

The Plan and Zoning Commission reviewed Case F25-11 at its September 2, 2025, meeting and recommended approval subject to the listed findings and conditions:

Findings

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. The Sign Easement shall be revised to be located outside the Utility Easement.

Background

The subject property consists of Lot 7 within the Birchwood South Second Addition. The undeveloped parcel is bounded by Lakeview Parkway, East 52nd Street, and Ravenwood Lane. The proposed subdivision is intended to support the development of the western portion of the property for a new commercial and office tenant, while the eastern half will be reserved for future development.

Comprehensive Plan

Within Existing Urban Service Area: Yes
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.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.
The proposed Final Plat complies with the Davenport +2035 proposed land use section.

Zoning

1. **C-2 Corridor Commercial District:** This zoning district is intended to address the commercial corridors that are primarily oriented toward a mix of retail, personal service, and office uses along arterial streets and collector streets adjacent to arterial streets in the City. The C-2 District accommodates auto-oriented development – both individual businesses and retail centers – and mixed-use development, with the intent of improving the pedestrian environment along Davenport’s commercial corridors.

Ordinance No. 2021-105

City Council adopted Ordinance No. 2021-105 rezoning the northern 17.92 acres abutting 53rd Street to C-2 Corridor Commercial District and the southern 20 acres to R-MF Multi-Family Residential District. The following conditions have been placed on the property:

1. The City Council is requested to pass a resolution amending the Regional Commercial (RC) and Residential General (RG) land use boundaries on the Davenport + 2035 Future Land Use Map.
2. A traffic study is required and additional traffic safety measures may be required as development occurs.
3. A traffic signal shall to be required at the intersection of Lakeview Parkway and East 53rd Street.
4. A second ingress/ egress point to East 53rd Street shall be required.
5. Street connections to East 51st Street, Eastbury Estates Drive, and Hawk Drive shall be prohibited.
6. The multi-purpose trail shall be extended to the west property line.
7. A 20-foot setback on the eastern and western-most property lines in the C- 2 zoning district shall be required where abutting commercial zoning districts.
8. A 30-foot landscaped setback shall be required on the eastern, western and southern-most property lines of the subject property where abutting residential districts.
9. The height of structures in the R -MF zoning district shall be no greater than 35 feet.
10. Upon vacation by the City of a portion of Eastbury Estates just to the south of the

subject property, Petitioners, jointly and severally, shall be responsible for paying for or executing the work specified by the City of Davenport for reconfiguring/ redesigning/ reconstructing the northern terminus of Eastbury Estates in the area abutting the southern boundary of the subject property. The City is to provide plans, including a site plan and landscaping plan to Petitioners.

11. Townhouses and Multi -Family units shall be prohibited where the property abuts existing single-family residential.
12. The requirement under Section 16. 24. 040C of the City Code stating no cul-de-sac shall exceed 600 feet in length as measured from the center line of the intersecting street to the termination of the right-of-way shall be waived, if the Petitioner provides secondary access via private ingress/ egress easement to 53rd Street.
13. Car washes and gas stations shall be prohibited west of Lakeview Parkway.
14. The fence associated with the required buffer between residential and commercial shall be installed after final grading has been completed.
15. Buildings within 100 feet of the west property, abutting existing residential line shall be limited to 35 feet in height.

Technical Review

1. Zoning: The two-lot subdivision complies with the C-2 Corridor Commercial District dimensional standards. Development will be reviewed for compliance with the zoning conditions referenced in Ordinance No. 2021-105. There is a proposed Sign Easement at the northwest corner of Lot 1. The easement does not exempt freestanding signs from setback and visibility requirements.
2. Streets: This subdivision creates two corner lots, with frontages on Lakeview Parkway, East 52nd Street, and Ravenwood Lane. No additional right-of-way is dedicated with this final plat. Sidewalks will be required upon development of each lot or when so ordered by the City.
3. Stormwater: Stormwater detention and water quality treatment will be required upon further development of the property. A provision for stormwater detention for this subdivision has been made in the regional detention facilities located on Outlots A and B of Birchwood South 2nd Addition.
4. Sanitary Sewer: There is an existing 8-inch public sanitary sewer extending along Lakeview Parkway and East 52nd Street. Development of both lots can connect to this existing infrastructure.
5. Storm Sewer: Storm sewer facilities are located within the adjoining public rights-of-way and are connected to the regional detention facilities on Outlots A and B of the Birchwood South Second Addition. This infrastructure is intended to support future development of the site and will provide adequate drainage in accordance with stormwater management requirements.
6. Other Utilities: All standard utility services, including water, sanitary sewer, storm sewer, electricity, natural gas, and telecommunications, are available to the site and provide sufficient capacity to accommodate the proposed development.
7. Parks/Open Space: The proposed subdivision will not impact existing parks or designated open space areas. No parkland dedication or open space improvements are required as part of this request.

Public Input

Public notification is not required for a final plat.

Attachments:

1. Resolution
2. Final Plat of Birchwood South 4th Addition
3. Maps
4. Application
5. Ordinance No. 2021-105

Resolution No. _____

Resolution offered by Alderman Gripp.

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

RESOLUTION approving Case F25-11 being the request of Birchwood South LLC for a final plat of Birchwood South 4th Addition, a 2-lot subdivision on 3.93 acres located at 4551 East 52nd Street.

WHEREAS, the Plan and Zoning Commission reviewed Case F25-11 at its September 2, 2025 meeting and recommended approval subject to the listed findings and conditions:

Findings

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. The Sign Easement shall be revised to be located outside the Utility Easement.

WHEREAS, the conditions will be added to the plat and/or provided.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that the final plat of Birchwood South 4th Addition to the City of Davenport, Iowa, being a replat of Lot 7 in Birchwood South Second Addition, located in the Northeast Quarter of the Southwest Quarter of Section 9, Township 78 North, Range 4 East of the 5th P.M., Scott County, Iowa, be and the same is hereby approved and accepted; and the dedication for public street purposes and the granting of easements as shown on said plat are accepted and confirmed by the Mayor and Deputy City Clerk of said City; 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 8th day of October, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

FINAL PLAT
BIRCHWOOD SOUTH 4th ADDITION

TO THE CITY OF DAVENPORT, IOWA
BEING A REPLAT OF LOT 7 IN BIRCHWOOD SOUTH SECOND
ADDITION, LOCATED IN THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH,
RANGE 4 EAST OF THE 5TH P.M., SCOTT COUNTY, IOWA



NOTES:

- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL PUBLIC UTILITIES SHALL BE LOCATED WITHIN EASEMENTS OR PUBLIC RIGHT-OF-WAY.
- COMPARE THE DESCRIPTION OF THIS PLAT WITH THE DEED, ABSTRACT OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND AT ONCE REPORT ANY DIFFERENCE.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND SEAL.
- ALL IMPROVEMENTS TO BE INSTALLED IN ACCORDANCE WITH THE CITY OF DAVENPORT STANDARD SPECIFICATIONS.
- BLANKET EASEMENTS GRANTED FOR SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. SERVICES TO INDIVIDUAL STRUCTURES WITHIN THE LOT WHERE THE STRUCTURE IS LOCATED. CHANGES IN THE PLAT WHICH AFFECT THE PLACEMENT OF UTILITY FACILITIES ARE TO BE REVIEWED AND APPROVED BY THE AFFECTED UTILITIES AND ANY CHANGE WHICH RESULT IN THE RELOCATION OF THE UTILITY FACILITIES SHALL BE AT THE EXPENSE OF THE PARTY REQUESTING THE CHANGE.
- THE SUBJECT PROPERTY IS ZONED C-2, CORRIDOR COMMERCIAL DISTRICT, AND SUBJECT TO APPLICABLE ZONING CONDITIONS AS OUTLINED IN ORDINANCE 2021-105.
- ALL EASEMENTS, COVENANTS AND REQUIREMENTS AFFECTING BIRCHWOOD SOUTH SECOND ADDITION SHALL AFFECT THE PROPERTY SUBDIVIDED HEREON.
- STORMWATER QUALITY TREATMENT AND STORMWATER DETENTION IS REQUIRED FOR THIS SUBDIVISION. A PROVISION FOR STORMWATER DETENTION FOR THIS SUBDIVISION HAS BEEN MADE IN THE REGIONAL DETENTION FACILITIES LOCATED ON OUTLOTS A AND B OF BIRCHWOOD SOUTH 2ND ADDITION. WATER QUALITY WILL BE REQUIRED UPON DEVELOPMENT.
- SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPERS OF INDIVIDUAL LOTS OR WHEN SO ORDERED BY THE CITY. MAINTENANCE OF SIDEWALKS IS THE RESPONSIBILITY OF THE ABUTTING PROPERTY OWNERS.
- TOTAL AREA IS 171,106 S.F. OR 3.928
- FREESTANDING SIGNS SHALL BE SETBACK 5 FT FROM PROPERTY LINE AND OUTSIDE OF PUBLIC EASEMENT. SIGNS ARE PROHIBITED WITHIN A 30 FT VISION TRIANGLE OF 52ND ST & LAKEVIEW PARKWAY MEASURED FROM BACK OF CURB OR EDGE OF ROADWAY PER 17.12.020 (2)(A)

APPROVAL SIGNATURES:

MAYOR _____ DATE: _____

CITY CLERK _____ DATE: _____

CHAIRMAN PLAN & ZONE _____ DATE: _____

CENTURY LINK _____ DATE: _____

IOWA - AMERICAN WATER COMPANY _____ DATE: _____

MEDIACOM _____ DATE: _____

MIDAMERICAN ENERGY _____ DATE: _____

APPROVED SUBJECT TO ENCUMBRANCES OF RECORD M.E.C. _____

METRONET _____ DATE: _____

LEGEND:
DEED DIMENSION = (0.00')
FIELD DIMENSION = 0.00'
MONUMENTS FOUND:
#5 REBAR W/ YELLOW CAP #27071 = ●
MONUMENTS SET:
#5 REBAR W/ PINK CAP #8860 = ○
BOUNDARY LINE = —————
FENCE LINE = — x — x — x —
EASEMENT LINE = - - - - -
SETBACK LINE =
SECTION LINE = — + — + — + —

THE MEASURED BEARINGS SHOWN
HEREON ARE BASED ON THE US STATE
PLANE COORDINATE SYSTEM, IOWA
SOUTH ZONE (1402) GEOID 12A, NAD 83
(2011) EPOCH 2010.00.

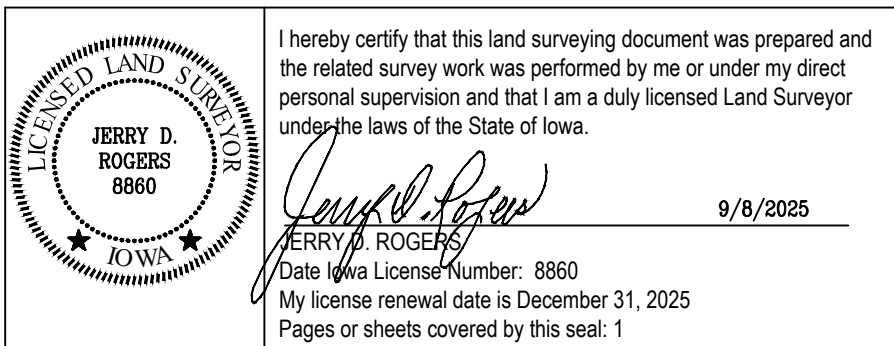
GRAPHIC SCALE
30 0 15 30
(IN FEET)
1" = 30' (24x36)

1. Owner:
Birchwood South LLC
4700 E. 53rd Street
Davenport, Iowa 52807

2. Engineer:
Townsend Engineering
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

3. Surveyor:
Jerry D. Rogers
2224 East 12th Street
Davenport, Iowa 52803
Ph: (563) 386-4236

4. Attorney:
Ralph W. Heninger
Heninger and Heninger P.C.
101 W 2nd Street Ste 501
Davenport, IA 52801-1815



TOWNSEND ENGINEERING CIVIL • STRUCTURAL • LAND DEVELOPMENT	DATE: 7/28/2025		DRAWN BY: KLC	CHECKED BY: JDR		REVISIONS:		PROJECT FINAL PLAT BIRCHWOOD SOUTH 4th ADDITION DAVENPORT, IOWA	PREPARED FOR S.J. RUSSELL LLC 4700 E. 53RD STREET DAVENPORT, IOWA	SHEET NO. 1 of 1	
	563 386.4236 office 386.4231 fax		DRAWING LOCATION		NO.	DESCRIPTION					DATE
	2224 East 12th Street, Davenport, IA 52803		S: \RUSSELL\BIRCHWOOD LOT 7								

PREPARED BY / RETURN TO: Townsend Engineering, 2224 E. 12th Street, Davenport, Iowa 52803 (563) 386-4236



THE CITY OF DAVENPORT IOWA | USA

Vicinity Map | Case F25-11

Request of Birchwood South LLC for a Final Plat of Birchwood South 4th Addition. The 2-lot subdivision is located at 4551 East 52nd Street, on 3.93 acres. [Ward 6]

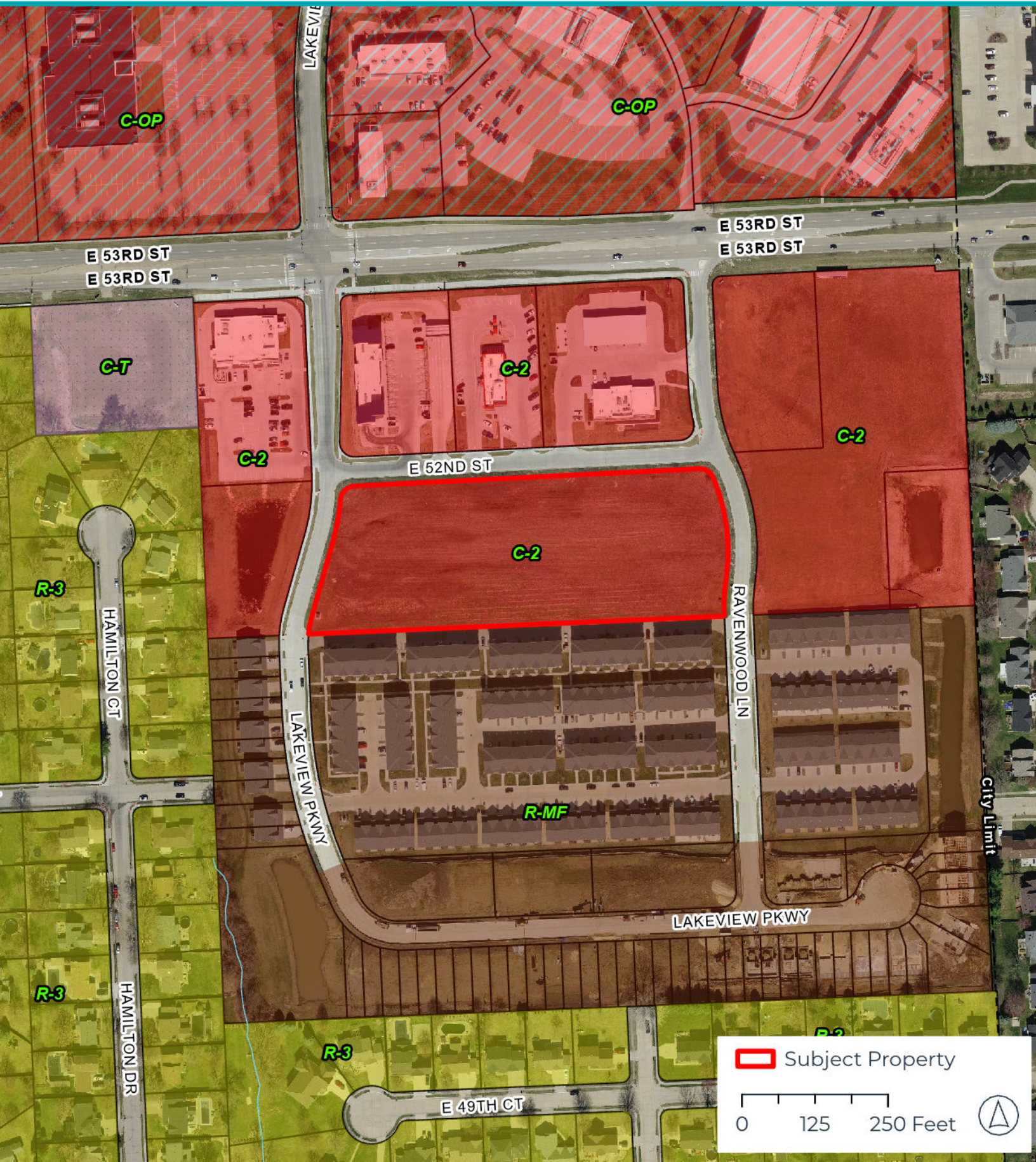




THE CITY OF DAVENPORT IOWA | USA

Zoning Map | Case F25-11

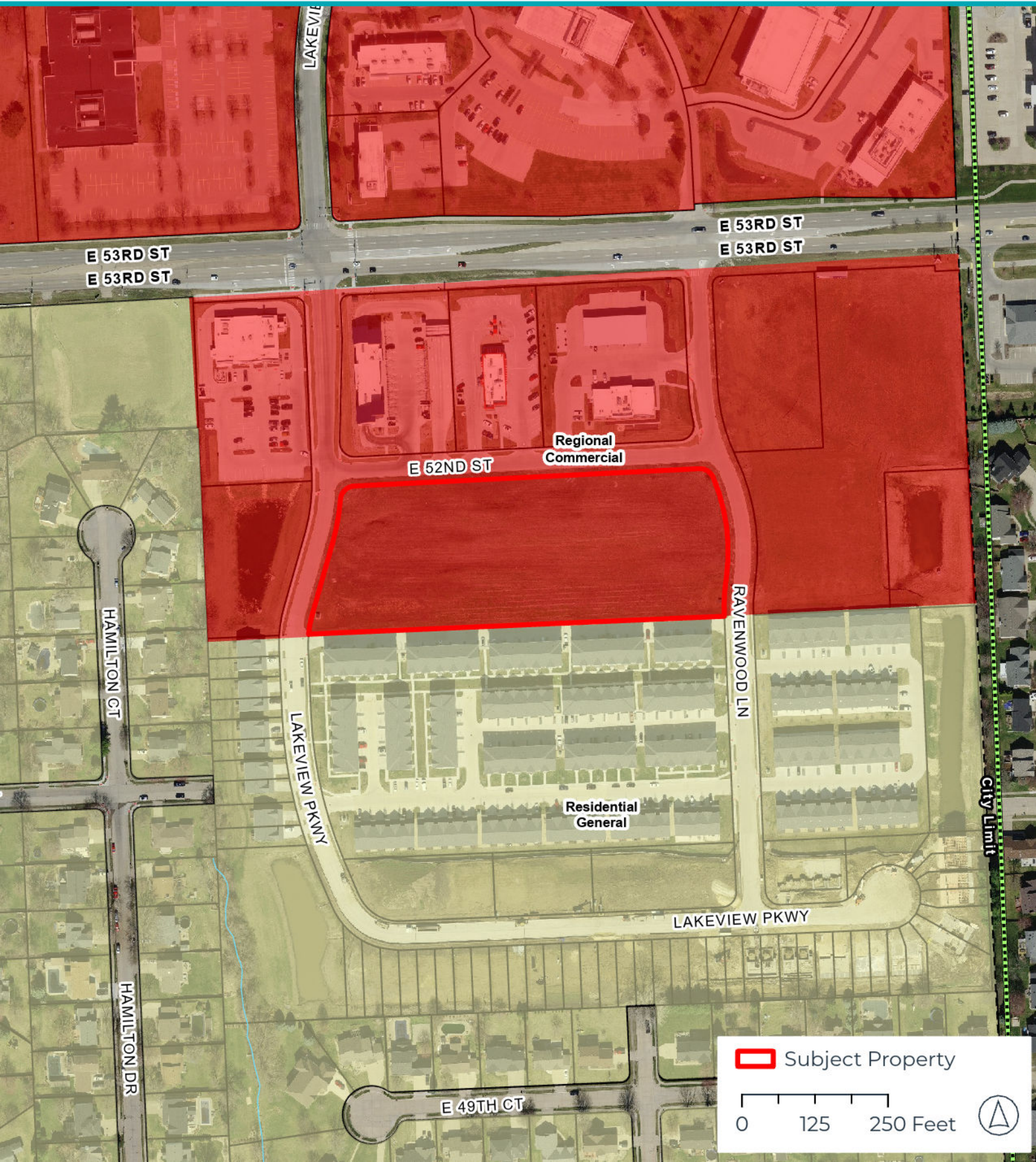
Request of Birchwood South LLC for a Final Plat of Birchwood South 4th Addition. The 2-lot subdivision is located at 4551 East 52nd Street, on 3.93 acres. [Ward 6]





Future Land Use Map | Case F25-11

Request of Birchwood South LLC for a Final Plat of Birchwood South 4th Addition. The 2-lot subdivision is located at 4551 East 52nd Street, on 3.93 acres. [Ward 6]





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

Office 563.326.6198
planning@davenportiowa.com

APPLICATION FOR
SUBDIVISION PLAT
(LAND DIVISION)

APPLICANT INFORMATION

Applicant Name

Birchwood South LLC

Address

4700 E. 53rd St.

City | State | Zip

Davenport, IA 52807

Phone

563-459-4600

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 all development review costs, including but not limited to a traffic study.

Damen Trebilcock

Print Applicant's Name

Applicant's Signature

Aug 6, 2025

Date

SUBDIVISION NAME

Birchwood South 4th Addition

LOCATION DESCRIPTION

SUBMITTED

NUMBER OF LOTS BY USE TYPE

2 lots of C-2

ACRES

3.93

STREETS ADDED

0

PLAT TYPE SUBMITTED:

PRELIMINARY PLAT: §16.16 Requirements ☐

FINAL PLAT: §16.20 Requirements ☒

PRELIMINARY PLAT REQUIREMENTS:

Preliminary Plat ☐

Contours (2') & Infrastructure (pre/post) ☐

FINAL PLAT REQUIREMENTS:

Platting Certificates per §354.11 State Code ☐

Final Plat ☐

GENERAL REQUIREMENTS:

Authorization to Act as Applicant, if needed ☐

Application Fee (REQUIRED) ☐

Subdivision Platting Fee Schedule

Number of Lots	Fee
1 lot to 10 lots	\$400 plus \$25/lot
11 to 25 lots	\$700 plus \$25/lot
26 or more lots	\$1,000 plus \$25/lot

Submit this form, and any questions, to DNS Planning Division at planning@davenportiowa.com.

DEVELOPMENT TEAM

Developer / Project Manager

Russell Construction

Address

4700 E. 53rd St., Davenport, IA 52807

Phone

563-459-4600

Secondary Phone

E-Mail Address

Owner

Birchwood South LLC

Address

4700 E. 53rd St., Davenport, IA 52807

Phone

563-459-4600

Secondary Phone

E-Mail Address

Engineer

Townsend Engineering

Address

2224 E. 12th St., Davenport, IA 52803

Phone

563-386-4236

Secondary Phone

E-Mail Address

Attorney

Ralph Heninger, 101 W. 2nd St., # 501, Dav. 52801

Address

Ralph Heninger, 101 W. 2nd St., # 501, Dav. 52801

Phone

563-324-0418

Secondary Phone

E-Mail Address

ORDINANCE NO. 2021-105

ORDINANCE for Case REZ20-09 being the request of S.J. Russell, L.C. on behalf of Sophie Foster Revocable Trust to rezone the property located at 4607 East 53rd Street to C-2 Corridor Commercial District and R-MF Multi-Family Residential 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 "C-2 Corridor Commercial District" and "R-MF Multi-Family Residential District."

Legal Description of the C-2 Corridor Commercial District Portion of Property:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST, OF THE 5TH PRINCIPAL MERIDIAN;

THENCE SOUTH 00°09'16" WEST 50.00 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°09'16" WEST 599.44 FEET ALONG THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 4TH ADDITION TO A LINE PARALLEL TO THE NORTHERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9;

THENCE NORTH 90°00'00" WEST 1314.08 FEET ALONG THE SAID LINE PARALLEL TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 TO THE WESTERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION;

THENCE NORTH 00°23'41" EAST 590.30 FEET ALONG THE SAID WESTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET;

THENCE NORTH 90°00'00" EAST 1311.59 FEET ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 17.928 ACRES MORE OR LESS.

(FOR PURPOSES OF THIS DESCRIPTION, THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 IS ASSUMED TO BEAR NORTH 90°00'00" EAST).

Legal Description of the R-MF Multi-Family Residential Portion of Property:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF DAVENPORT, SCOTT COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 78 NORTH, RANGE 4 EAST, OF THE 5TH PRINCIPAL MERIDIAN;

THENCE SOUTH 00°09'16" WEST 50.00 FEET ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 TO THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET; THENCE CONTINUING SOUTH 00°09'16" WEST 599.44 FEET ALONG THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 4TH ADDITION TO A LINE PARALLEL TO THE NORTHERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00°09'16" WEST 662.27 FEET ALONG THE SAID EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 3RD AND 4TH ADDITIONS TO THE NORTHERLY LINE OF O'SELL'S ADDITION;

THENCE NORTH 89°36'03" WEST 1316.85 FEET ALONG THE SAID NORTHERLY LINE OF O'SELL'S ADDITION TO THE WESTERLY LINE OF THE SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION;

THENCE NORTH 00°23'41" EAST 662.26 FEET ALONG THE SAID WESTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE EASTERLY LINE OF OLD COVENTRY 1ST ADDITION TO A LINE PARALLEL TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET;

THENCE NORTH 90°00'00" EAST 1314.08 FEET ALONG THE SAID LINE PARALLEL TO THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF 53RD STREET TO THE EASTERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE WESTERLY LINE OF HUNTER MEADOW 4TH ADDITION AND THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 20.000 ACRES MORE OR LESS.

(FOR PURPOSES OF THIS DESCRIPTION, THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9 IS ASSUMED TO BEAR NORTH 90°00'00" EAST).

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

Findings:

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial (RC) along the 53rd Street corridor and Residential General (RG) on the southern portion of the site.
2. The proposed C-2 Corridor Commercial District is compatible with the zoning of nearby property on 53rd Street. However, the proposed R-MF Multi-Family Residential District creates a higher density than the surrounding neighborhoods, which are zoned R-3 Single-Family and Two-Family Residential District. Therefore, conditions requiring enhanced landscaping buffers and a reduction in the maximum building height are needed to mitigate potential impacts between land uses.
3. Special consideration must be given to the increased density the proposed rezoning petition. A traffic study is required to address increased traffic demand on the major arterial roadway and local streets. Requiring a traffic signal on 53rd Street and a public north-south road through the development site will aid in mitigating traffic and emergency response concerns.
4. Rezoning the property to C-2 Corridor Commercial District and R-MF Multi-Family Residential District does not create any nonconformities.

Conditions:

1. The City Council is requested to pass a resolution amending the Regional Commercial (RC) and Residential General (RG) land use boundaries on the Davenport +2035 Future Land Use Map.
2. A traffic study is required and additional traffic safety measures may be required as development occurs.
3. A traffic signal shall to be required at the intersection of Lakeview Parkway and East 53rd Street.
4. A second ingress/egress point to East 53rd Street shall be required.
5. Street connections to East 51st Street, Eastbury Estates Drive, and Hawk Drive shall be prohibited.
6. The multi-purpose trail shall be extended to the west property line.
7. A 20-foot setback on the eastern and western-most property lines in the C-2 zoning district shall be required where abutting commercial zoning districts.
8. A 30-foot landscaped setback shall be required on the eastern, western and southern-most property lines of the subject property where abutting residential districts.
9. The height of structures in the R-MF zoning district shall be no greater than 35 feet.
10. Upon vacation by the City of a portion of Eastbury Estates just to the south of the subject property, Petitioners, jointly and severally, shall be responsible for paying for or executing the work specified by the City of Davenport for reconfiguring/redesigning/reconstructing the northern terminus of Eastbury Estates in the area abutting the southern boundary of the subject property. The City is to provide plans, including a site plan and landscaping plan to Petitioners.
11. Townhouses and Multi-Family units shall be prohibited where the property abuts existing single-family residential.

12. The requirement under Section 16.24.040C of the City Code stating no cul-de-sac shall exceed 600 feet in length as measured from the center line of the intersecting street to the termination of the right-of-way shall be waived, if the Petitioner provides secondary access via private ingress/egress easement to 53rd Street.
13. Carwashes and gas stations shall be prohibited west of Lakeview Parkway.
14. The fence associated with the required buffer between residential and commercial shall be installed after final grading has been completed.
15. Buildings within 100 feet of the west property, abutting existing residential line shall be limited to 35 feet in height.

Section 3. At its February 2, 2021 meeting, the Plan and Zoning Commission voted to forward the case to the City Council with a recommendation for approval subject to the listed findings and conditions.

Section 4. The approval of this ordinance amends and replaces the prior conditions on the real estate as set forth in Sections 17.17.010G and 17.17.010H from the City Code; per the repealer clause.

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.

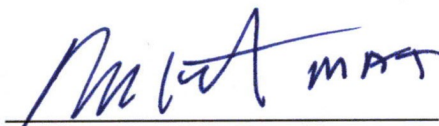
First Consideration February 24, 2021

Second Consideration March 10, 2021

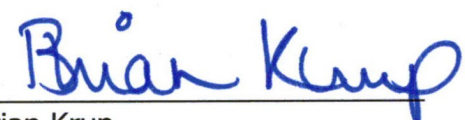
Approved March 24, 2021

Published in the *Quad City Times* on April 1, 2021

Attest:


Mike Matson
Mayor




Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
10/8/2025

Subject:

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

Elaine Folker; Norwood Park Fall Picnic; 500 block of West Rusholme Street; 1:00 p.m. - 9:00 p.m. Saturday, October 11, 2025; **Closure:** West Rusholme Street from Western Avenue to Scott Street. [Ward 4]

Samantha Denkmann; Halloween Party; 3300 block of Adams Street; 5:00 p.m. - 9:00 p.m. Saturday, October 18, 2025; **Closure:** Adams Street from East 33rd Street to 3315 Adams Street. [Ward 7]

St. Paul the Apostle; Trunk or Treat 2025; 1007 East Rusholme Street; 4:00 p.m. - 8:00 p.m. Friday, October 24, 2025; **Closure:** East Rusholme Street from Arlington Avenue to Carey Avenue. [Ward 5]

Brian Doerrfeld; Village Zombie Run; Village of East Davenport; 6:30 a.m. - 11:30 a.m. (unless otherwise noted) Saturday, October 25, 2025; **Closures:** East 11th Street from Jersey Ridge Road to Mound Street; east-west alley between East 11th Street and East 12th Street and Mound Street and Jersey Ridge Road; Mound Street from East 11th Street to East 12th Street; Mound Street from the alley to East 12th Street until 12:30 p.m.; (beginning at 8:30 a.m.) Belle Avenue from East 29th Street to Elm Street; eastbound Elm Street from Belle Avenue to Jersey Ridge Road; southbound Jersey Ridge Road from Elm Street to East 11th Street. [Ward 5]

Scott County Family Y; Turkey Trot; 630 East 4th Street; 6:00 a.m. – 11:00 a.m. Thursday, November 27, 2025; **Closures:** (beginning at 6:00 a.m.) 4th Street from River Drive to Main Street; (beginning at 7:30 a.m.) Main Street from 4th Street to Lombard Street; Lombard Street from Harrison Street to Brady Street; westernmost lane on Brady Street from Lombard Street to Central Park Avenue; southernmost lane on Central Park Avenue from Brady Street to Harrison Street; easternmost lane on Harrison Street from Central Park Avenue to Lombard Street. [Wards 3 & 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.

Attachments:

1. Resolution
2. Norwood Park Fall Picnic Street Closure Petition and Flyer to Residents

3. Adams Street Halloween Party Map
4. Adams Street Halloween Party Street Closure Petition
5. St. Paul the Apostle Trunk or Treat Closure Map
6. Village Zombie Run Route Map
7. Village Zombie Run Door Hanger
8. Turkey Trot Course 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.

*Elaine Folker; Norwood Park Fall Picnic; 500 block of West Rusholme Street; 1:00 p.m. - 9:00 p.m. Saturday, October 11, 2025; **Closure:** West Rusholme Street from Western Avenue to Scott Street. [Ward 4]*

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*Scott County Family Y; Turkey Trot; 630 East 4th Street; 6:00 a.m. – 11:00 a.m. Thursday, November 27, 2025; **Closures:** (beginning at 6:00 a.m.) 4th Street from River Drive to Main Street; (beginning at 7:30 a.m.) Main Street from 4th Street to Lombard Street; Lombard Street from Harrison Street to Brady Street; westernmost lane on Brady Street from Lombard Street to Central Park Avenue; southernmost lane on Central Park Avenue from Brady Street to Harrison Street; easternmost lane on Harrison Street from Central Park Avenue to Lombard Street. [Wards 3 & 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 8th day of October, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk



CITY OF DAVENPORT

STREET CLOSURE PETITION FOR SPECIAL EVENTS

On the 11th day of October, 2025 during the hours of 1-9 pm
there is proposed a street closure, requested by Elaine Folker, which will
require the closing of W. Rusholme between Western Ave and
Scott St..

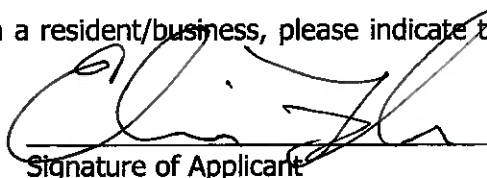
Please note: dates and times on this form must match those entered on the special events application.

***Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
FORTUNA, Marissa 2230 Scott St.	☒	☐	☐
BRODELL, 2302 Scott St.	☐	☐	☐
FISH, Steven 2303 Western	☒	☐	☐
ARNAO, 2237 Western	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
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	☐	☐	☐
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	☐	☐	☐

* If more space is needed, please use additional sheets.

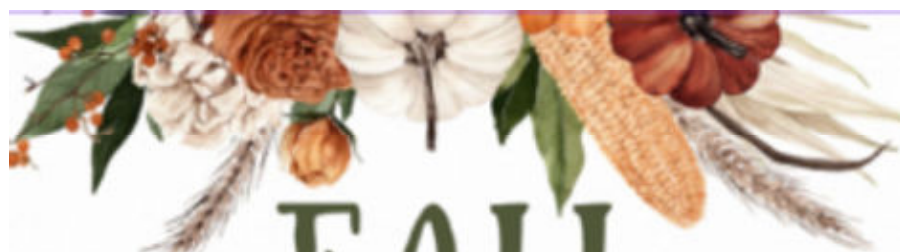
* If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

 9-9-25
Signature of Applicant Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com



FALL

Potluck Party

Saturday October 11th
3 - 7 pm Dinner @ 5

Bring A Chair & A Dish to Share!

• FOOD • FUN • GAMES • MUSIC

Block of Western Ave & Rusholme St
RSVP / Volunteer (319) 404-5425





CITY OF DAVENPORT

STREET CLOSURE PETITION FOR SPECIAL EVENTS

On the 18 day of October, 2025 during the hours of 18:00 - 21:00 hours
there is proposed a street closure, requested by Samantha Denkmann, which will
require the closing of Adams Street between 3305 Adams and
3327 Adams.

Please note: dates and times on this form must match those entered on the special events application.

***Please sign your name and print address below and indicate whether you are in favor of the street closure, opposed to the street closure, or not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
<u>Michael Will</u> 3305 Adams St	☒	☐	☐
<u>Shawn Smith</u> 3304 Adams St	☒	☐	☐
<u>Kyra VanderWeh</u> 3327 Adams St	☒	☐	☐
<u>[Signature]</u> 3326 Adams St	☒	☐	☐
<u>Michelle Uchicago</u> 3323 Adams St	☒	☐	☐
<u>Rob E Kunkel</u> 3314 Adams St	☒	☐	☐
<u>3316 Door Lock unsue is</u>	☐	☐	☐
<u>Someone Lives Ther</u>	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐

* If more space is needed, please use additional sheets.

* If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

[Signature]
Signature of Applicant

9/5/2025
Date

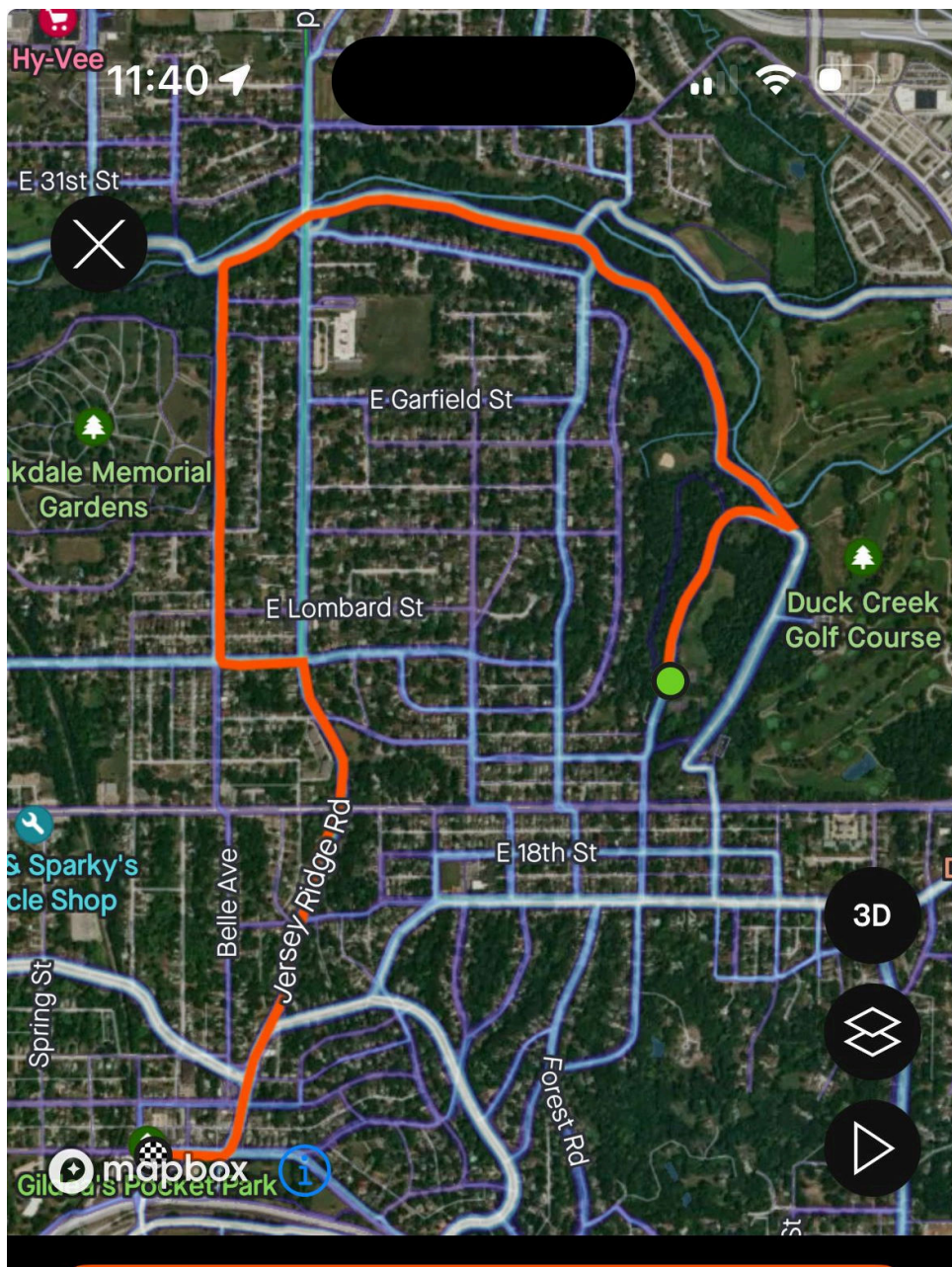
Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com









THE VILLAGE ZOMBIE RUN

On Saturday, October 25th a Halloween Themed 5K called The Village Zombie Run will be running by your house from the approximate time of 10-10:45am.

This is a family-friendly, community-centric event ending in the Village of East Davenport. Part of the proceeds will support the 3D Breast Cancer Screening Fund by Trinity Health Foundation.

We would love your help to bring some spooky fanfare to the runners that morning. Any Halloween decor on your house or simply being outside cheering the runners on would be greatly appreciated. FYI: Volunteers will be present at each intersection to get people in and out when it is safe to do so.

For any questions please email the Race Director:
Brian Doerrfeld @ bdoerrfeld@yahoo.com.

Estimated Timing: 10/25 • 10-10:45am

Written objections to this temporary closure can be submitted to Brian Krup, Deputy City Clerk, at Brian.Krup@davenportiowa.com.



2025

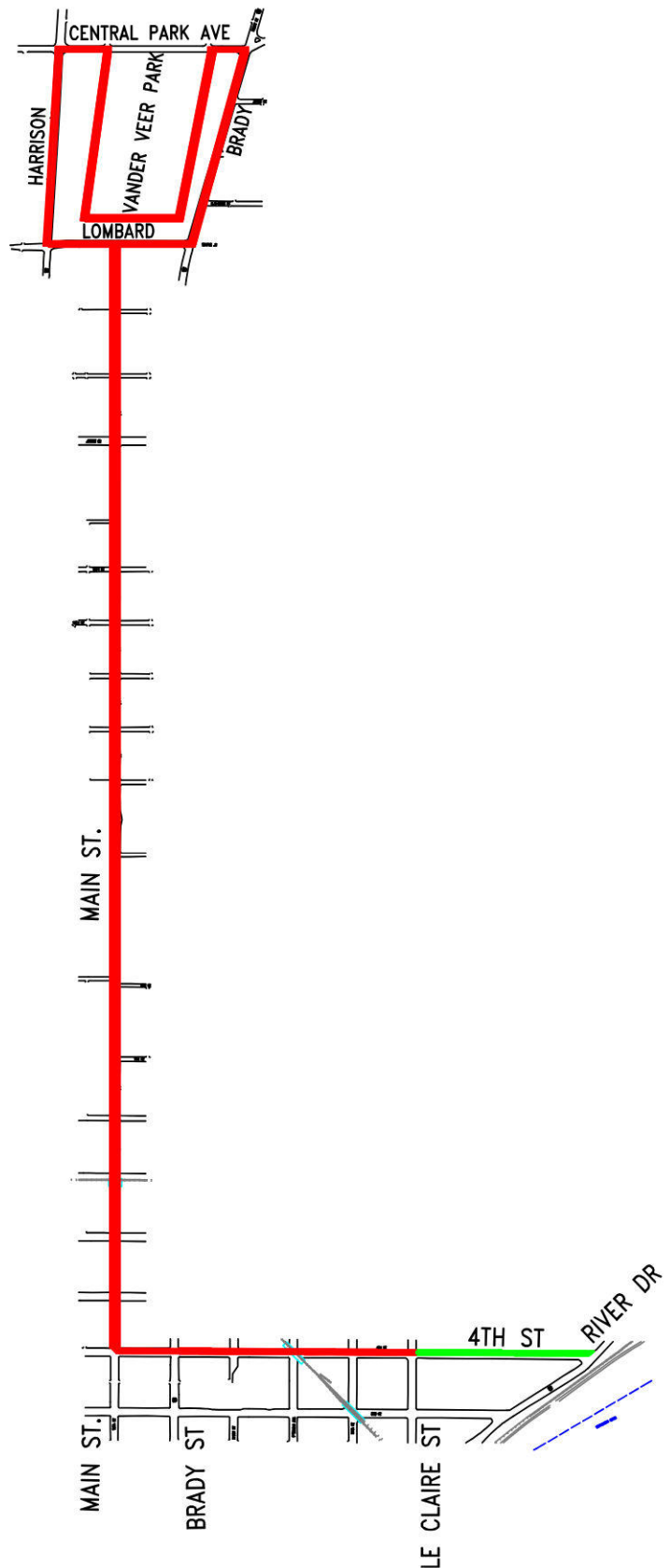
Turkey Trot

Thanksgiving Day

 Closed 3:00am - 11:00am
 Closed 7:30am - 10:30am

Notes:

Only one lane of Brady, Harrison and Central park will be closed



City of Davenport

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

Action / Date
10/8/2025

Subject:

Resolution awarding a contract for the Fire Station No. 4 Roof Replacement project to Koopman Roofing of Pella, Iowa in the amount of \$117,250, CIP #23092. [Ward 5]

Recommendation:

Adopt the Resolution.

Background:

An Invitation to Bid was issued on August 27, 2025, and sent to contractors. On September 16, 2025, the Purchasing Division opened and read seven (7) bids. The architect consultant for the project and City staff reviewed the qualifications and references of the lowest bidders. The two lowest bidders did not meet requirements. Koopman Roofing of Pella, Iowa was determined to be the lowest responsive and responsible bidder and is recommended for award.

This project will replace the roof of Fire Station 4 located at 1805 East Locust Street. The work shall include, but not be limited to, the furnishing of all labor, materials, and equipment for the demolition and replacement of the existing roof; maintenance of masonry; fully adhered EPDM; wood blocking; curbing; sheet metal flashing and trim; roof drain replacement; and other related roofing and accessories.

This contract is funded through CIP #23092: FIRE STATION 4 | ROOF REPLACEMENT.

Attachments:

1. Resolution
2. Bid Tab

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding a contract for the Fire Station No. 4 Roof Replacement to Koopman Roofing of Pella, Iowa in the amount of \$117,250.

WHEREAS, the City needs to contract for the Fire Station No. 4 Roof Replacement project; and

WHEREAS, Koopman Roofing of Pella, Iowa was the lowest responsive and responsible bidder.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for the Fire Station No. 4 Roof Replacement is hereby awarded to Koopman Roofing of Pella, Iowa, in the amount of \$117,250.

Passed and approved this 8th day of October, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
BID TABULATION

DESCRIPTION: Fire Station No. 4 Roof Replacement

BID NUMBER: 26-16

OPENING DATE: September 16, 2025

FUNDING: 23092 - FIRE STATION 4 | ROOF REPLACEMENT

RECOMMENDATION: Award the contract to Koopman Roofing of Pella, Iowa in the amount of \$117,250.

<u>VENDOR NAME</u>	<u>Bid Total</u>
Koopman Roofing of Pella, IA	\$117,250
Storm Recovery Roofing & Siding LLC of Moline, IL	\$87,162
Midwest Gutters & Exteriors LLC of Lynn Center, IL	\$97,000
Koopman Roofing of Pella, IA	\$117,250
White Roofing Co., Inc. of Eldrige, IA	\$157,910
R3 Commercial Roofing LLC of Davenport, IA	\$164,550
Economy Roofing & Insulating Co., Inc. of Bettendorf, IA	\$180,670
Jim Giese Commercial Roofing Co., Inc. of Dubuque, IA	\$182,150

Approved By

Purchasing

Date

Approved By

Dept. Director

Date

Approved By

Budget/CIP

Date

Approved By

Chief Financial Officer

Date

City of Davenport

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

Action / Date
10/8/2025

Subject:

Resolution awarding a contract for acquisition services for the PROTECT | Marquette and 2nd Flood Mitigation project to Ulteig Operations of Cedar Rapids, Iowa for an amount not to exceed \$111,500, CIP #68025. [Ward 3]

Recommendation:

Adopt the Resolution.

Background:

The City of Davenport has initiated a project in partnership with the Federal Highway Administration (FHWA) to increase transportation system reliability by preventing road closures and diversions due to flooding and to make safety improvements. The City of Davenport, as a local unit of government, has been awarded a Resilience Improvement Grant from the Promoting Resilient Operations for Transformative, Efficient, and Cost-saving Transportation (PROTECT) Program for flood mitigation projects. The PROTECT grant covers 80% of the cost, and the remaining 20% is matched by the City of Davenport. Performing these targeted projects will allow the City to create a permanent flood detour route that begins on the west side of the city at Interstate 280 or US Business 61 (West River Drive) onto Rockingham Road, a local arterial roadway. From Rockingham, the detour will transition to Marquette Street and then to 4th Street, with 3rd Street as an alternate. 3rd and 4th Streets terminate at East River Drive, which will be accessible all the way to the east limits of the city up to river stage 22.

This agenda item focuses on elevating and reconstructing Rockingham Road east of Sturdevant Street to 2nd Street. It continues along 2nd Street until the intersection of Marquette. The scope then moves north until it terminates at the intersection of 3rd and Marquette. In addition to the roadwork described, the project's scope also includes new signals at various intersections. To accomplish this work, the city will need to acquire right-of-way and construction easements throughout the project's corridor. Ulteig Operations has been selected by the City to perform all necessary work to acquire the necessary property. Their work includes, but is not limited to, appraisals, negotiations, writing any necessary warranty deeds, and pricing out any expected damages. All of their work will be in general accordance with the federal Uniform Act.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding a contract for acquisition services for the PROTECT | Marquette and 2nd Flood Mitigation project to Ulteig Operations of Cedar Rapids, Iowa for an amount not to exceed \$111,500.

WHEREAS, the City needs to contract for acquisition services for the PROTECT | Marquette and 2nd Flood Mitigation project; and

WHEREAS, Ulteig Operations of Cedar Rapids, Iowa will provide all acquisition services for the Protect | Marquette and 2nd Flood Mitigation project.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a contract for acquisition services for the Protect | Marquette and 2nd Flood Mitigation project is hereby awarded to Ulteig Operations of Cedar Rapids, Iowa for an amount not to exceed \$111,500.

Passed and approved this 8th day of October, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
10/8/2025

Subject:

Resolution awarding a three-year contract, with two possible one-year renewals, for plumbing and pipefitting services at the Water Pollution Control Plant to Ragan Mechanical, Inc of Davenport, Iowa. [Ward 1]

Recommendation:

Adopt the Resolution.

Background:

A Request for Proposals (RFP) was issued and sent to contractors on August 13, 2025. On September 12, 2025, the Purchasing Division opened three (3) proposals. A selection committee evaluated the proposals on the following criteria set forth in the RFP:

- Proposed Pricing | 30%
- References | 20%
- Qualifications & Capability | 45%
- Quality & Thoroughness of Proposal | 5%

Ragan Mechanical, Inc of Davenport, Iowa was ranked highest by the evaluating committee and deemed the vendor to best meet the needs and requirements of the City.

The contractor will provide plumbing and pipefitting services on equipment and systems on an as-needed and on-call basis at the Water Pollution Control Plant (WPCP) located at 2606 South Concord Street, Davenport, Iowa. Proposed hourly rates include all labor, tools, transportation, and incidentals necessary to perform work specified in scope of work.

The length of contract shall be for three years, with two optional one-year renewals.

Funding for this project is from:

51151975 520225 | WPCP Fund - Building & Grounds
51151975 520226 | WPCP Fund - Machine & Equipment Maintenance

Attachments:

1. Resolution
2. Bid Tab

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION awarding a three-year contract, with two possible one-year renewals, for plumbing and pipefitting services at the Water Pollution Control Plant to Ragan Mechanical, Inc of Davenport, Iowa.

WHEREAS, the City needs to contract for plumbing and pipefitting services at the Water Pollution Control Plant; and

WHEREAS, Ragan Mechanical, Inc of Davenport, Iowa was ranked highest by the evaluating committee and deemed the vendor to best meet the needs and requirements of the City.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Davenport, Iowa, that a three-year contract, with two possible one-year renewals, for plumbing and pipefitting services at the Water Pollution Control Plant is hereby awarded to Ragan Mechanical, Inc of Davenport, Iowa.

Passed and approved this 8th day of October, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

CITY OF DAVENPORT, IOWA
RFP TABULATION

DESCRIPTION: PLUMBING & PIPEFITTING SERVICES CONTRACT -
WATER POLLUTION CONTROL PLANT

BID NUMBER: 26-15 ADDENDUM 1

OPENING DATE: SEPTEMBER 12, 2025

FUNDING: 51151975 520225 | WPCP Fund - Building & Grounds
51151975 520226 | WPCP Fund - Machine & Equipment Maintenance

RECOMMENDATION: AWARD THE CONTRACT TO
RAGAN MECHANICAL, INC. OF DAVENPORT, IA

<u>VENDOR NAME</u>	<u>LOCATION</u>
Ragan Mechanical, Inc.	Davenport, IA
Crawford Company	Rock Island, IL
Modern Piping, Inc.	Cedar Rapids, IA

Approved By

Approved By

Department Director

Date

Approved By

Budget/CH

Date

Approved By

Chief Financial Officer

Date

City of Davenport

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

Action / Date
10/8/2025

Subject:

Resolution approving a consulting services agreement with AECOM Technical Services, Inc for the Quad Cities Transportation Study in the amount of \$250,000. [All Wards]

Recommendation:

Adopt the Ordinance.

Background:

The City secured a grant from the Iowa Department of Transportation in the amount of \$125,000 to conduct a public transportation study on behalf of the cities of Davenport, Bettendorf, LeClaire, and Eldridge. A local match of \$125,000 is required and has already been set aside with each city contributing based on their population. City staff released an RFQ and a selection committee made up of Davenport and Bettendorf staff selected AECOM as the most qualified firm. Davenport and Bettendorf staff then negotiated the price and scope. A draft contract and fee schedule is attached.

Attachments:

1. Resolution
2. Draft Consulting Services Agreement
3. Fee Proposal

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION approving a consulting services agreement with AECOM Technical Services, Inc for the Quad Cities Transportation Study in the amount of \$250,000.

WHEREAS, the City secured a grant from the Iowa Department of Transportation in the amount of \$125,000 to conduct a public transportation study; and

WHEREAS, the City has partnered with the cities of Bettendorf, LeClaire, and Eldridge to conduct a transit study; and

WHEREAS, AECOM Technical Services, Inc was selected to best fit the needs of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a consulting services agreement with AECOM Technical Services, Inc for the Quad Cities Transportation Study in the amount of \$250,000 is hereby approved.

Passed and approved this 8th day of October, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

INTERNAL NOTE TO CONTRACT PREPARER: ALL ITEMS IN RED ARE INTERNAL INSTRUCTIONS, PLEASE READ THE INSTRUCTIONS, MAKE THE APPROPRIATE INSERTIONS, AND THEN DELETE THE INSTRUCTIONS BEFORE ISSUING THIS DOCUMENT. MAKE SURE THE FONT AND SIZE ARE ADJUSTED AFTER YOU HAVE DELETED THE INSTRUCTIONS.

CONSULTING SERVICES AGREEMENT

This Consulting Services Agreement ("Agreement") effective this _____, 20__, is by and between *Insert the full legal name of the Client* _____, a *Insert the state and type of legal entity (e.g., California sole proprietorship/corporation/LLP/LLC.)* _____, ("Client"), and *AECOM Technical Services, Inc. is listed because it is the primary AECOM legal entity used within the USA. However, a different AECOM legal entity may be required in certain states to meet registration requirements. Check with the Legal team to confirm the applicable AECOM legal entity. If a different AECOM legal entity is used, you need to replace "AECOM Technical Services, Inc." with the appropriate AECOM legal entity here, on the signature page, and in any Change Orders.* AECOM Technical Services, Inc., a California corporation, ("AECOM"); each also referred to individually as ("Party") and collectively as ("Parties").

In consideration of the mutual covenants and promises contained herein, the Parties agree as follows:

1. SCOPE OF SERVICES

1.1 AECOM shall perform the services set forth in **EXHIBIT A** ("Services"), incorporated herein by reference.

1.2 AECOM will provide the work products ("Deliverables") in accordance with the schedule ("Project Schedule"), if applicable, as set forth in **EXHIBIT A**.

2. TERM OF AGREEMENT Upon execution by the Parties, this Agreement shall have the effective date set forth above. This Agreement shall remain in force until all obligations related to the Services, other than those obligations which survive termination of this Agreement under Article 22, have been fulfilled, unless this Agreement is sooner terminated as set forth herein.

3. COMPENSATION AND PAYMENT AECOM shall be paid for the performance of the Services in accordance with **EXHIBIT B** ("Compensation and Payment"), incorporated herein by reference.

4. NOTICE All notices, requests, claims, demands and other official communications herein shall be in writing. Such notices shall be given (i) by delivery in person, (ii) by a nationally recognized commercial courier service; or (iii) by United States Postal Service, registered mail, postage prepaid and return receipt requested. Notices shall be effective upon actual delivery to the other Party at the following addresses:

TO CLIENT:

Attn: _____ [Project Manager]

TO AECOM:

Attn: _____ [Project Manager]

Claims-related notices shall be copied to:

_____.

or to which address the receiving Party may from time to time give notice to the other Party. Rejection or other refusal to accept, or the inability to deliver because of changed address for which no notice was given, shall be deemed to be receipt of the notice as of the date of such rejection, refusal to accept, or inability to deliver. Claims-related notices need to include the AECOM project name and number found in this Agreement as well as contact information of the person submitting the notice.

5. AECOM'S RESPONSIBILITIES

5.1 AECOM shall perform the Services in accordance with the degree of professional skill, quality and care ordinarily exercised by members of the same profession currently practicing in the same locality under comparable circumstances and as expeditiously as is consistent with professional skill and the orderly progress of the Project. The full extent of AECOM's responsibility with respect to the Services shall be to perform in accordance with the above standards and to remedy any material deficiencies or defects in the Deliverables at AECOM's own expense, provided that AECOM is notified by Client, in writing, of any such deficiency or defect within a reasonable period after discovery thereof, but in no event later than 90 days after AECOM's completion or termination of the Services. AECOM MAKES NO OTHER REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, INFORMATIONAL CONTENT OR OTHERWISE.

5.2 AECOM will endeavor in good faith, as needed, to obtain from the appropriate authorities their interpretation of applicable codes and standards and will apply its professional judgment in interpreting the codes and standards as they apply to the Project at the time of performance of the Services. Notwithstanding the above, the Parties agree that, as the Project progresses, such codes or standards may change or the applicability of such codes or standards may vary from AECOM's original interpretation through no fault of AECOM and that additional costs necessary to conform to such changes or interpretations during or after execution of the Services will be subject to an equitable adjustment in the Compensation and Project Schedule.

5.3 AECOM shall be responsible for its performance and that of AECOM's lower-tier subcontractors and vendors. However, AECOM shall not be responsible for health or safety programs or precautions related to Client's activities or operations or those of Client's other contractors and consultants or their respective subcontractors and vendors ("Contractors"). AECOM shall have no responsibility for (i) construction means, methods, techniques, sequences or procedures; (ii) the direction of Contractors' personnel; (iii) selection of construction equipment; (iv) coordination of Contractors' work; (v) placing into operation any plant or equipment; or (vi) Contractors' failure to perform the work in accordance with any applicable construction contract. AECOM shall not be responsible for inspecting, observing, reporting or correcting health or safety conditions or deficiencies of Client, Contractors or others at the project site ("Project Site") other than AECOM's employees, subconsultants and vendors. So as not to discourage AECOM from voluntarily addressing health or safety issues while at the Project Site, in the event AECOM does identify such issues by making observations, reports, suggestions or otherwise, AECOM shall have no authority to direct the actions of others not under AECOM's responsibility and control and shall have no liability, responsibility, or affirmative duty arising on account of AECOM's actions or forbearance.

5.4 Notwithstanding anything contained in this Agreement, AECOM shall have no responsibility for the discovery, presence, handling, removal, transportation, storage or disposal of, or exposure of persons to hazardous materials in any form related to the Project. AECOM shall not be responsible for Client's pre-existing site conditions or the aggravation of those preexisting site conditions to the extent not caused by the negligence or willful misconduct of AECOM

6. CLIENT'S RESPONSIBILITIES

6.1 Client shall provide in writing any specific Client requirements or criteria for the Project, including design objectives and constraints, space, capacity and performance requirements, flexibility and expandability, and any budgetary limitations.

6.2 Client shall furnish all information and technical data in Client's possession or under its control reasonably required for AECOM's proper performance of the Services prior to AECOM's commencement of

the Services or at such other times as Client and AECOM mutually agree. AECOM is entitled and will rely upon the accuracy, completeness, currency and non-infringement of information and data provided by Client or obtained from generally accepted sources within the industry, except to the extent such verification by AECOM may be expressly required as a defined part of the Services. AECOM will not be responsible for defects in its Services attributable to its reliance upon or use of such information and data.

6.3 Client shall arrange for access and make all provisions necessary for AECOM to enter upon public and/or private property as required for AECOM to properly perform the Services. Client shall disclose to AECOM any known or suspected hazards at the Project Site which may pose a threat to human health, property or the environment.

6.4 If any document or inquiry requires Client to approve, comment, or to provide any decision or direction with regard to the Services, such approval, comment, decision or direction shall be provided within a reasonable time within the context of the Project Schedule, or if not identified in the Project Schedule, within a reasonable time to facilitate the timely performance of the Services.

7. INDEPENDENT CONTRACTOR Nothing contained in this Agreement shall be construed to create a partnership, joint venture, or create a relationship of employer/employee or principal/agent between Client or Client's Contractors and AECOM.

8. CONFIDENTIALITY

8.1 AECOM shall treat as confidential information and data delivered to it by Client or developed in the performance of the Services that are specified in writing by Client to be confidential ("Confidential Information"). Confidential Information shall not be disclosed to third parties by AECOM without the consent of Client, except to the extent reasonably believed necessary by AECOM for its proper performance of the Services, for a period of 5 years following completion or termination of this Agreement.

8.2 Notwithstanding the above, these restrictions shall not apply to Confidential Information which (i) is already known to AECOM at the time of its disclosure; (ii) becomes publicly known through no wrongful act or omission of AECOM; (iii) is communicated to a third party with the express written consent of Client and not subject to restrictions on further use or disclosure; (iv) is independently developed by AECOM; or, (v) to the extent such Confidential Information is required by Law to be disclosed; provided that the information required for disclosure shall remain Confidential Information as to all other persons or entities pursuant to the terms of this Agreement, and provided further that AECOM shall promptly provide Client with written notice of such requirement.

8.3 Upon termination of this Agreement or upon Client's written request, AECOM shall return the Confidential Information to Client or destroy the Confidential Information in AECOM's possession or control. Notwithstanding the above, AECOM shall not be required to destroy Confidential Information held electronically in archive or back-up systems in accordance with general systems archiving or backup policies or required for preservation by law, regulation, audit, data retention or corporate archival purposes or per regulatory, judicial or governmental order. All such retained Confidential Information shall be kept confidential by AECOM subject to and in accordance with the terms of this Agreement.

9. DATA RIGHTS

9.1 All right, title and interest in and to any Deliverables, and excluding any AECOM Intellectual Property, shall be assigned by AECOM to Client upon full payment for the Deliverables. Client acknowledges and agrees that AECOM is the author of, and retains all rights, title and interest in all other intellectual property, including work papers, templates, details, designs, drawings, plans, renderings, analyses, calculations, models, software, macros, applications, specifications, processes, procedures, interim or draft documents, methodologies, know-how, and any other instruments of service: (a) belonging to AECOM or its consultants prior to the effective date of this Agreement; (b) developed by AECOM or its consultants outside the scope of, or not exclusively pursuant to, this Agreement; (c) licensed by AECOM or its consultants from a third-party; and (d) included within the Deliverables but which are generic, generally applicable to or standard in AECOM's business (collectively, "AECOM Intellectual Property"). To the extent the Deliverables contain, or Client's

receipt of the Services require the use of AECOM Intellectual Property, to the extent of AECOM's ownership and control thereof, AECOM hereby grants to Client, upon full payment for the Deliverables and Services, a limited, non-exclusive, non-assignable, royalty-free license to use and sublicense said AECOM Intellectual Property solely and to the extent necessary to achieve the purposes stated in **EXHIBIT A**.

9.2 Nothing in this Agreement shall be construed to prohibit AECOM or its consultants from using for other purposes, clients or projects the skills, knowledge and experience gained by AECOM or its consultants in the performance of the Services and provision of the Deliverables pursuant to this Agreement, provided that AECOM and its consultants do not use Client's Confidential Information.

9.3 AECOM, in developing solutions, testing hypotheses, or documenting designs, may employ advanced technologies for simulation, information modeling, generative design, and the development of project documentation ("Technical Tools"). While these Technical Tools may result in digital files and/or simulations or models ("Datasets"), when not specifically defined within this Agreement, these Datasets will not constitute a Deliverable or portion thereof. Rather, the Technical Tools and Datasets will be a byproduct of AECOM's internal processes and will be AECOM's sole proprietary information. Notwithstanding anything to the contrary in this Agreement, any ownership and data rights provisions will not apply to such Technical Tools and Datasets and AECOM will remain the sole owner of such Technical Tools and Datasets.

9.4 Client understands and accepts that the Services and Deliverables provided by AECOM pursuant to this Agreement are intended by AECOM for the sole use by Client for the specific purpose stated in **EXHIBIT A**. Client agrees, to the fullest extent permitted by law, to indemnify, defend and hold harmless AECOM and its consultants and their directors, officers, employees, agents, representatives, affiliated and parent companies, ("AECOM Indemnities") against any and all claims, suits, causes of action, damages, losses, costs, expenses and liabilities (including the aggregate amount paid in reasonable settlement of any actions, suits, proceedings or claims), including reasonable attorneys' fees and costs of defense, to which AECOM or any of the AECOM Indemnities may become subject as a consequence of any use or modification of, reliance upon, or transmission to a third party of, said Services, Deliverables, AECOM Intellectual Property, by Client outside the scope of this Agreement without the express, written permission by AECOM.

10. COMPLIANCE The Parties shall comply with applicable treaties, compacts, statutes, ordinances, codes, regulations, consent decrees, orders, judgments, rules, and other requirements of governmental or judicial entities that have jurisdiction over the Services ("Law").

11. FORCE MAJEURE Neither Party shall be responsible for a delay or disruption in, or inability to provide its respective performance under this Agreement, other than a delay in payment for Services already performed, if such delay is caused by events or contingencies, existing or future, beyond the reasonable control of the claiming Party, including "acts of God," abnormal weather conditions or other natural catastrophes, war (whether declared or not), terrorism, sabotage, computer viruses, civil unrest, strikes, lockouts or other industrial disturbances, pandemics, epidemics, health emergencies, virus (e.g., SARS Cov-2), disease (e.g. COVID-19), plague, changes in law or regulations, quarantine, travel restrictions, discovery of hazardous materials, differing or unforeseeable site conditions, acts of governmental agencies or authorities (whether or not such acts are made in response to other Force Majeure Events), or any other events or circumstances not within the reasonable control of the party affected, whether or not of a similar kind or nature to any of the foregoing (a "Force Majeure Event"). The Party seeking application of this provision shall notify the other Party in writing promptly upon learning of the impact of the Force Majeure Event upon the notifying Party's performance of its obligations under this Agreement. Upon the occurrence of a Force Majeure Event, AECOM shall be entitled to an equitable adjustment to the project schedule and compensation sufficient to compensate AECOM for any increase in the time or costs necessary to perform the Services under this Agreement. Should a Force Majeure Event substantially prevent or be reasonably likely to substantially prevent AECOM's performance of the Services for more than thirty (30) days, then AECOM shall be entitled to terminate this Agreement without breach. In case of such termination, AECOM shall be entitled to compensation for those Services performed as of the date of termination.

12. INSURANCE

12.1 AECOM will maintain the following insurance coverages and amounts:

- 12.1.1 Workers Compensation insurance as required by Law;
- 12.1.2 Employer's Liability insurance with coverage of \$1,000,000 each accident/employee;
- 12.1.3 Commercial General Liability insurance with coverage of \$2,000,000 per occurrence/aggregate;
- 12.1.4 Automobile Liability insurance with coverage of \$1,000,000 combined single limit; and
- 12.1.5 Professional Liability insurance with coverage of \$2,000,000 per claim/aggregate.

13. INDEMNITY

13.1 AECOM agrees to indemnify Client, its officers, directors and employees, from third party claims of loss or damage, exclusive of defense obligations, for bodily injury or property damage ("Claims"), to the proportional extent caused by AECOM's negligence or willful misconduct.

13.2 If the Services include AECOM's performance during the construction phase of the Project, Client shall require Client's Contractors working on the Project Site to include AECOM, its directors, officers and employees in any indemnity and in any insurance benefits that the Client requires such Contractors to provide to the Client.

14. CONSEQUENTIAL DAMAGES WAIVER NOTWITHSTANDING ANY OTHER PROVISION TO THE CONTRARY IN THIS AGREEMENT AND TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT SHALL EITHER PARTY, ITS PARENTS, AFFILIATES AND SUBSIDIARIES OR THEIR RESPECTIVE DIRECTORS OFFICERS OR EMPLOYEES BE LIABLE TO THE OTHER FOR ANY INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL OR PUNITIVE DAMAGES WHATSOEVER (INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF REVENUE, LOSS OF USE OR INTERRUPTION OF BUSINESS) ARISING OUT OF OR RELATED TO THIS AGREEMENT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND AECOM HEREBY RELEASES CLIENT AND CLIENT HEREBY RELEASES AECOM FROM ANY SUCH LIABILITY.

15. RISK ALLOCATION AND RESTRICTION OF REMEDIES THE PARTIES HAVE EVALUATED THE RESPECTIVE RISKS AND REMEDIES UNDER THIS AGREEMENT AND AGREE TO ALLOCATE THE RISKS AND RESTRICT THE REMEDIES TO REFLECT THAT EVALUATION. NOTWITHSTANDING ANY OTHER PROVISION TO THE CONTRARY IN THIS AGREEMENT AND TO THE FULLEST EXTENT PERMITTED BY LAW, CLIENT AGREES TO RESTRICT ITS REMEDIES UNDER THIS AGREEMENT AGAINST AECOM, ITS PARENTS, AFFILIATES AND SUBSIDIARIES, AND THEIR RESPECTIVE DIRECTORS, OFFICERS, SHAREHOLDERS AND EMPLOYEES, ("AECOM COVERED PARTIES"), SO THAT THE TOTAL AGGREGATE LIABILITY OF THE AECOM COVERED PARTIES SHALL NOT EXCEED \$250,000 OR THE ACTUAL PAID COMPENSATION FOR THE SERVICES, WHICHEVER IS GREATER. THIS RESTRICTION OF REMEDIES SHALL APPLY TO ALL SUITS, CLAIMS, ACTIONS, LOSSES, COSTS (INCLUDING ATTORNEY FEES) AND DAMAGES OF ANY NATURE ARISING FROM OR RELATED TO THIS AGREEMENT WITHOUT REGARD TO THE LEGAL THEORY UNDER WHICH SUCH LIABILITY IS IMPOSED. CLAIMS MUST BE BROUGHT WITHIN ONE CALENDAR YEAR FROM PERFORMANCE OF THE SERVICES UNLESS A LONGER PERIOD IS REQUIRED BY LAW.

16. DISPUTES RESOLUTION

16.1 Either Party may initiate a dispute resolution by providing written notice to the other Party setting forth the subject of the claim, dispute or controversy and the requested relief. The recipient of such notice shall respond within 5 business days with a written statement of its position and a recommended solution to the claim.

16.2 If the Parties cannot resolve the dispute through negotiation, either Party may refer the claim, dispute or controversy to a panel ("Panel") consisting of a designated senior representative from each Party ("Representative"), who shall have the authority to resolve it. The Representatives shall not have been directly involved in the Services and shall negotiate in good faith. No written or verbal representation made by either Party in the course of any Panel proceeding or other settlement negotiations shall be deemed to be a Party's admission. If the representatives are unable to resolve the dispute within 15 business days, either Party may pursue its respective legal and equitable remedies.

16.3 A Party's failure to abide by the foregoing dispute resolution procedures prior to that Party's filing of a lawsuit shall result in the dismissal of said lawsuit until the provisions of Articles 16.1 and 16.2 have been met.

17. GOVERNING LAW All contract issues and matters of law will be adjudicated in accordance with the laws of the state where the Project is located, excluding any provisions or principles thereof which would require the application of the laws of a different jurisdiction.

18. TERMINATION

18.1 This Agreement may be terminated for convenience by either Party upon 30 days advance written notice. On termination, AECOM will be paid for all Services performed up through the termination date.

18.2 This Agreement may be terminated for cause by either Party if the other Party materially fails to perform its obligations under this Agreement, does not commence correction of such non-performance within 10 business days of receipt of written notice and/or fails to diligently complete such correction thereafter. The respective rights and obligations of the Parties predating such termination shall survive termination of this Agreement.

19. ASSIGNMENT

19.1 Neither Party may assign this Agreement without the written consent of the other Party, which unconcented-to assignment shall be void ab initio.

19.2 Notwithstanding Section 19.1 above, the Parties recognize that AECOM has affiliated companies who have specialized expertise, necessary certifications/registrations or other capabilities that may make use of such affiliates more suitable for the performance of all or part of the Services. AECOM shall be entitled without additional consent to assign this Agreement or performance of the Services, in whole or in part, to any of AECOM's subsidiaries or affiliates upon written notice to Client.

20. PARTIES IN INTEREST Nothing in this Agreement, expressed or implied, is intended to confer on any person or entity other than the Parties any right or remedy under or by reason of this Agreement. The provisions of this Agreement shall bind and inure solely to the benefit of the Parties and their respective successors and permitted assigns.

21. WAIVER Either Party may in writing waive any provisions of this Agreement to the extent such provision is for the benefit of the waiving Party. No waiver by any Party of a breach of any provision of this Agreement shall be construed to be a waiver of any subsequent or different breach.

22. SEVERABILITY AND SURVIVAL Articles 4 (Notice), 5 (AECOM's Responsibilities), 6.2 (Reliance on Data), 8 (Confidentiality), 9 (Data Rights), 12 (Insurance), 13 (Indemnity), 14 (Consequential Damages Waiver), 15 (Risk Allocation), 16 (Disputes Resolution), 17 (Governing Law), 19 (Assignment), 20 (Parties in Interest) and 22 (Survival) shall survive termination of this Agreement. To the extent any provision of this Agreement violates any law, or is otherwise invalid or unenforceable, said provision shall be revised to the limited extent necessary to make that provision legal and enforceable and, to the fullest extent permitted by law, consistent with Parties' original intent.

23. PREPARATION OF AGREEMENT Each Party has had the opportunity to avail itself of legal advice and counsel. Neither Party shall be deemed to be the drafter or author of this Agreement. In the event this Agreement is subject to interpretation or construction by a court of law or panel of arbitration, such court or

panel shall not construe this Agreement, or any portion hereof, against either Party as the drafter of this Agreement.

24. SIGNATURES Each person executing this Agreement warrants that he/she has the necessary authority to do so on behalf of the respective Party. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute a single agreement.

25. ORDER OF PRECEDENCE

Executed Change Orders
Consulting Services Agreement Article 26
Consulting Services Agreement Articles 1 through 25 and 27
EXHIBIT B Compensation and Payment
EXHIBIT A Services
Other contract documents

26. SPECIAL TERMS AND CONDITIONS *DO NOT MODIFY ARTICLES 1 THROUGH 25 AND 27. ANY CHANGES TO ARTICLES 1 THROUGH 25 AND 27 ARE TO BE INSERTED BELOW IN THIS ARTICLE 26 AND ARE SUBJECT TO LEGAL APPROVAL. ALSO, CLEARLY INDICATE IF ANY ADDITIONAL EXHIBITS ARE INCLUDED. IF THERE ARE NO CHANGES, INSERT "NONE" IN THE BOX BELOW.*

<i>None</i>

27. ENTIRE AGREEMENT This Agreement contains all of the promises, representations and understandings of the Parties and supersedes any previous understandings, commitments, proposals or agreements, whether oral or written. This Agreement shall not be altered, changed, or amended except as set forth in a written amendment to this Agreement, duly executed by both Parties. The attached **EXHIBIT C** ("Change Order"), incorporated herein by reference, is the preferred form for such use.

AECOM Technical Services, Inc.

CLIENT: _____

Signature

Signature

Printed Name

Printed Name

Printed Title

Printed Title

Date

Address

(End of page)

EXHIBIT A

SERVICES

Services: *Insert a clear description of the Services or attach the Scope of Services to this **EXHIBIT A**. If you are attaching a Scope of Services, be sure to reference the attachment in this Section and to exclude any marketing materials from your proposal that are not a part of the actual Scope of Services.*

Schedule: *Identify the critical dates/milestones associated with the Services.*

Deliverables: *Clearly define and list the work products to be provided as a part of the Services.*

AECOM Project Manager

Name	
Title	
Address	
Phone Number	
Email Address	

Client Project Manager

Name	
Title	
Address	
Phone Number	
Email Address	

(End of page)

EXHIBIT B

COMPENSATION AND PAYMENT

1 COMPENSATION The Services set forth in **EXHIBIT A** will be compensated on the following basis:
Check the below box if an advance retainer is being provided. An advance retainer of 15-20% is typically recommended for new Clients. Please check with your Project Director for guidance:

☐ Advance retainer of [\$ *Numerical Amount*] The advance retainer is to be applied to the final invoice. Any remainder will be returned to Client within 30 days of receipt of final payment.

Choose one of the following types of compensation by marking the applicable "[]":

☐ Time & Material - See Section 2.1 for Hourly Labor Rates

☐ Time and Materials with a Not-to-Exceed ("NTE") amount of (\$ *Numerical Amount*). The Hourly Labor Rates (if applicable) are as in Section 2.1 below. Reimbursable expenses are included in the overall NTE cap.

☐ Lump Sum [\$]:

Milestone/Deliverable & Date	Payment Amount
	\$ <i>Numerical Amount</i>

☐ Cost Plus Fixed Fee: [Cost \$ *Numerical Amount* and Fee \$ *Numerical Amount*]

☐ Other: *Insert other type of compensation if that type is not listed above. Any additional types of compensation require Contract Reviewer/Analyst's approval.*

--

2. RATE SCHEDULE Compensation shall be based on the following Hourly Labor Rate Schedule: *Insert "INTENTIONALLY OMITTED" if not used.*

2.1 HOURLY LABOR RATE SCHEDULE

	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$
	\$

2.2 OTHER HOURLY LABOR RATE CATEGORIES If additional labor categories are authorized during the performance of this Agreement, compensation for each additional category will be negotiated at the time the additional Services are authorized.

2.3 **ANNUAL HOURLY LABOR RATE ADJUSTMENTS** The Hourly Labor Rate Schedule is adjusted each calendar year to reflect updated labor cost categories. Labor cost of Services authorized in subsequent calendar years will be based on the applicable Hourly Labor Rate Schedule for those years.

3. **REIMBURSEABLE EXPENSES** Reimbursable expenses are expenditures made by AECOM for goods, travel expenses and vendor services in support of the performance of the Services. Such expenditures will be billed at the actual cost to AECOM plus ten percent (10%) to cover related administrative costs.

4. **CHANGE ORDERS** The Parties may at any time and by written agreement make changes in the Services, Project Schedule, Deliverables, Compensation or other terms and conditions in this Agreement. The Parties shall effect such change through the use of a written Change Order. **EXHIBIT C** is the preferred form for such use.

5. **INVOICING** AECOM will invoice Client on a monthly basis unless otherwise set forth herein.

6 **PAYMENT**

6.1 If payment is based on Time and Materials with a NTE, once AECOM reaches the NTE, AECOM will stop further Services pending a Change Order to adjust the budget and schedule for the continued performance of the Services.

6.2 Timely payment is a material term of this Agreement. Client shall pay all undisputed portions of AECOM's invoices within 30 days of receipt without holdback or retention. Client shall notify AECOM within fourteen (14) days of the receipt of the invoice of any disputed items. Such notice must be accompanied by a detailed description of any disputed items and include supporting documentation as well as references to the provision(s) of this Agreement which permit a holdback or retention. If such notice is not provided within fourteen (14) days, Client waives its rights to dispute the invoice. Undisputed amounts remaining unpaid 30 days after the invoice date shall bear interest at the rate of 1.5% per month on the unpaid balance and AECOM may suspend the Services pending receipt of such payment. In addition, AECOM retains its unrestricted rights under Article 18 (Termination) of the Agreement.

6.3 If the Project is suspended by Client for more than 30 days, AECOM shall be paid for all Services performed prior to the effective date of suspension within 30 days of such suspension. Upon resumption of the Project, AECOM shall be entitled to an equitable adjustment in cost and schedule to compensate AECOM for expenses incurred as a result of the interruption and resumption of the Services.

6.4 To the extent that completion of the Services is delayed beyond the original scheduled completion date and such delay is not the fault of AECOM, an equitable adjustment shall be made to AECOM's Compensation and Project Schedule.

6.5 Except as otherwise specifically provided herein, Client shall pay or reimburse AECOM, as appropriate, for all categories of taxes other than income tax, including without limitation, sales, consumer, use, value added, gross receipts, privilege, and local license taxes related to the Services.

6.6 Client shall make payments to AECOM using one of the following methods:

6.6.1 AECOM LOCKBOX:

AECOM Technical Services, Inc.
1178 Paysphere Circle
Chicago, IL 60674

6.6.2 ELECTRONIC FUNDS TRANSFER/ACH PAYMENT:

Account Name: AECOM Technical Services, Inc.
Bank Name: Bank of America

Address1: Building D
Address2: 2000 Clayton Road
City/State/Zip: Concord, CA 94520-2425
Account Number: [REDACTED]
ABA Routing Number: [REDACTED]

6.6.3 WIRE TRANSFER:

Account Name: AECOM Technical Services, Inc.
Bank Name: Bank of America
Address: 100 West 33rd St
City/State/Zip: New York, NY 10001
Account Number: [REDACTED]
ABA Routing Number: [REDACTED]
SWIFT Code: [REDACTED]

6.6.4 Questions related to payment can be sent to:

AECOM Cash Applications Supervisor by phone at (804) 515-8490 or by email at
cashappsremittance@aecom.com

(End of page)

AECOM Project Name: _____
AECOM Project No.: _____
Change Order No.: _____

EXHIBIT C

SAMPLE CHANGE ORDER FORM

In accordance with the Consulting Services Agreement dated ____ 20__ between AECOM Technical Services, Inc., a California corporation, ("AECOM"), this Change Order, with an effective date of _____, 20____ modifies that Agreement as follows:

1. Changes to the Services:

2. Change to Deliverables:

--

3. Change in Project Schedule (attach schedule if appropriate):

--

4. Change in CONSULTANT's Compensation:

The Services set forth in this Change Order will be compensated on the following basis:

- ☐ No change to Compensation
- ☐ Time & Material (See **Exhibit B** for the Hourly Labor Rate Schedule)
- ☐ Time and Materials with a Not- to-Exceed amount of (\$). The Hourly Labor Rate Schedule is set forth in **EXHIBIT B** (if applicable). Reimbursable expenses are included in the overall Not to Exceed cap.
- ☐ Lump Sum [\$]

Milestone/Deliverable & Date	Payment Amount
	\$

- ☐ **Cost Plus Fixed Fee:** [Cost \$ and Fee \$]

Therefore, the total authorized Compensation, inclusive of this Change Order is \$.

5. Project Impact:

--

6. Other Changes (including terms and conditions):

--

7. All other terms and conditions of the Agreement remain unchanged.
8. Each Party represents that the person executing this Change Order has the necessary legal authority to do so on behalf of the respective Party.

AECOM Technical Services, Inc.

CLIENT:

Signature

Signature

Printed Name

Printed Name

Printed Title

Printed Title

Date

Date

Address

Address

[End of Agreement]

Memorandum

Iowa QC Transit Route Optimization Study

Date: September 3, 2025

To: Jeff Wolf, City of Davenport and Austin Wheelan, City of Bettendorf

From: Chelsey Waterman, AECOM

RE: Fee Proposal

Based on recent discussions, the enclosed tables provide the expected billing rates and overall costs for AECOM to support the Scott County Transit Optimization Study Project. These rate tables include information on overhead and profit on direct (pay) rates for staff and as noted herein, are subject to annual escalation over the course of the contract.

Table 1 provides an estimate of labor and overhead/profit costs by project task, as well as an estimate of direct costs for the duration of the contract. Direct costs will be billed as needed for non-labor items such as travel, per diem, print materials/supplies, etc. Supporting documentation will be provided to the City of Davenport with relevant invoices.

Table 1 – Estimated Costs by Task

Task	Task Name	Est. Cost Allocation
1	Project Management	\$19,288
2	Public/Stakeholder Engagement	\$38,716
3	Existing Conditions & Origin/Destination Analysis	\$79,660
4	Service Configuration Analysis & Recommendations	\$74,972
5	Draft/Final Report & Revisions	\$27,442
Total Est. Fully Burdened Labor Cost		\$240,078
Est. Direct Expenses (Travel, Per Diem, Materials/Supplies, etc.)		\$9,922
Total NTE Project Cost		\$250,000

It's noted that the costs per task provided in Table 1 are estimates, and actual costs may shift among tasks as needed for the project. However, all costs will be billed at the rate ranges provided in Table 2 for various staff classifications (with any appropriate escalation as noted) and within the total estimated labor cost, unless the project scope and/or contract is modified.

It's noted that AECOM has the following assumptions:

- Kick-off and progress meetings may be conducted in a hybrid format, with local staff present in-person as appropriate and some staff participating virtually (as needed).

- Stakeholder input will be primarily focused on the Bi-State Regional Commission (MPO) Steering Committee members, with any other appropriate stakeholders to be identified by the City of Davenport and Bettendorf.
- Public input sessions will be focused on four (4) meetings in four (4) geographic zones for the project.
- Paper and digital survey activities will consist of AECOM providing suggested methodology, survey questions, and recommendations for sampling and/or improving response rates. Survey dissemination in both digital (social media, website, etc.) and physical (on-board, transfer locations, etc.) formats will be supported by the City of Davenport and/or City of Bettendorf Staff.
- An hourly rate range is provided in Table 2 for graphic design staff support as needed as addition to this project. Currently, graphic design services are focused on survey development and memorandum/report development for the project. Additional services, such as graphic design for mapping or public information in preparation for route changes were not referenced in the original project scope.
- AECOM will provide a separate document noting qualifications, experience, hourly rate ranges, and recommendations for support if the City of Davenport or other project stakeholders wish to incorporate scheduling of zero emission vehicles (such as battery electric buses) in overall schedule design or wish to pursue additional strategy and planning activities relative to low or zero emission operations. It is assumed that this would be a contract modification, as it was not referenced in the original project scope.

Table 2 – Staff Classification Billing Rates*

Staff Classifications	Billing Rate	
	Low	High
Project Director/Senior Advisor	\$261.00	\$286.00
Senior Subject Matter Expert	\$252.00	\$277.00
Senior Planning Manager	\$234.00	\$259.00
Subject Matter Expert	\$209.00	\$234.00
Planning Manager	\$178.00	\$203.00
Planner IV	\$150.00	\$175.00
Planner III	\$132.00	\$157.00
Planner II	\$107.00	\$132.00
Planner I	\$85.00	\$110.00
Public Relations Manager	\$145.00	\$170.00
Public Relations Specialist	\$115.00	\$140.00
Graphic Design Specialist	\$92.00	\$117.00
GIS Technician	\$80.00	\$105.00
Administrative Support	\$74.00	\$99.00

**The AECOM rates above incorporate our audited overhead rate and assumed profit. Exact billing rates will depend on the raw rates of the staff by classification. These rates are applicable through September 30, 2026, and subject to an increase of up to 4% annually thereafter.*

City of Davenport

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

Action / Date
10/8/2025

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the Eastern Avenue Bridge Over Duck Creek Replacement project, CIP #21014. [Wards 5 & 7]

Recommendation:

Adopt the Resolution.

Background:

This project will replace the Eastern Avenue Bridge over Duck Creek. The project will consist of the removal and disposal of all existing bridge components and replacement with a new three-lane slab bridge meeting modern design requirements. Additionally, the new bridge will be raised above the existing, allowing for the Duck Creek multi-use trail to travel under the new bridge, eliminating the need for the pedestrian crossing. Eastern Avenue between East 29th Street and East 35th Street will be re-stripped to be a two-way left turn lane configuration. Federal aid will reimburse the City of the eligible construction costs up to \$2,040,710 in total reimbursement. The estimated cost of the project is \$2,768,121.41 and is included in CIP #21014.

Construction plans and specifications have been completed and approved by the Iowa Department of Transportation (DOT). The DOT is scheduled to advertise for and receive bids in January 2026. Construction will begin in the spring of 2026 with completion scheduled for November 2026.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the Eastern Avenue Bridge Over Duck Creek Replacement project, CIP #21014.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the Eastern Avenue Bridge Over Duck Creek Replacement 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 Eastern Avenue Bridge Over Duck Creek Replacement project.

Passed and approved this 8th day of October, 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
10/8/2025

Subject:

Resolution approving the plans, specifications, form of contract, and estimate of cost for the East 13th Street Bridge Partial Demolition project, CIP #21007. [Ward 5]

Recommendation:

Adopt the Resolution.

Background:

The East 13th Street Bridge over Canadian Pacific Kansas City Southern Railway was constructed by the railroad in the 1870's. As the bridge carried vehicular and pedestrian traffic, the bridge was included in the City's 24-month inspection rotation with publicly owned bridges. Due to structural deficiency as identified in an inspection report, the bridge was closed to traffic in 2018. This bridge was owned and maintained by the railroad until it was transferred to the City on May 8, 2019. Working with the Iowa Department of Transportation, a \$1.5 million grant was secured to reconstruct the bridge and additional funds necessary to perform the project were budgeted in the City's capital improvement program. Currently, Veenstra and Kimm, the City's selected design consultant, is obtaining the necessary environmental and historical clearances as identified in the National Environmental Policy Act (NEPA) for the replacement of the bridge. Due to the latest 24-month bridge structural inspection report, it has been recommended by a third-party engineering firm, WHKS and Company, to remove the north cantilevered sidewalk section due to failure of the support structure. This bid is to provide demolition of the affected section. The remaining bridge structure will be removed as part of the reconstruction bid. This work will be funded by local funds because the work is not eligible for federal funds.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderman R. Dunn.

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

RESOLUTION approving the plans, specifications, form of contract, and estimate of cost for the East 13th Street Bridge Partial Demolition project, CIP #21007.

WHEREAS, plans, specifications, form of contract, and estimate of cost were filed with the City Clerk of Davenport, Iowa for the East 13th Street Bridge Partial Demolition 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 East 13th Street Bridge Partial Demolition project.

Passed and approved this 8th day of October, 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
10/8/2025

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 8th day of October, 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

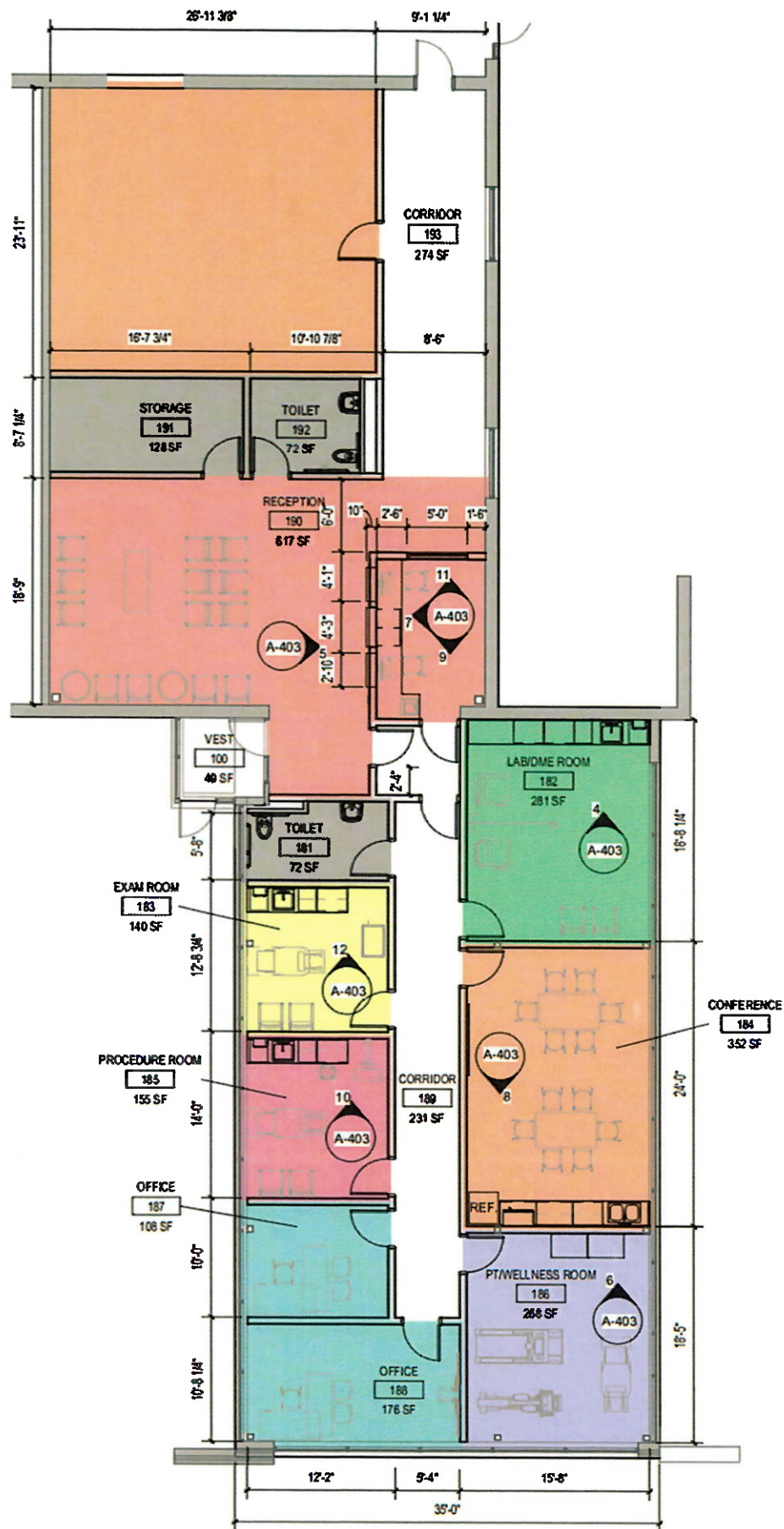
Work-Related

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: Information Technology
Contact Info: Brett Burda |

Action / Date
10/8/2025

Subject:

Resolution approving a payment of \$130,023.14 to Carahsoft Technology Corp of Reston, Virginia for the annual renewal of Managed Detection and Response (MDR) and Identity Threat Protection (ITP) software for the period November 30, 2025, to November 29, 2026, using OMNIA Partners contract #R240303. [All Wards]

Recommendation:

Adopt the Resolution.

Background:

This purchase utilizes OMNIA Partners contract #R240303. OMNIA Partners is a cooperative purchasing program that provides access to group purchasing contracts with leading national suppliers, allowing for a streamlined procurement process for thousands of products and services. Carahsoft Technology Corp of Reston, Virginia was awarded OMNIA Partners contract #R240303 for Software Solutions and Services via a competitive procurement process.

This purchase renews the City's Managed Detection and Response (MDR) Software and Identity Threat Protection (ITP).

Funding for this purchase is from account 50450530-560530 | IT Software.

Attachments:

1. Resolution

Resolution No. _____

Resolution offered by Alderwoman Newton.

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

RESOLUTION approving a payment of \$130,023.14 to Carahsoft Technology Corp of Reston, Virginia in the for the annual renewal of Managed Detection and Response (MDR) and Identify Threat Protection (ITP) software for the period November 30, 2025, to November 29, 2026, using OMNIA Partners contract #R240303.

WHEREAS, the City needs to renew its Managed Detection and Response (MDR) and Identify Threat Protection (ITP) software for the period of November 30, 2025 to November 29, 2026; and

WHEREAS, Carahsoft Technology Corp of Reston, Virginia was awarded OMNIA Partners contract #R240303 via a competitive procurement process.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Davenport, Iowa that a payment of \$130,023.14 to Carahsoft Technology Corp of Reston, Virginia for the annual renewal of Managed Detection and Response (MDR) and Identify Threat Protection (ITP) software for the period November 30, 2025, to November 29, 2026, using OMNIA Partners contract #R240303 is hereby approved.

Passed and approved this 8th day of October, 2025.

Approved:

Attest:

Mike Matson
Mayor

Brian Krup
Deputy City Clerk

City of Davenport

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

Action / Date
10/8/2025

Subject:

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

Davenport Community School District; West High School Homecoming; 3505 West Locust Street; 7:30 p.m. for approximately ten (10) minutes Thursday, October 9, 2025; Fireworks, over 50 dBA. [Ward 1]

Rock Church; Rock Church Go! Fall Fest; 510 East 15th Street; 11:00 a.m. - 2:00 p.m. Saturday, October 25, 2025; Outdoor music/band, over 50 dBA. [Ward 5]

Davenport Parks and Recreation; Fejervary Holiday Lights; Fejervary Learning Center | 1800 West 12th Street; 5:00 p.m. - 10:00 p.m. every day beginning Saturday, November 29, 2025, through Sunday, January 4, 2026; Outdoor music, over 50 dBA. [Ward 4]

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.

West High School Homecoming Fireworks | On September 23, 2025, the City assisted the Davenport Community School District by emailing ten (10) Good Neighbor Project Leaders around West High School to inform them of the upcoming fireworks and request that they share the information broadly via text, email, Facebook groups; community bulletin boards; the NextDoor app; and other channels. As of the publication of this agenda, no objections have been received. Should any objections be submitted to the Deputy City Clerk, they will be forwarded to Council members prior to the City Council meeting on October 8.

Attachments:

1. West High School Homecoming Parade Flyer to Residents with Fireworks Info
2. West High School Homecoming Fireworks GNP Email
3. Rock Church Fall Fest Noise Variance Petition

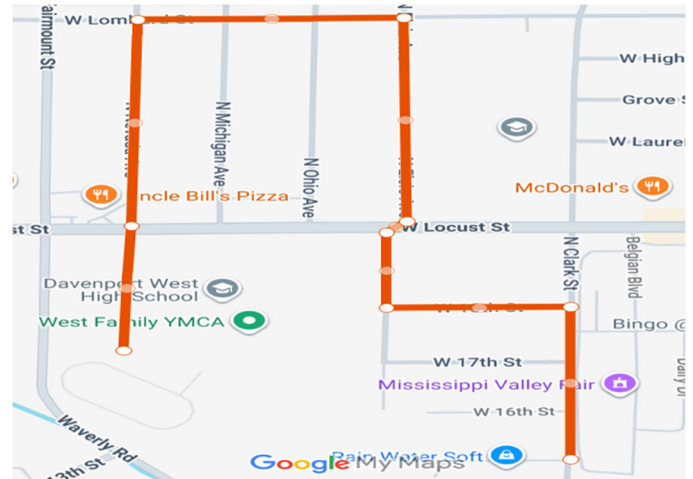
You're Invited!

To West High School's annual Homecoming Parade

Join us on Thursday, October 9th, at 5:30pm from the Fairgrounds to West High. Also, we will be holding a fireworks show for around 10min in length around 7:30pm.

Please submit any objection to the brief fireworks show in writing to Brian Krup, Deputy City Clerk for the City of Davenport, at Brian.Krup@davenportiowa.com, by 4:00 p.m. on Wednesday, October 8.

Contact advisors Ann Hocker and Grant Mougins (hockera@davenportschools.org, mougins@davenportschools.org) for more info.



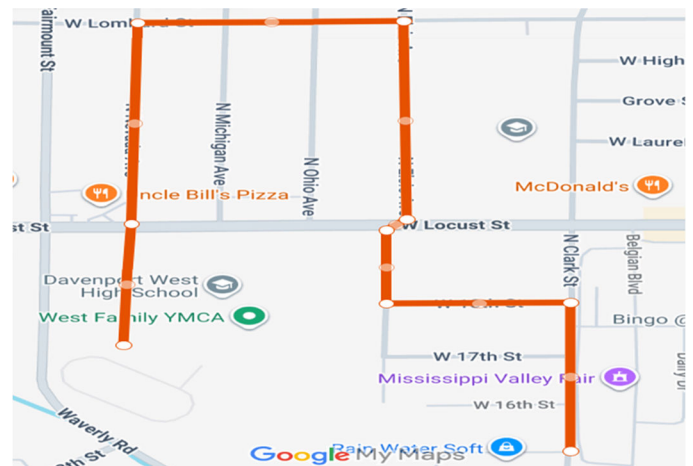
You're Invited!

To West High School's annual Homecoming Parade

Join us on Thursday, October 9th, at 5:30pm from the Fairgrounds to West High. Also, we will be holding a fireworks show for around 10min in length around 7:30pm.

Please submit any objection to the brief fireworks show in writing to Brian Krup, Deputy City Clerk for the City of Davenport, at Brian.Krup@davenportiowa.com, by 4:00 p.m. on Wednesday, October 8.

Contact advisors Ann Hocker and Grant Mougins (hockera@davenportschools.org, mougins@davenportschools.org) for more info.



Krup, Brian

From: GNP
Sent: Tuesday, September 23, 2025 10:15 AM
Subject: West High School Homecoming Fireworks

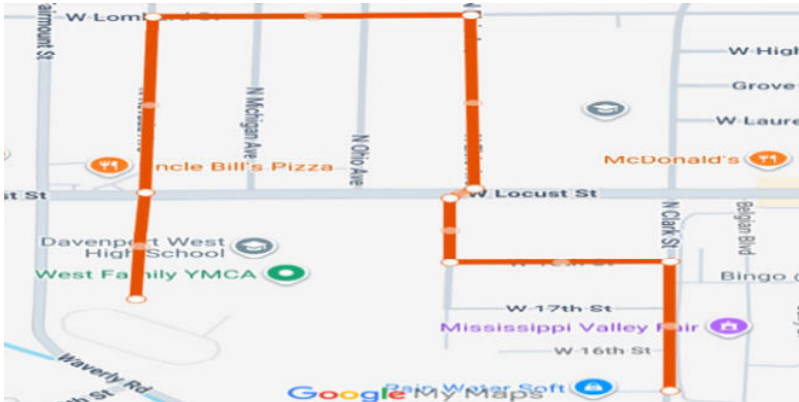
Good morning, GNP Leaders!

The City of Davenport is assisting West High School in being a good neighbor by helping communicate to the surrounding area about their upcoming Homecoming event which will conclude with a brief fireworks show. They have gone through the proper process to host said fireworks, and in an effort to alert as many people as possible to ensure enough time for those who need to make proper accommodations, this is where we could use your help! Please share the following information with your friends and neighbors by any means possible (email, text, or Facebook groups; NextDoor app; community bulletin boards; etc):

Date: Thursday, October 9, 2025

Time: *Homecoming Parade:* 5:30 p.m. – 6:30 p.m. | *Fireworks:* Beginning around 7:30 p.m. and lasting approximately 10 minutes.

Parade Route:



Fireworks Shoot Site:



Anyone opposed to this fireworks request can submit in writing to Brian Krup, Deputy City Clerk for the City of Davenport, at brian.krup@davenportiowa.com no later than 4:00 p.m. on Wednesday, October 9.

As always, we appreciate your collaboration with the City and being good neighbors.

Have a great day!

Allie McWilliams

Community Engagement Coordinator | Administration

City of Davenport

T 563-888-3202

226 W 4th St, Davenport, IA 52801

davenportiowa.com



CITY OF DAVENPORT

NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 25th day of October, 20 25, there is proposed an event which will include outdoor music or a band, requested by Rock Church, during the hours of 11:00 AM - 2:00 PM.

Please note: dates and times on this form must match those entered on the special events application.

***Please sign your name and print address below and indicate whether you are in favor of the noise variance, opposed to the noise variance, or are not concerned (mark one).**

NAME AND ADDRESS	IN FAVOR	OPPOSED	NOT CONCERNED
<u>426 E. 15th (no answer) 9/20 @ 1:30pm</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>1516 LeClaire (no answer) 9/20 @ 1:30pm</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>Connie Kendig 1520 LeClaire Ck</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>Tiffany Johns on 1524 LeClaire</u>	<u>✓</u>	<u>_____</u>	<u>_____</u>
<u>509 Kirkwood Blvd 9/20 @ 1:49 (no answer)</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>511 Kirkwood Blvd 9/20 @ 1:51 (no answer)</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>515 Kirkwood Blvd 9/20 @ 1:53 (no answer)</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>1530 Farnam 9/20 @ 1:58 (no answer)</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>501 Kirkwood 9-20 Ck</u>	<u>X</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

*If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

*If more space is needed, please use additional sheets.

[Signature]
Signature of Applicant

9/21/25
Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com



CITY OF DAVENPORT

NOISE VARIANCE PETITION FOR SPECIAL EVENTS

On the 25th day of October, 20 25, there is proposed an event which will include outdoor music or a band, requested by Rock Church, during the hours of 11:00 AM - 2:00 PM.

Please note: dates and times on this form must match those entered on the special events application.

***Please sign your name and print address below and indicate whether you are in favor of the noise variance, opposed to the noise variance, or are not concerned (mark one).**

NAME AND ADDRESS	NOT		
	IN FAVOR	OPPOSED	CONCERNED
(1:37) 1503 Farnam St. Davenport	☐	☐	☐
(1:39) 601 15 th St. Davenport	☐	☐	☐
(1:40) 531 15 th St. AKA SR	☒	☐	☐
(1:42) 529 15 th St. AKA SR	☒	☐	☐
(1:46) 521 15 th St.	☐	☐	☐
(1:47) 517 15 th St.	☐	☐	☐
(1:52) 1431 Leclaire St.	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐
	☐	☐	☐

*If you are unable to make contact with a resident/business, please indicate the date(s) and time(s) you attempted.

*If more space is needed, please use additional sheets.


Signature of Applicant

9/21/25
Date

Office of the City Clerk
563-326-6163

226 West Fourth Street
Davenport, Iowa 52801

Email: Brian.Krup@davenportiowa.com

City of Davenport

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

Action / Date
10/8/2025

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

Craft Inn (Craft Inn, LLC) — 410 East 2nd Street — New License with Outdoor Area — License Type: Class C Liquor (On-Premises)

Ward 6

The Grape Life Wine Lounge and Cellar (Corks & Vine Wine Lounge and Cellar, LLC) — 3402 Elmore Avenue — New License/Owners — License Type: Special Class C Beer/Wine (On-Premises)

Ward 5

Azteca Bar & Grill, LLC (Azteca Bar & Grill, LLC) — 4811 Brady Street #3 — New License/Owners — License Type: Class C Liquor (On-Premises)

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

Ward 2

Wal-Mart Supercenter #5115 (Wal-Mart Stores, Inc) — 3101 West Kimberly Road — License Type: Class E Liquor (Carry-Out)

Ward 4

QC Mart (Bethany Enterprises, Inc) — 1556 West Locust Street — License Type: Class B Beer/Wine (Carry-Out)

Ward 5

Players (Players, LLC) — 2218 East 11th Street — 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

City of Davenport

Department: Fire
Contact Info: Mike Carlsten |

Action / Date
10/8/2025

Subject:

Motion approving the purchase of fifteen sets of turnout gear from Dinges Fire Company of Amboy, Illinois in the amount of \$62,925 using Sourcewell contract #010424-LIO. [All Wards]

Recommendation:

Pass the Motion.

Background:

This purchase utilizes Sourcewell contract #010424-LIO. Sourcewell is a cooperative purchasing program that provides access to group purchasing contracts with leading national suppliers, allowing for a streamlined procurement process for thousands of products and services. LION First Responder PPE, Inc of Dayton, Ohio was awarded Sourcewell contract #010424-LIO Firefighting PPE via a competitive solicitation process. Orders under this contract are placed with a LION Distribution Partner. Dinges Fire Company of Amboy, Illinois is the local distribution partner.

This purchase will provide fifteen (15) new sets of turnout gear to replace aged and worn gear.

Funding for this purchase comes from CIP #63022 | Turnout Gear Replacement.

Attachments:

None

City of Davenport

Department: Parks and Recreation
Contact Info: Chad Dyson | 563-328-7275

Action / Date
10/8/2025

Subject:

Motion approving proposed enhancements to Veterans Memorial Park to be funded and completed by the Friends of Veterans Memorial Park. [Ward 3]

Recommendation:

Pass the Motion.

Background:

The third phase of the Veterans Memorial Park development will add several memorial and monument elements to the park, such as a military totem, Vietnam monument, Vietnam soldier statue, sailor statue, and a women in the military statue. Additional enhancements include the replacement of four light fixtures, installation of six new flag poles, two donor recognition displays, 800 square feet of asphalt walkways, and the donor brick plaza. The project will be funded and completed by The Friends of Veterans Memorial Park.

Attachments:

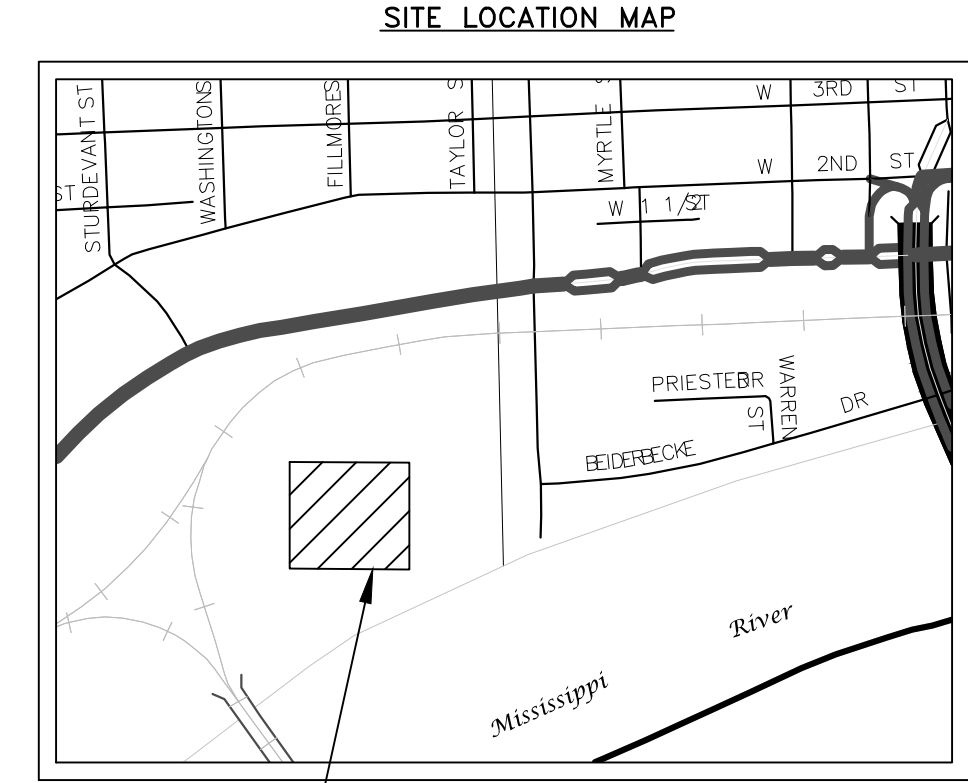
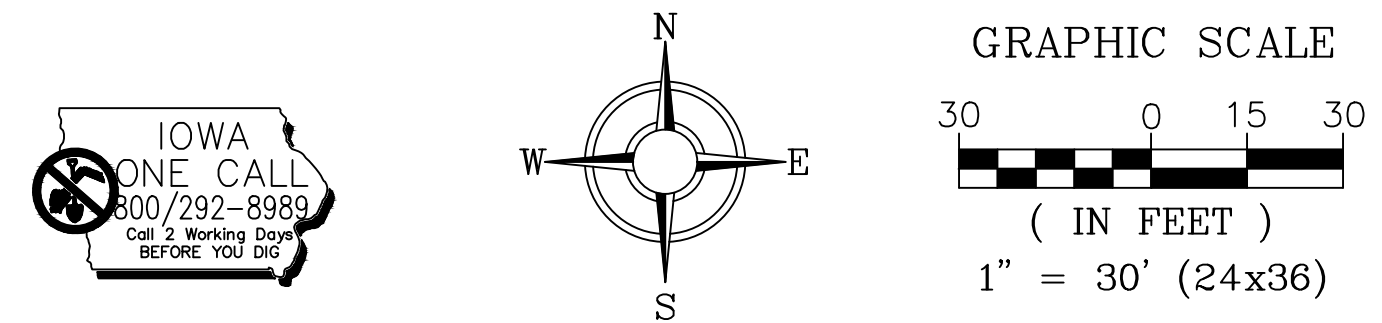
1. Veterans Memorial Civil & Structural Plan

SITE PLAN

CITY OF DAVENPORT

VETERANS MEMORIAL PHASE III

TO THE CITY OF DAVENPORT, IA



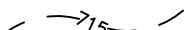
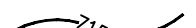
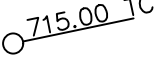
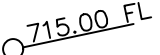
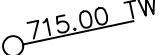
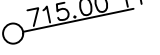
APPROXIMATE SITE LOCATION

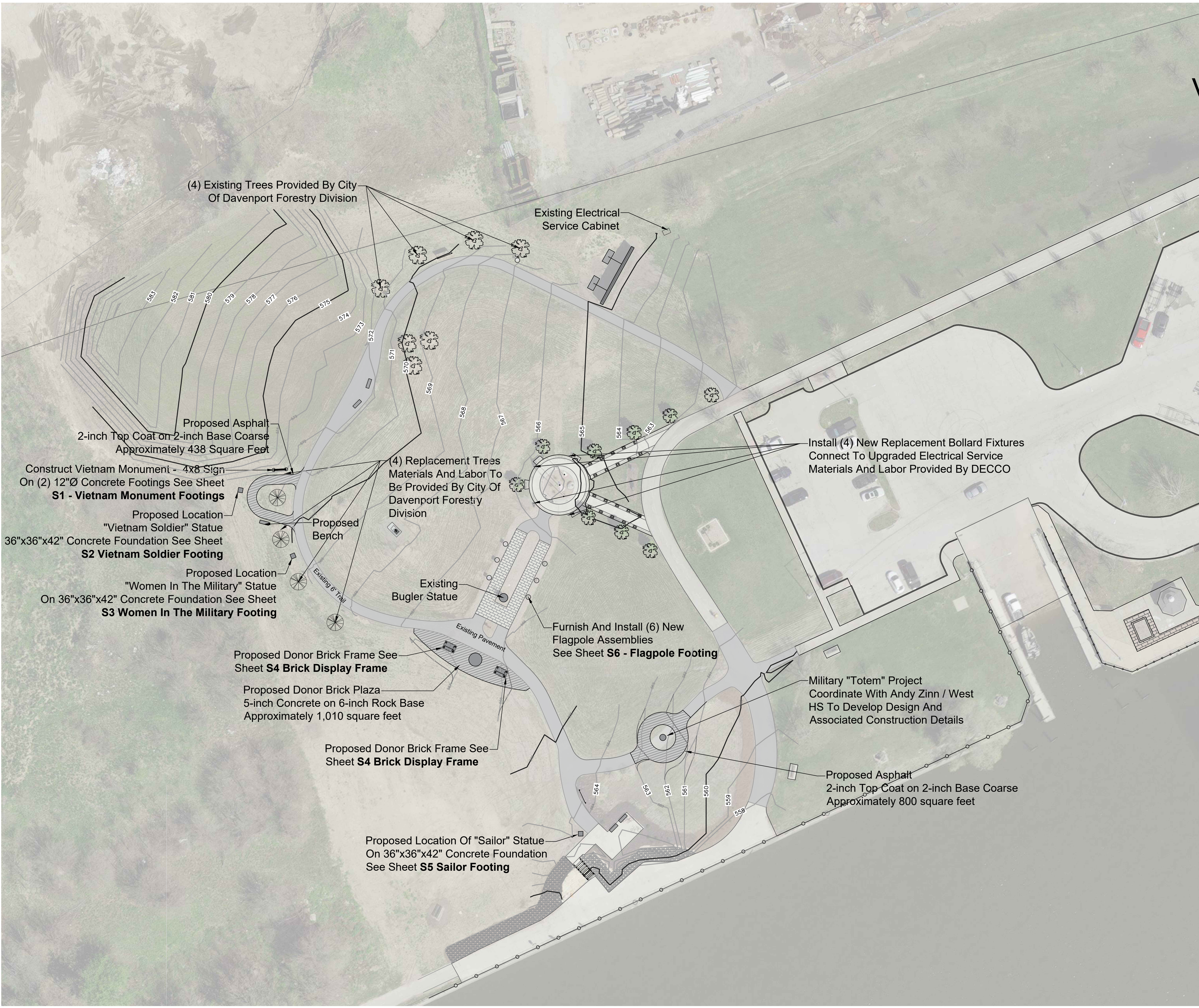
- GENERAL NOTES**
- ALL IMPROVEMENTS SHOWN ON THESE ENGINEERING PLANS SHALL COMPLY WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS), CITY SPECIFIC SUPPLEMENTAL SPECIFICATIONS, AND THE STANDARDS OF THE IOWA DEPARTMENT OF NATURAL RESOURCES.
 - LEGAL DESCRIPTION OF PROPERTY:
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES AND PAVED STREETS, INCLUDING ANY NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER IF ANY CONFLICTS WITH THE DRAWINGS OCCUR. ANY DAMAGE TO EXISTING UTILITIES AND/OR PAVED STREETS CAUSED BY TRENCHING AND GRADING OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE.
 - THE CONTRACTOR SHALL NOTIFY THE CITY OF DAVENPORT AND THE ENGINEER 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.
 - PROVIDE POSITIVE DRAINAGE AT ALL TIMES WITHIN THE CONSTRUCTION AREAS. DO NOT ALLOW WATER TO DRAIN OR TO POND ONTO ADJOINING PROPERTY OR PUBLIC RIGHT-OF-WAY.
 - ALL DEBRIS RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE PROPERLY DISPOSED OF OFF-SITE, PER DNR PLANS SUBMITTED BY THE CITY OF DAVENPORT AS PART OF PHASE II OF THIS PROJECT.
 - CONCRETE PAVEMENT SHALL CONFORM TO THE REQUIREMENTS OF IOWA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS FOR HIGHWAYS AND BRIDGE CONSTRUCTION, SECTION 2301, PORTLAND CEMENT CONCRETE PAVEMENT. CONCRETE PAVEMENT WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF DAVENPORT STANDARDS AND SPECIFICATIONS.
 - ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL CONFORM TO THE IOWA CONSTRUCTION SITE EROSION CONTROL MANUAL, LATEST EDITION.
 - NOTE: ALL DIMENSIONS ARE TO THE BACK OF CURB, UNLESS OTHERWISE NOTED.

I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Christopher R. Townsend, P.E.
License number: 14864
My license renewal date is December 31, 2026.
Pages or Sheets covered by this seal: C1-C4

6-4-25
Date

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



TOWNSEND
ENGINEERING
CIVIL • STRUCTURAL • LAND DEVELOPMENT

DATE: 6/4/2025

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY: PAR
CHECKED BY: CRT

DRAWING LOCATION
S:\CITY OF DAVENPORT\VETERANS MEMORIAL PHASE II

NO.	REVISIONS: DESCRIPTION	DATE

PROJECT SITE PLAN
VETERANS MEMORIAL PHASE III
240 S. MARQUETTE STREET
DAVENPORT, IA 52807

DEVELOPER
CITY OF DAVENPORT
1200 E 46TH STREET
DAVENPORT, IA 52807

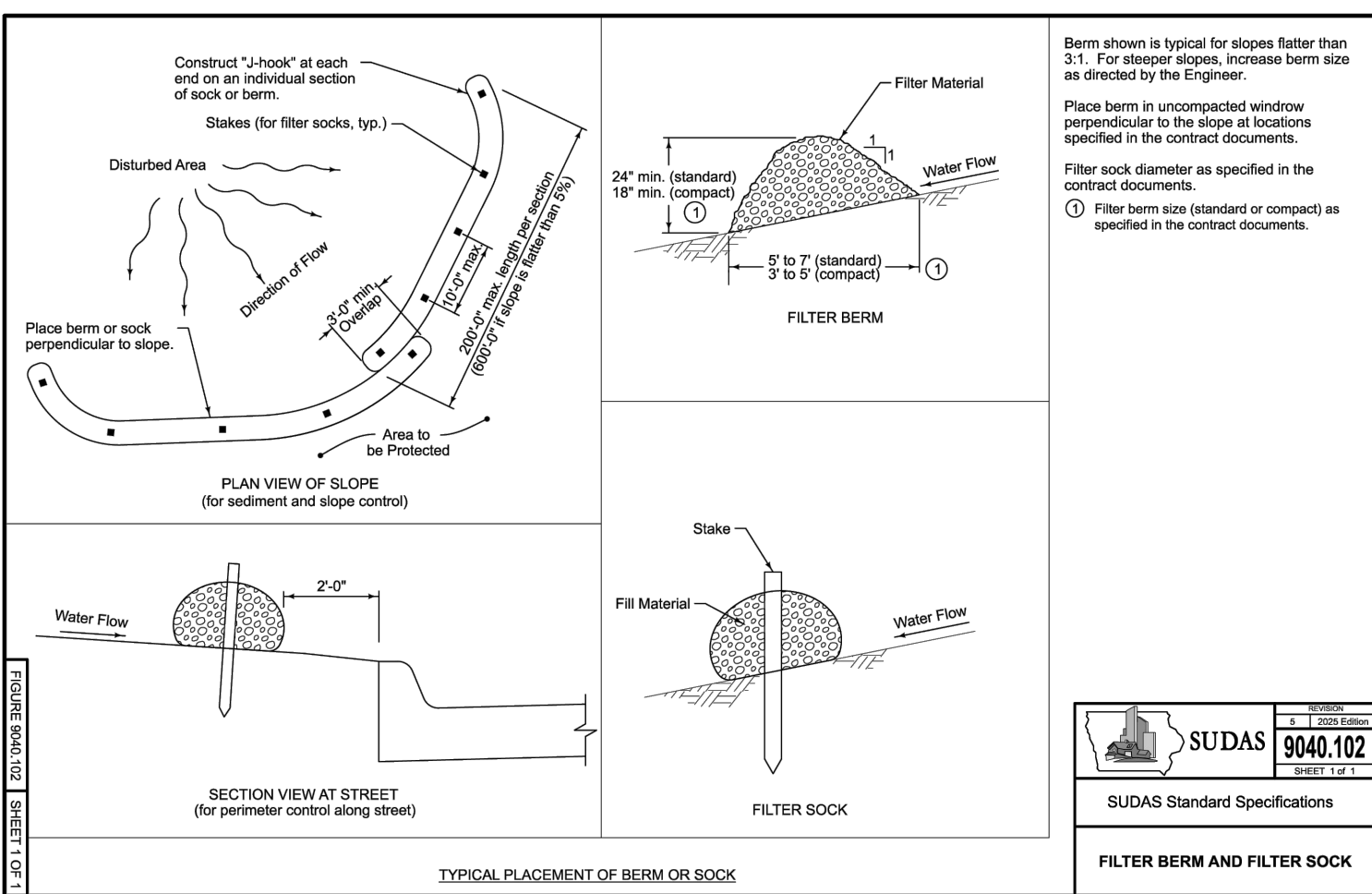
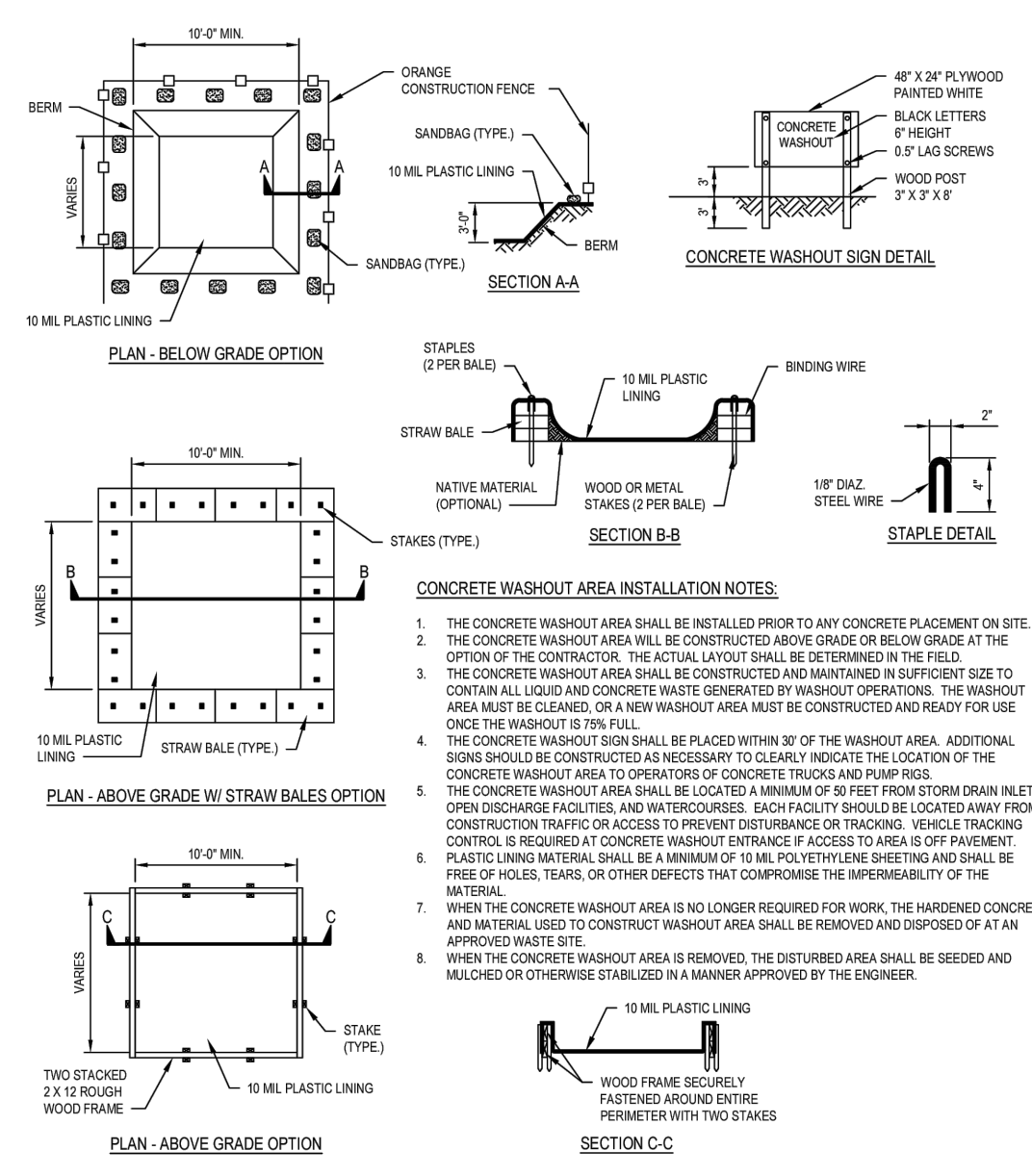
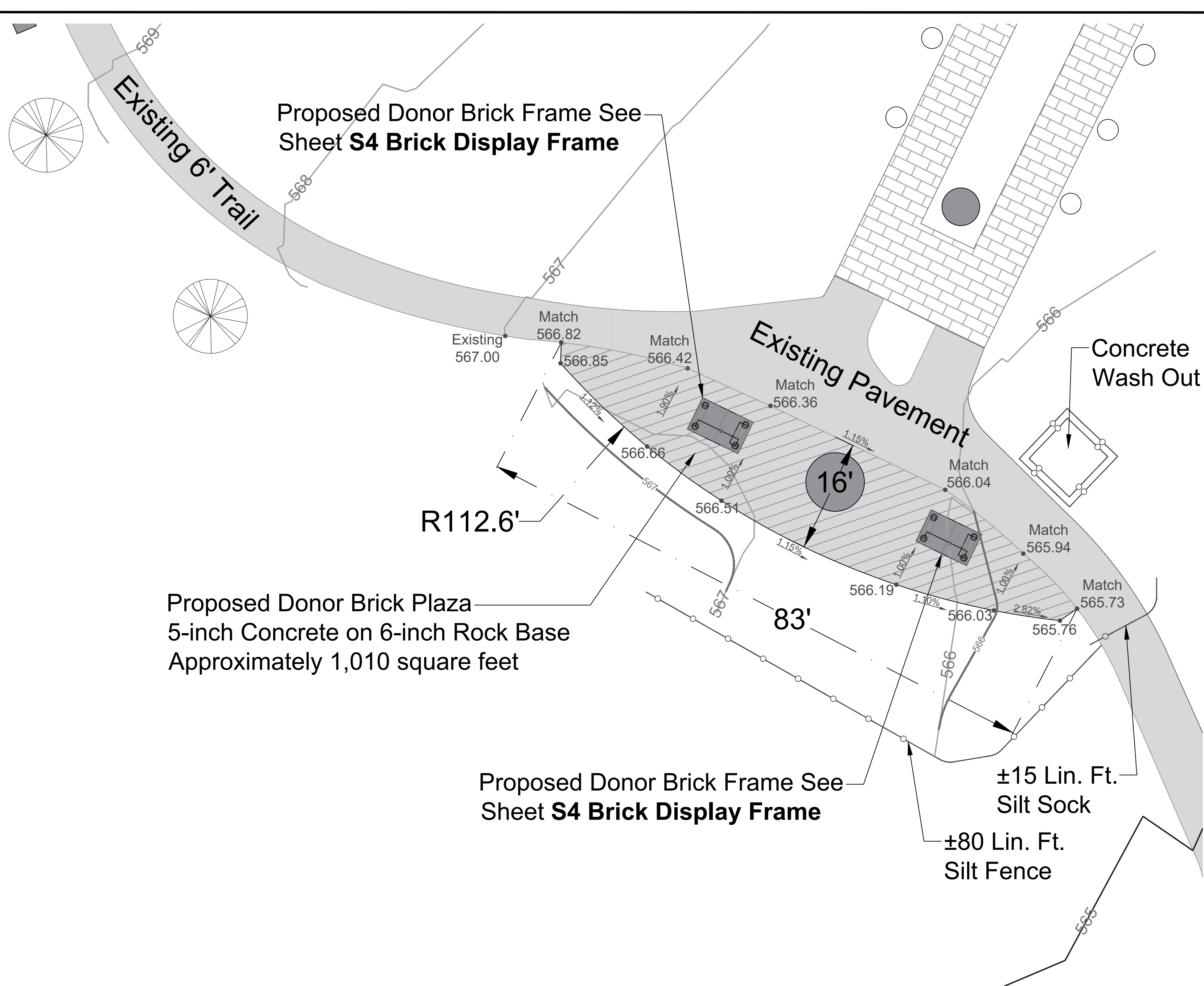
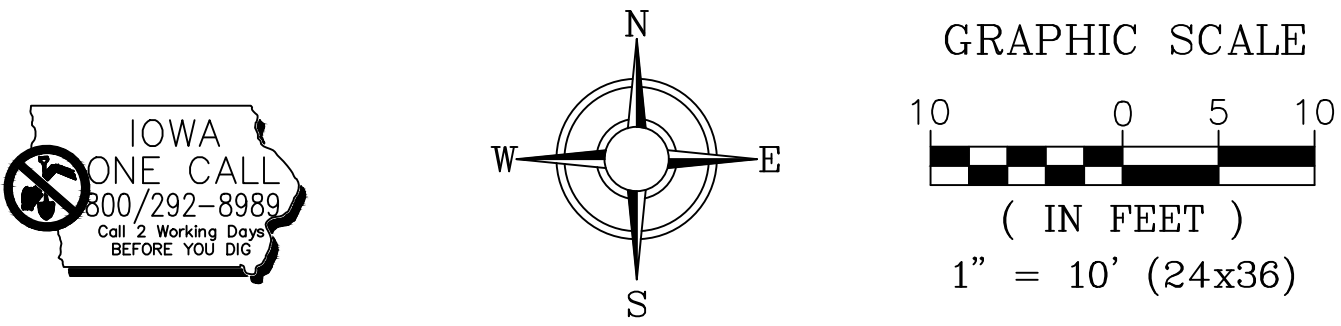
SHEET NO.
C1

SITE PLAN - DONOR PLAZA

CITY OF DAVENPORT

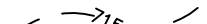
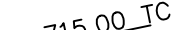
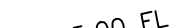
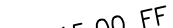
VETERANS MEMORIAL PHASE III

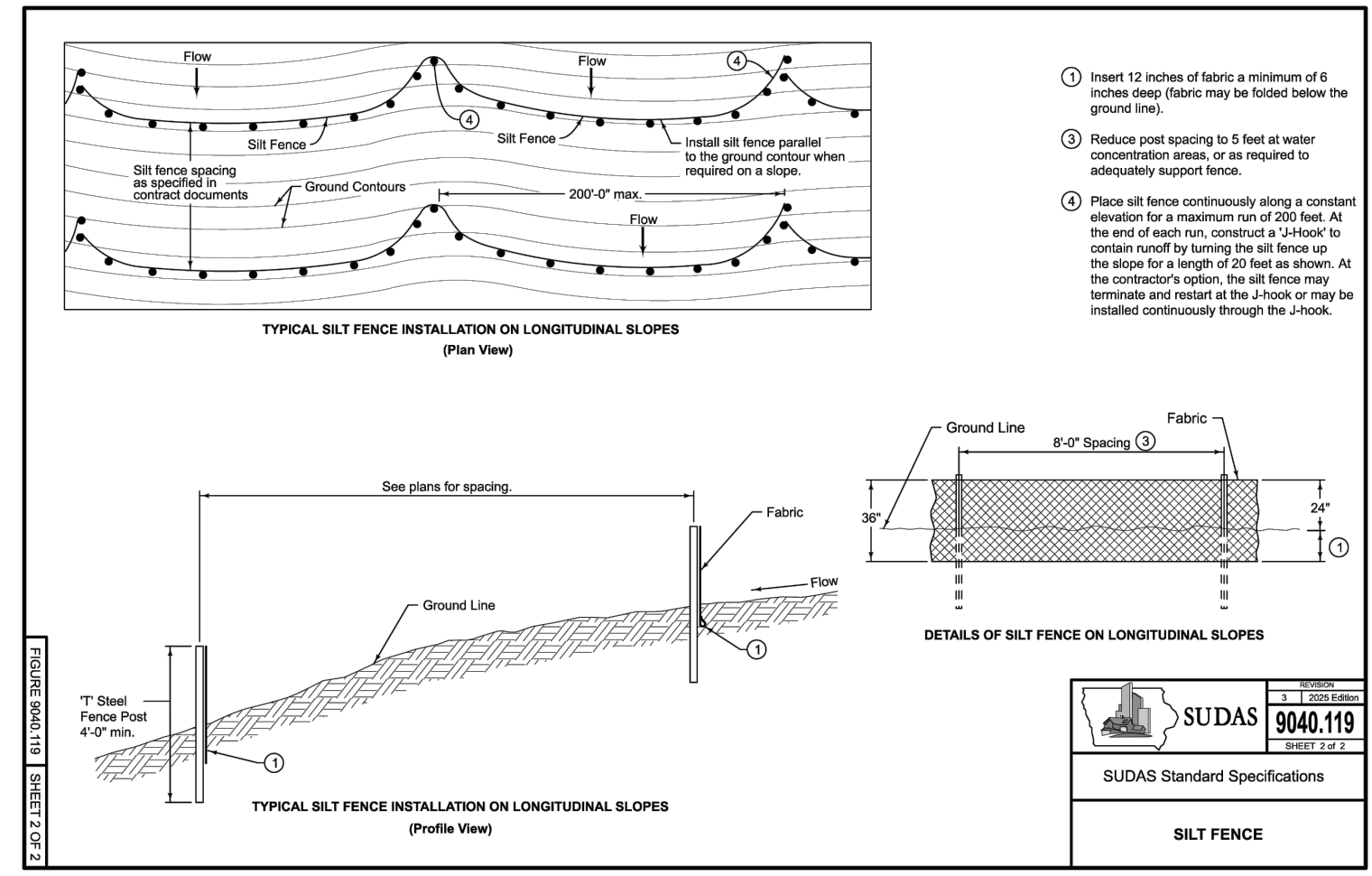
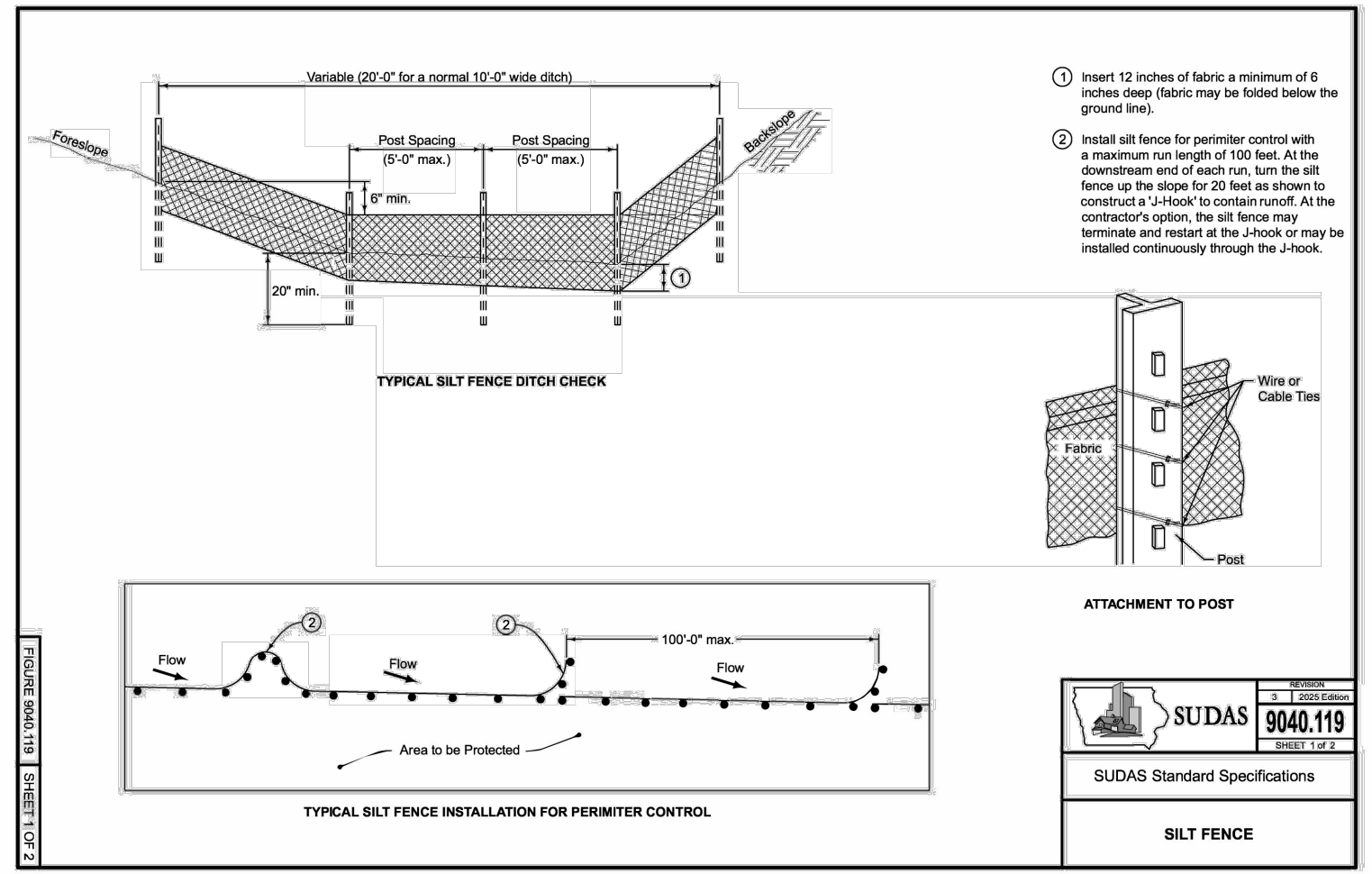
TO THE CITY OF DAVENPORT, IA



TYPICAL PLAZA PAVING DETAIL

NOT TO SCALE

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

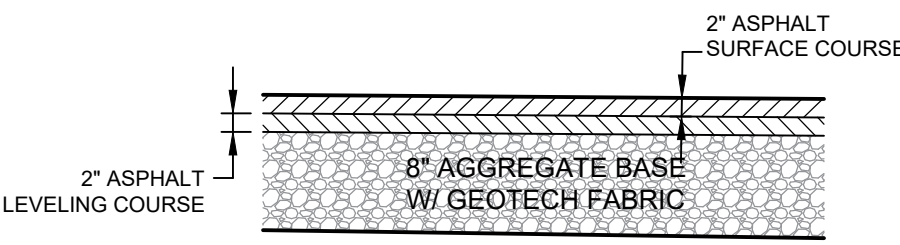
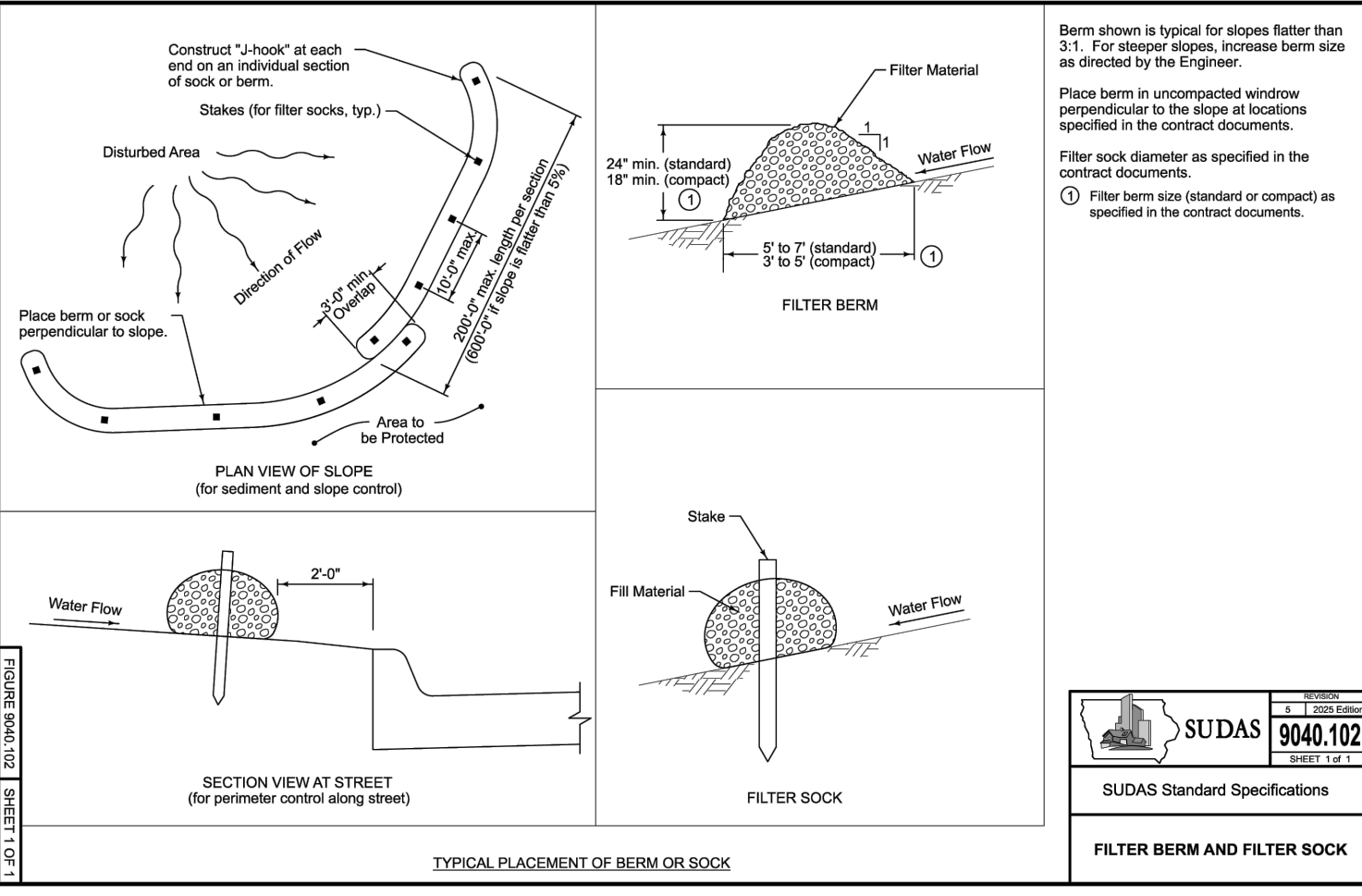
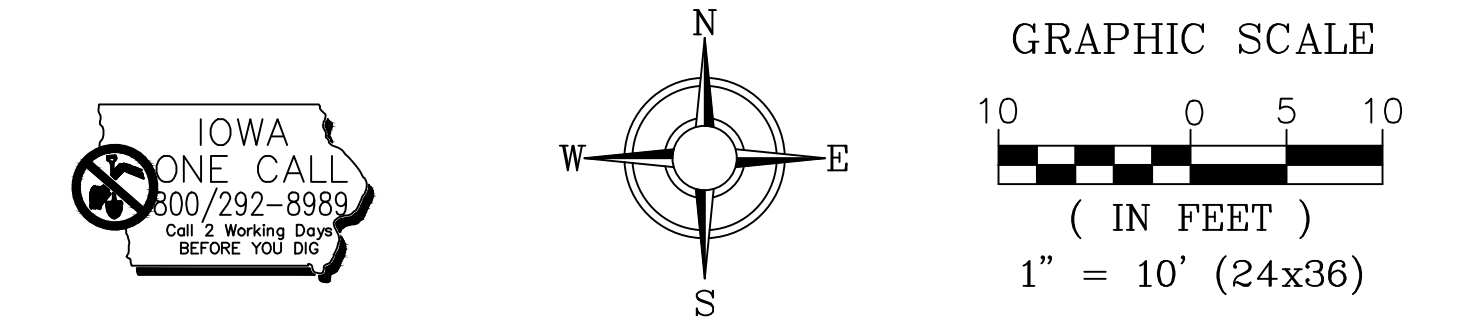
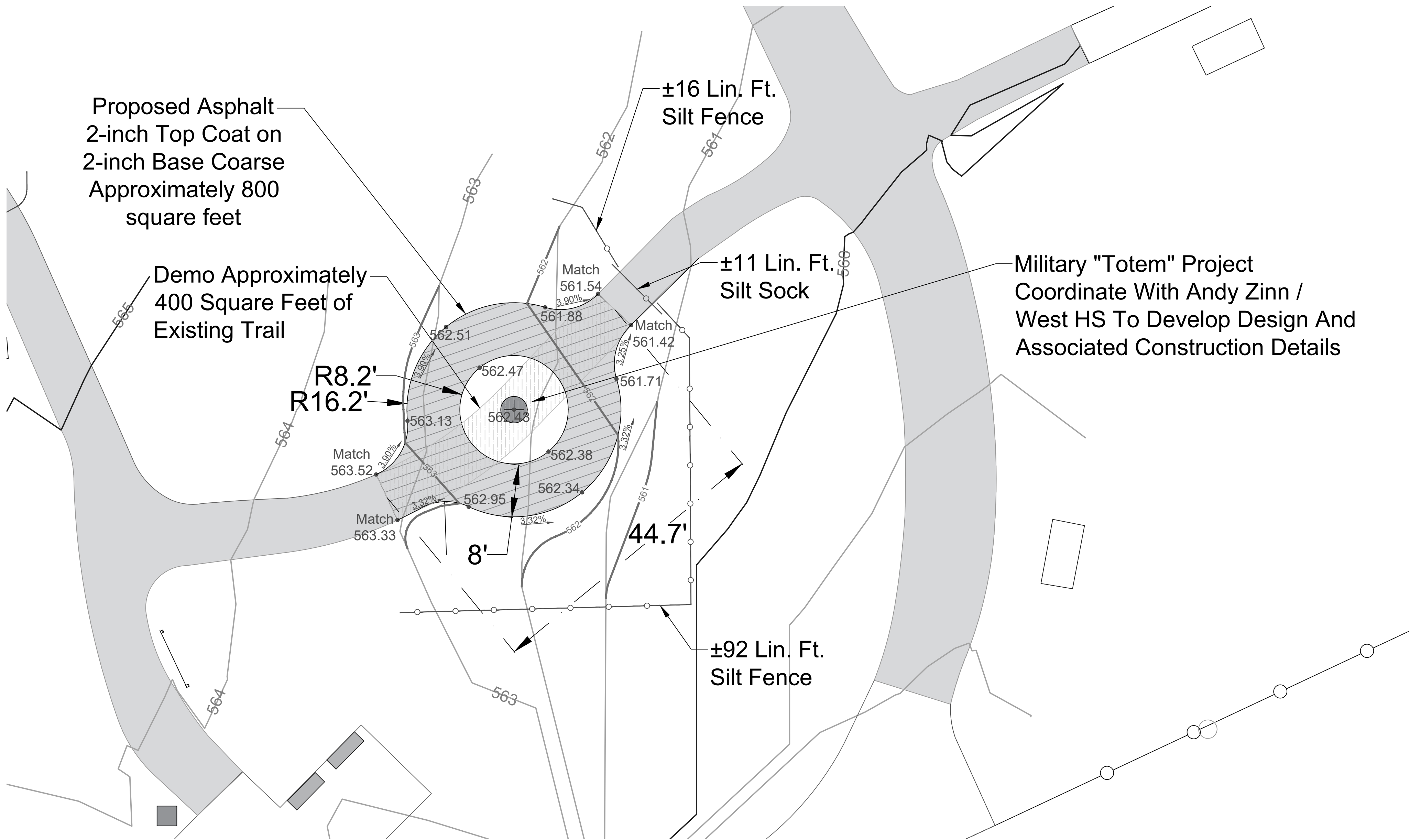


SITE PLAN - TOTEM AREA

CITY OF DAVENPORT

VETERANS MEMORIAL PHASE III

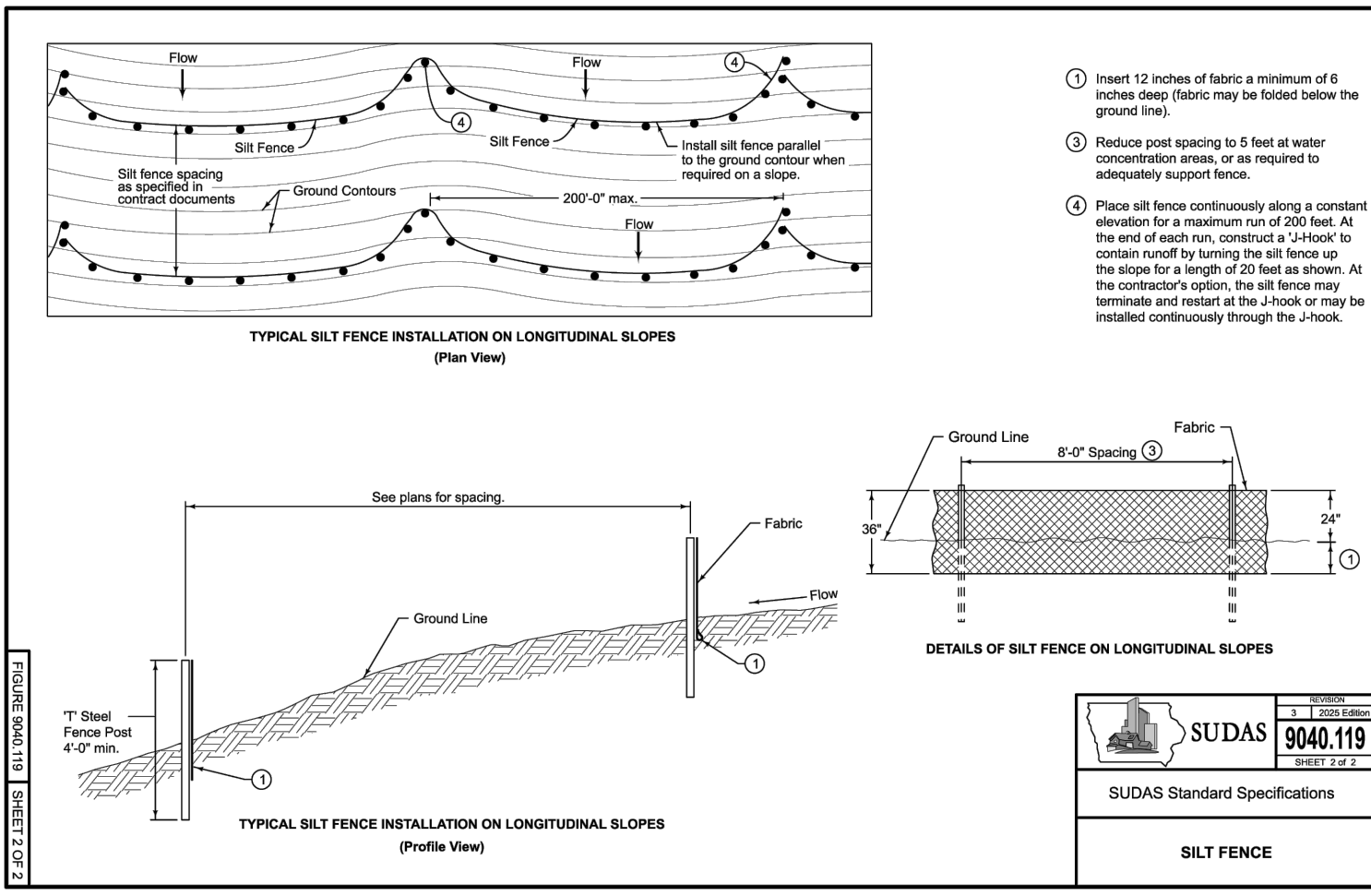
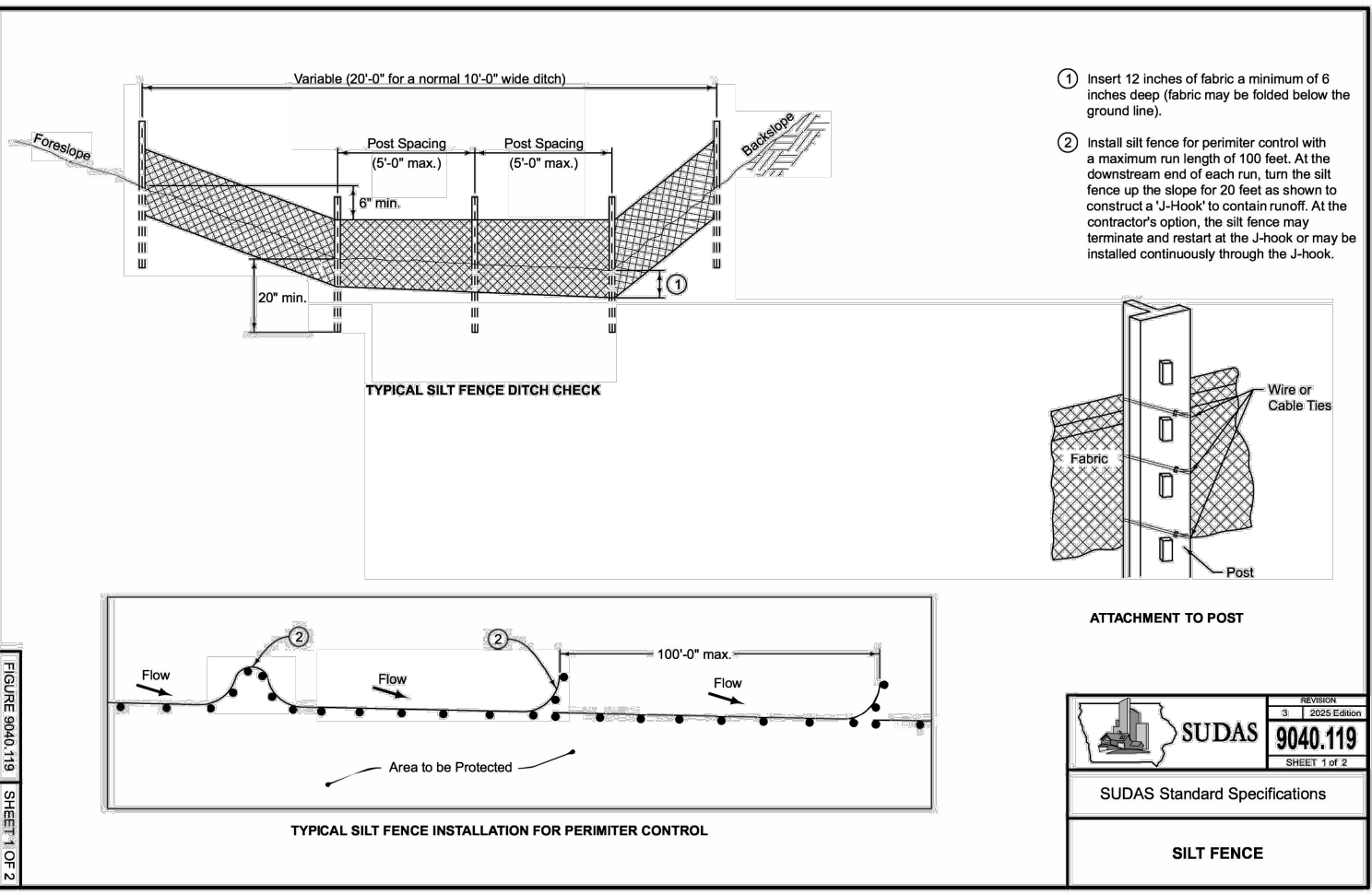
TO THE CITY OF DAVENPORT, IA



ASPHALT PAVEMENT SECTION

NOT TO SCALE

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

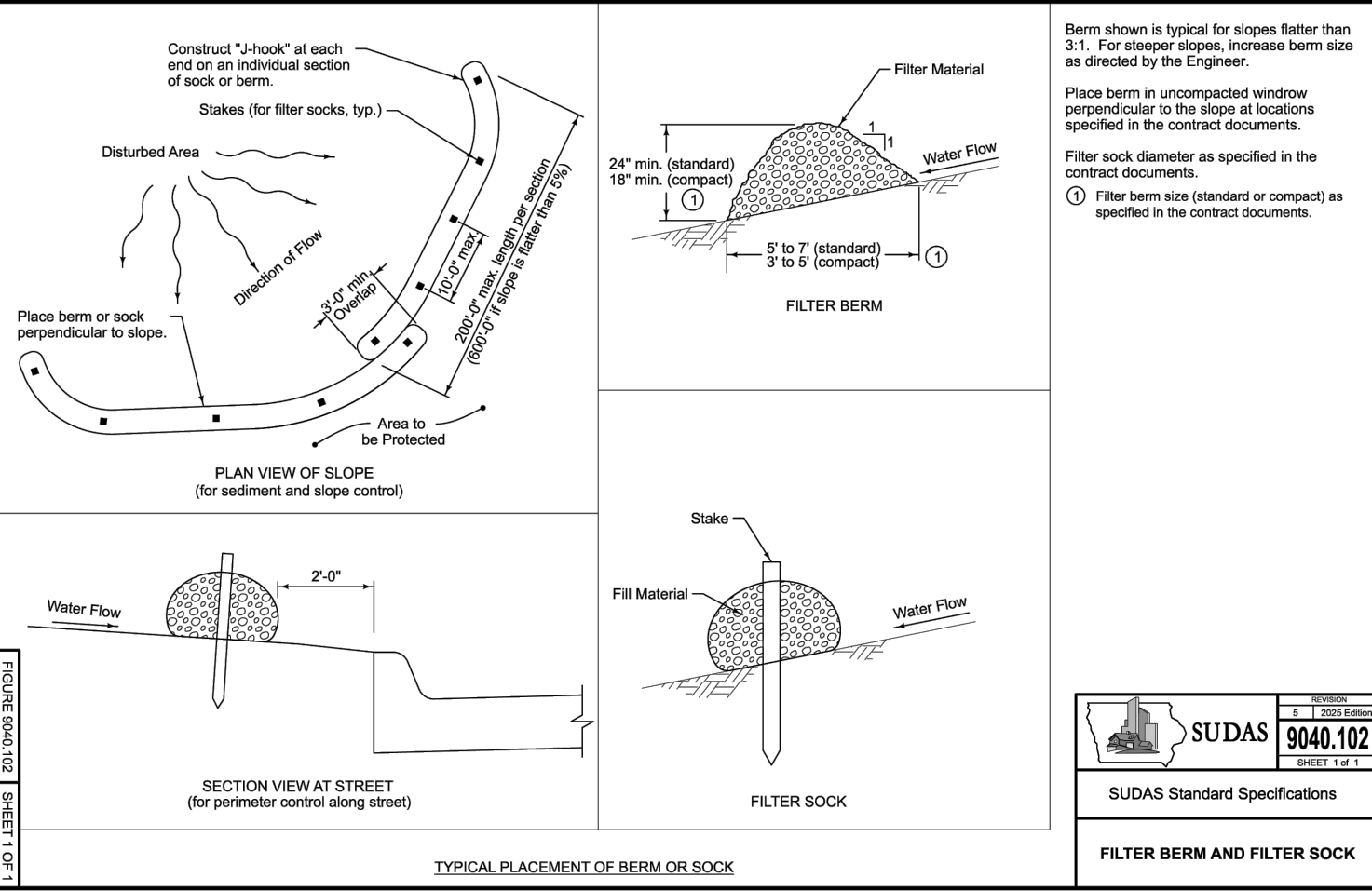
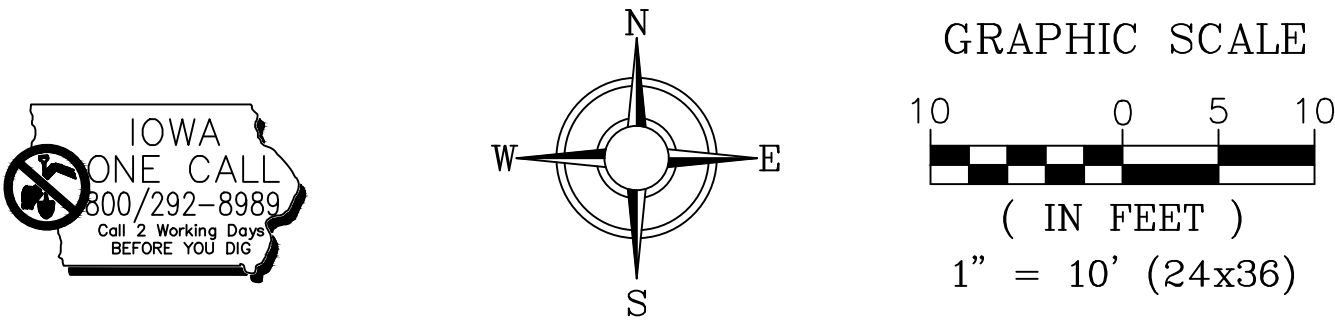


SITE PLAN - VIETNAM MONUMENT AREA

CITY OF DAVENPORT

VETERANS MEMORIAL PHASE III

TO THE CITY OF DAVENPORT, IA



Proposed Location
"Vietnam Soldier" Statue
On 36"x36"x42" Concrete
Foundation See Sheet
S2 Vietnam Soldier Footing

Proposed Asphalt
2-inch Top Coat on
2-inch Base Coarse
Approximately 438
Square Feet

Proposed Bench

R14'

Existing
572.00

R8'

571.00

Existing
570.00

R3'

571.45

6'

571.61

6'

570.36

6'

569.94

R8'

570.75

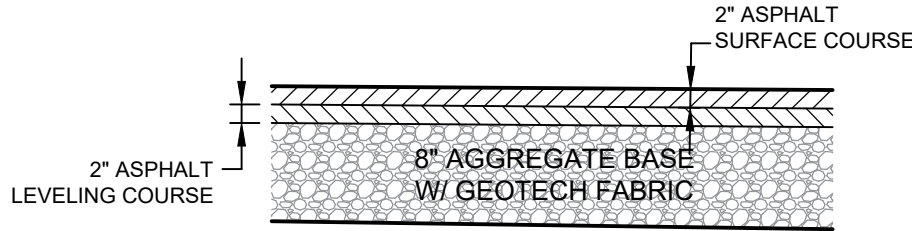
6'

571.10

±44 Lin. Ft.
Silt Fence

±12 Lin. Ft.
Silt Sock

±44 Lin. Ft.
Silt Fence



ASPHALT PAVEMENT SECTION

NOT TO SCALE

LEGEND:

---	EASEMENT	⊗	EXISTING GAS VALVE	---	EXISTING CONTOUR LINE
---	SETBACK LINE	○	EXISTING WATER VALVE	---	PROPOSED CONTOUR LINE
---	CENTERLINE	○	EXISTING UTILITY POLE	---	
---	PROPERTY BOUNDARY	○	EXISTING LIGHT POLE	---	
---	EXISTING FENCE	○	EXISTING TREE	---	
---	EXISTING SANITARY	○	EXISTING BUSH	---	
---	PROPOSED SANITARY	○	EXISTING MANHOLE	---	
---	EXISTING STORM SEWER	○	EXISTING FIRE HYDRANT	---	
---	PROPOSED STORM SEWER	○	FOUND PROPERTY PIN	---	
---	EXISTING WATER	○	CONTROL POINT	---	
---	PROPOSED WATER	○		---	
---	EXISTING GAS LINE	○		---	
---	EXISTING ELECTRIC	○		---	

DATE: 6/4/2025

563 386.4236 office 386.4231 fax
2224 East 12th Street, Davenport, IA 52803

DRAWN BY:
PAR

CHECKED BY:
CRT

DRAWING LOCATION
S:\CITY OF DAVENPORT\VIETNAM MONUMENT PHASE II

NO.	REVISIONS: DESCRIPTION	DATE

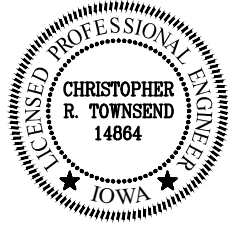
PROJECT
SITE PLAN – TOTEM AREA
VETERANS MEMORIAL PHASE III
240 S. MARQUETTE STREET
DAVENPORT, IA 52807

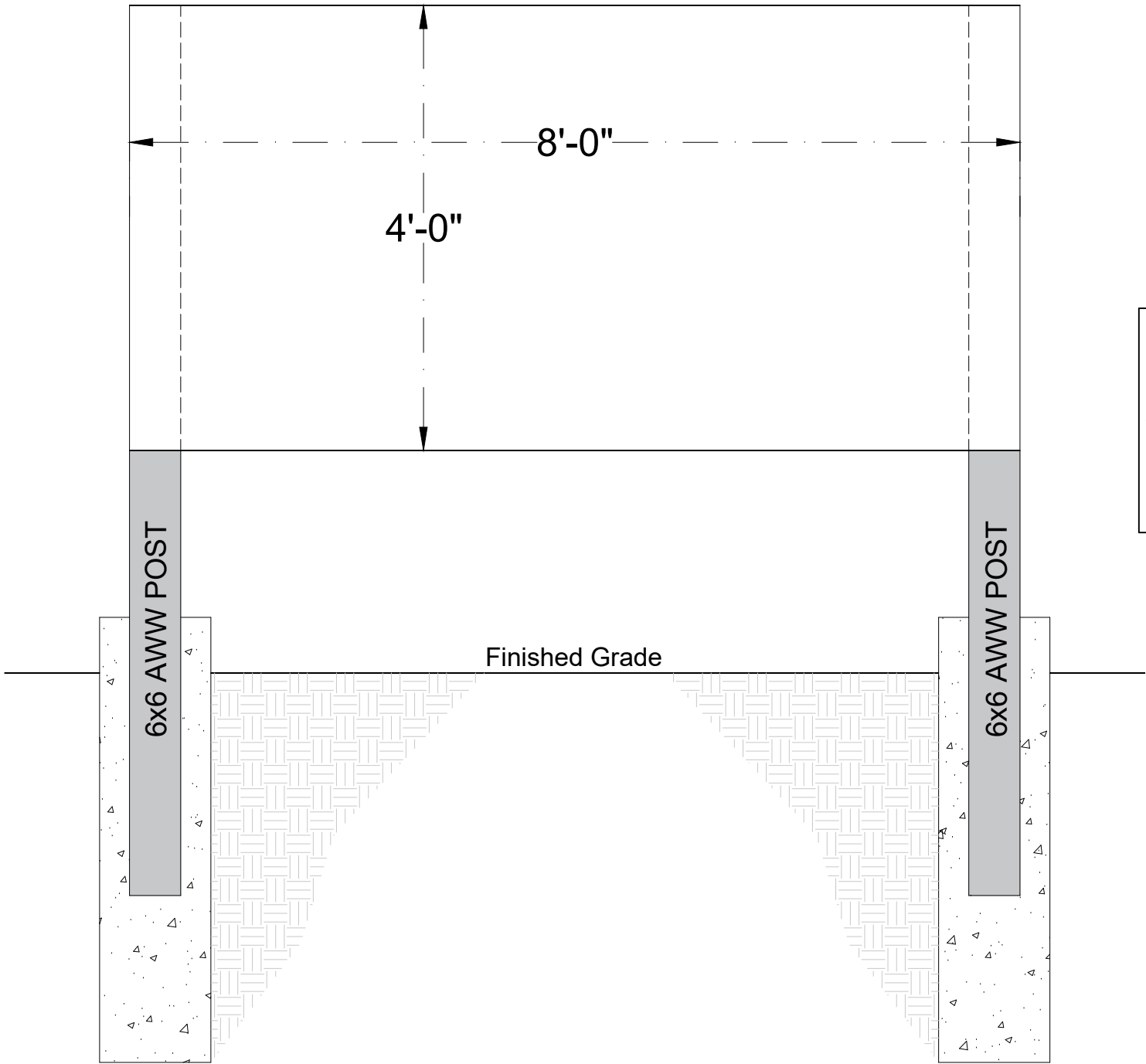
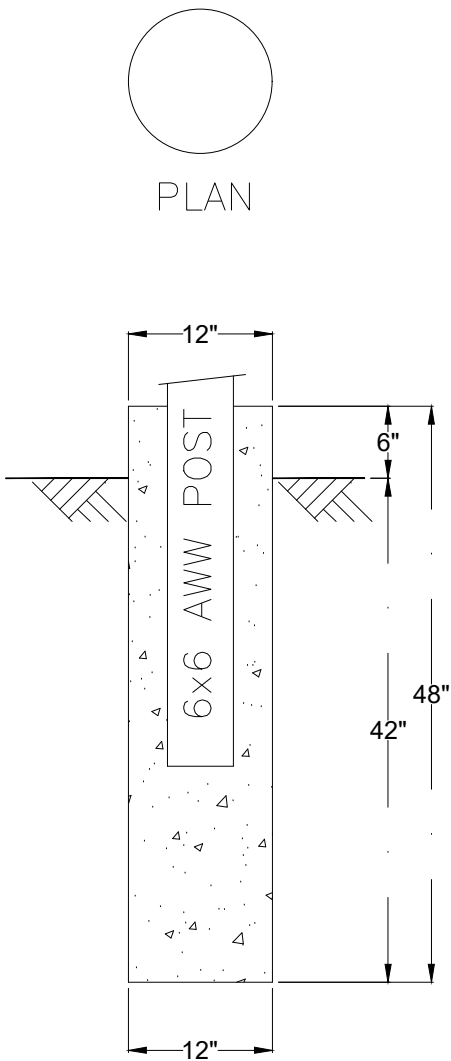
DEVELOPER
CITY OF DAVENPORT
1200 E 46TH STREET
DAVENPORT, IA 52807

SHEET NO.
C4

City Of Davenport
Veterans Memorial Parkway
S Marquette Street
Davenport, Iowa

Scale: $\frac{3}{4}" = 1'-0"$

	I hereby certify that this Engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.	
	Christopher R. Townsend, P.E.	6-4-25
	License number: 14864	Date
	My license renewal date is December 31, 2026	
	Pages or Sheets covered by this seal:	S1-S6

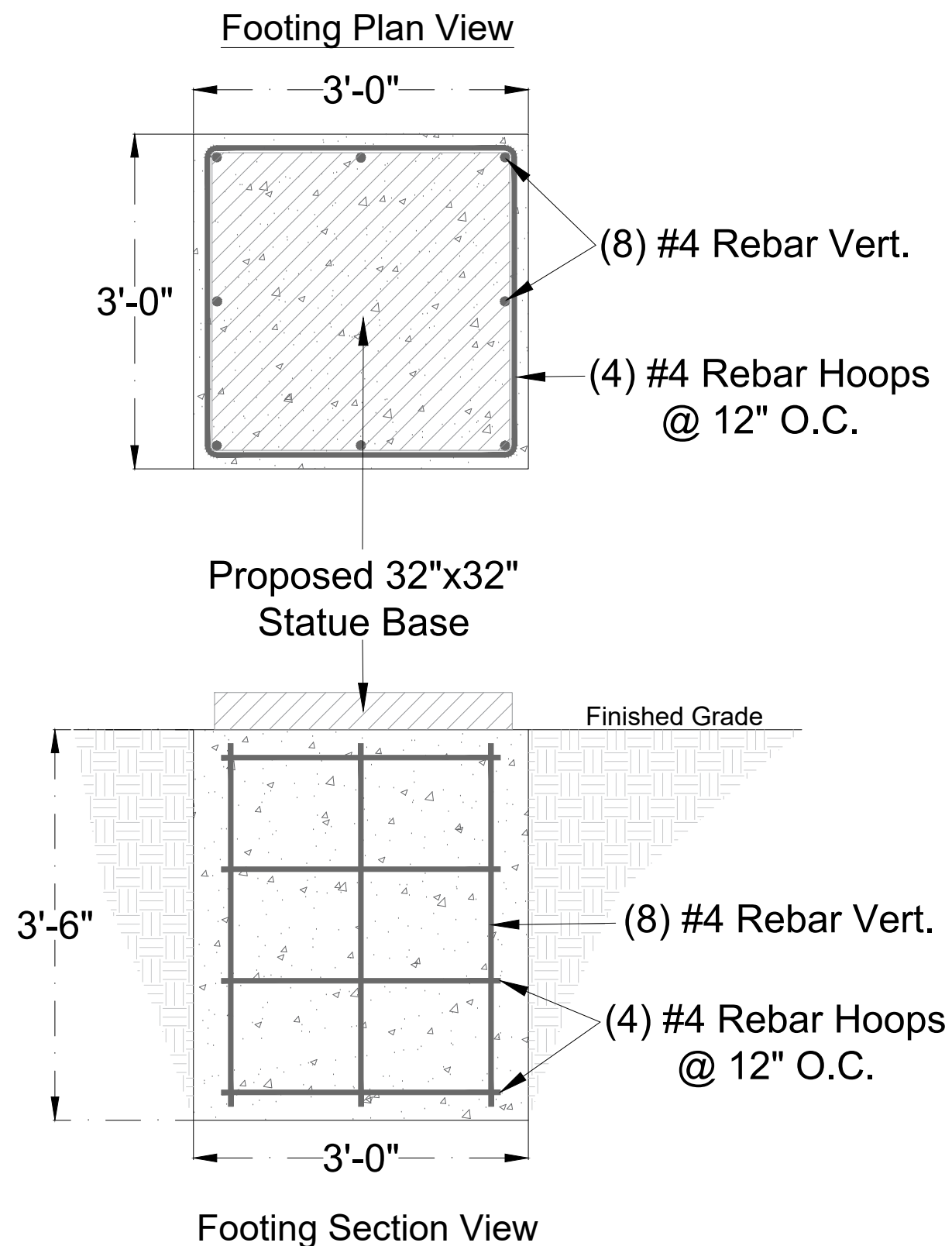


City Of Davenport

Veterans Memorial Parkway

S Marquette Street
Davenport, Iowa

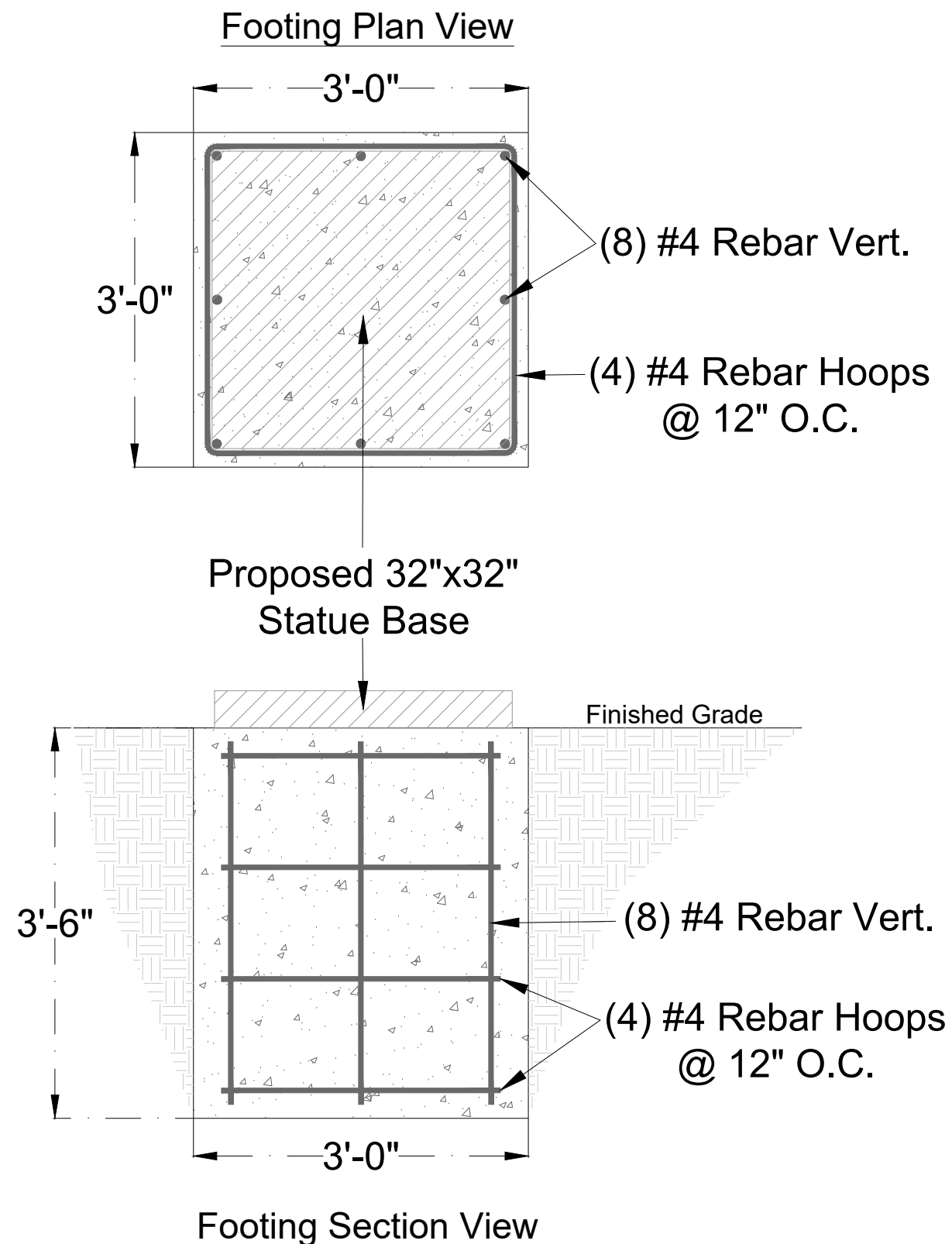
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City Of Davenport Veterans Memorial Parkway

S Marquette Street
Davenport, Iowa

Scale: $\frac{3}{4}" = 1'-0"$

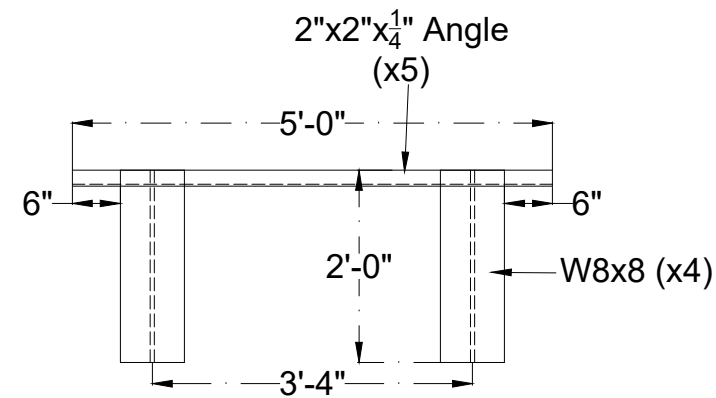


City Of Davenport

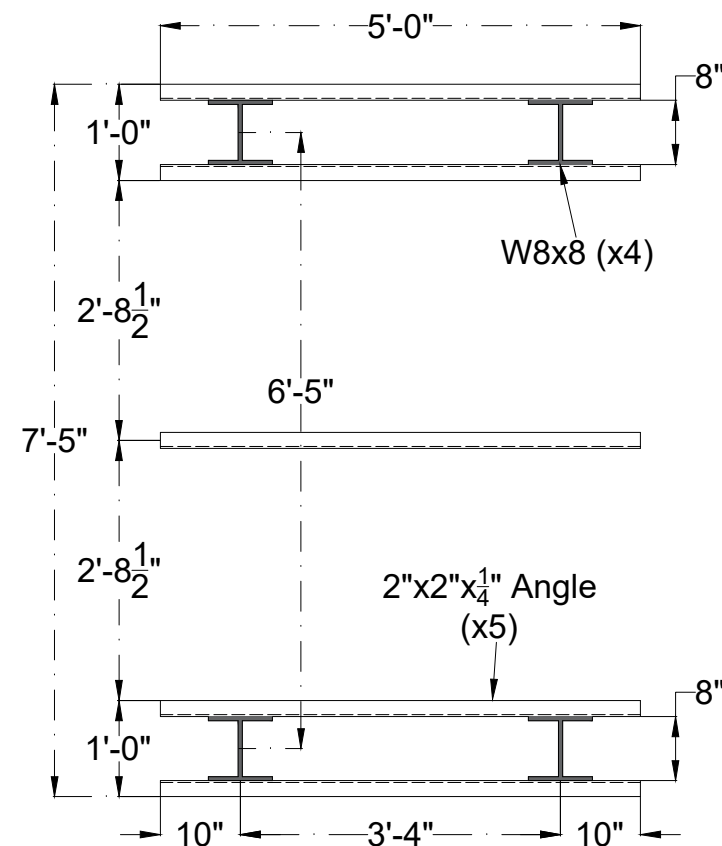
Veterans Memorial Parkway

S Marquette Street
Davenport, Iowa

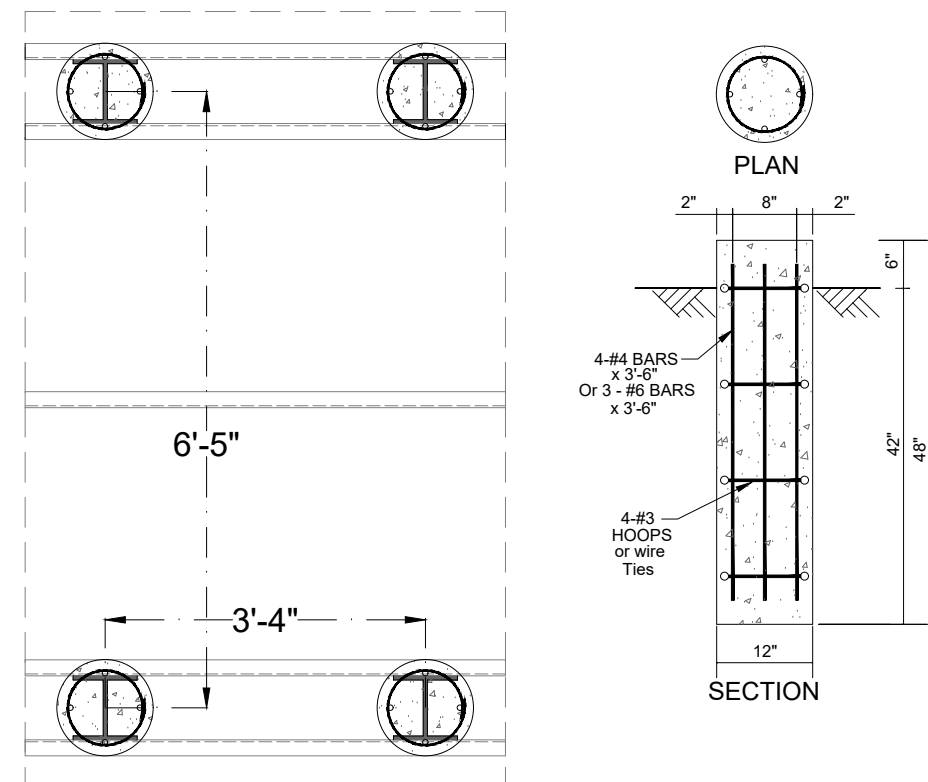
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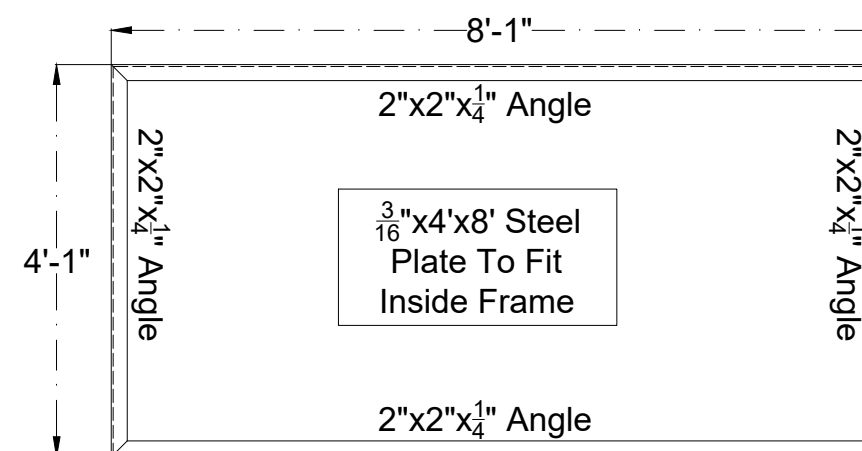
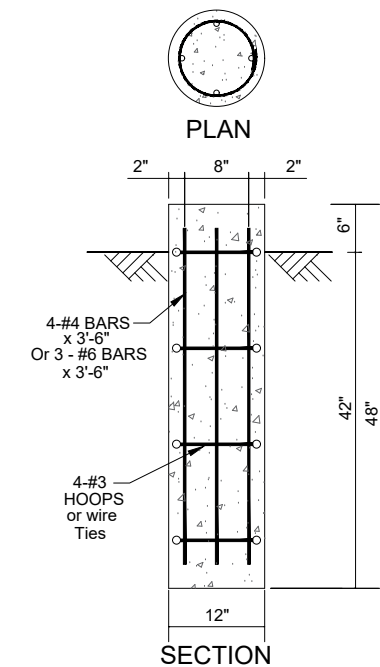
Frame Support
Section



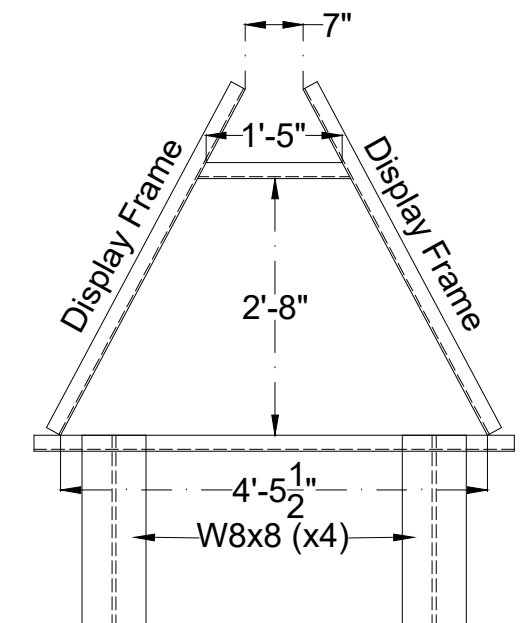
Frame Support Plan



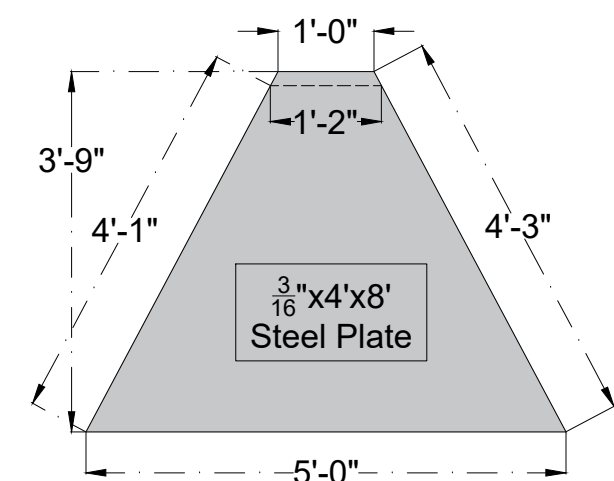
Frame Footing Detail



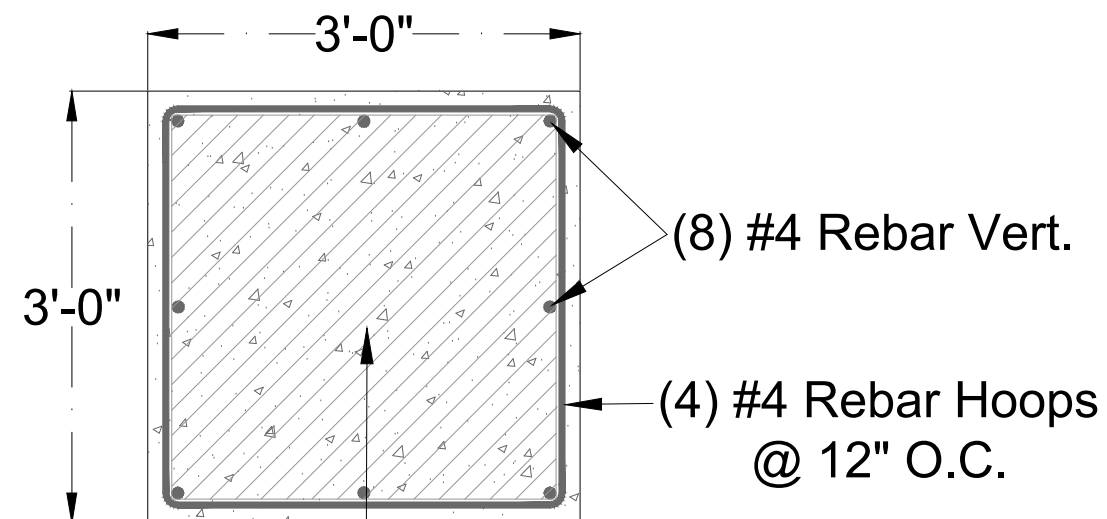
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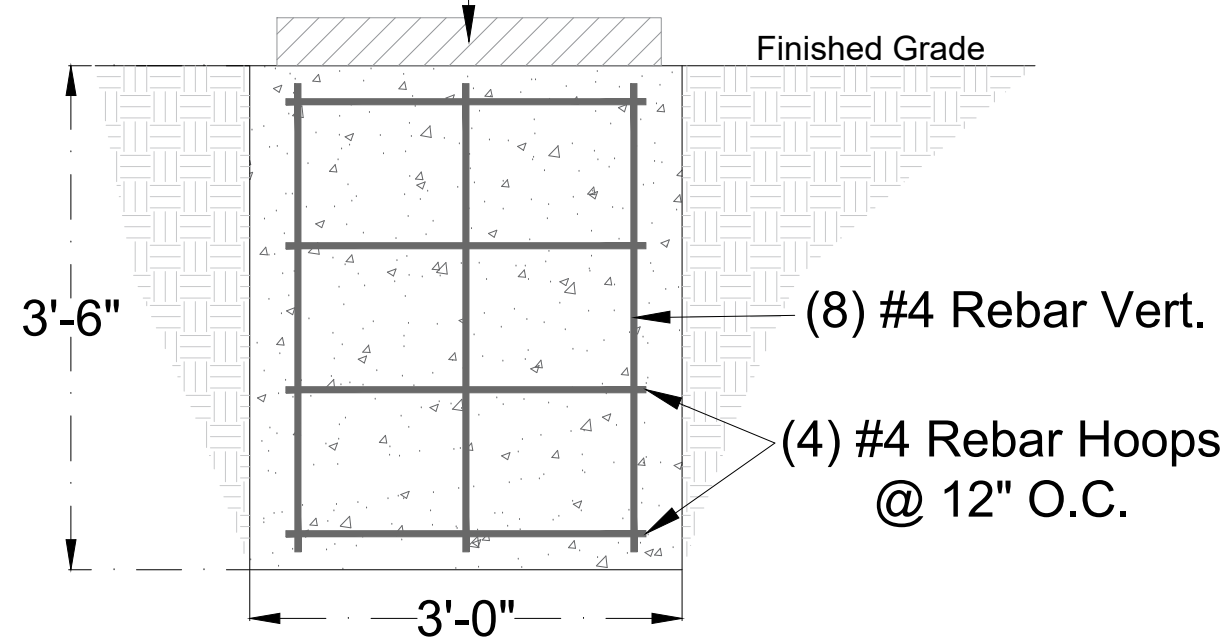
End Cap



Footing Plan View



Proposed 32"x32"
Statue Base



Footing Section View



Sailor Footing

City Of Davenport Veterans Memorial Parkway

S Marquette Street
Davenport, Iowa

Scale: $\frac{3}{4}" = 1'-0"$

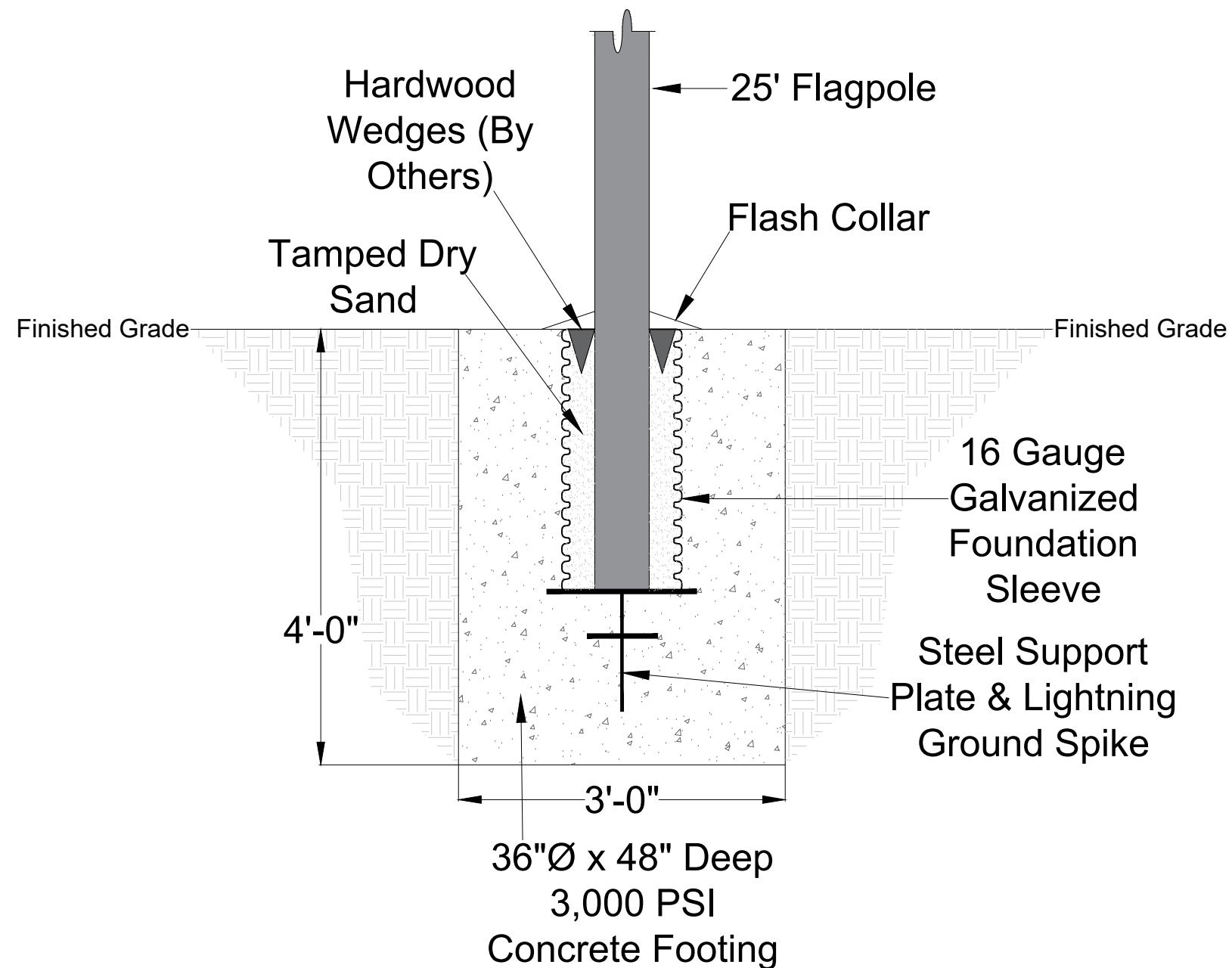


City Of Davenport

Veterans Memorial Parkway

S Marquette Street
Davenport, Iowa

Scale: $\frac{3}{4}" = 1'-0"$



City of Davenport

Department: Human Resources
Contact Info: Alison Fleming | 563-326-7750

Action / Date
10/8/2025

Subject:

Motion approving procedures, qualifications, criteria, and budget for the City Administrator recruitment process. [All Wards]

Recommendation:

Pass the Motion.

Background:

Chapter 2.30 of the Davenport Municipal Code outlines the appointment procedure for the position of City Administrator, which includes the appointment of a special committee to solicit applications and interview and screen applicants. Davenport Municipal Code further requires the Mayor to meet and confer with the special committee to establish the procedures, qualifications, criteria, and budget to be used in the solicitation of applicants and screening of applicants. Those items shall then be submitted to the City Council for approval.

On September 17, 2025, the special committee met and conferred with the Mayor to establish the aforementioned procedures, qualifications, criteria, and budget. In accordance with Davenport Municipal Code, the special committee submits the same for City Council approval.

Attachments:

1. Information
2. Job Description



City Administrator Recruitment Special Committee

Members: L. Wilson (Chair), T. Kelly (Secretary), R. Batimana, J. Burkholder, B. Churchill, T. Dunn, D. Hodges, C. Kastel, K. Kline-Jerome, J. Nagel, J. Newton

In accordance with Chapter 2.30 of the Davenport City Code, the Special Committee submits the following procedures, qualifications, criteria, and budget for the City Administrator recruitment for City Council approval.

Procedures

1. The executive search firm will post the position for 3-4 weeks with soft closing date.
2. Candidates will be screened by the executive search firm, followed by background, reference and media checks.
3. The Special Committee will be provided with semi-finalists by the executive search firm and will identify finalists to interview.
4. Interviews for the finalists will be conducted by panels comprised of the Special Committee, elected officials, City staff, and community members.
5. Finalists will be provided with a community tour and will participate in a public meet-and-greet reception.
6. After receiving feedback from the other panels through the executive search firm, the Special Committee will submit to the Mayor a list of the three candidates in rank order considered by the Committee to be best qualified for the position of City Administrator.
7. An executive session with the entire City Council will be held to discuss the top three candidates submitted by the Special Committee.
8. The Mayor shall appoint the City Administrator from said list of three candidates subject to confirmation by a two-thirds vote of the entire membership of the City Council.

Qualifications and Criteria

- See attached job description.
- A Master's degree in business administration, public administration, or a related field from an accredited college or university is required; and, eight (8) years of increasingly responsible experience in a local public agency in an administrative and managerial capacity involving the development and administration of organization-wide policies and procedures and the supervision of management level employees or an equivalent combination of training and experience which provides the knowledge, skills, and abilities necessary to perform the required work in this position.

Budget

- Proposed budget not to exceed \$30,000 for expenses related to the City Administrator recruitment.



Job Description | City Administrator

DEFINITION:

Directs and manages the operations of the City under general direction from the Mayor and the City Council, to include management and oversight of all City departments and functions, and coordination of special projects. The City Administrator is responsible for the implementation of all policy set by the Mayor and Council.

EXAMPLES OF DUTIES:

Implements all policy directives promulgated by the Mayor in their executive capacity and by the City Council in its legislative capacity.

Directs and manages the development and implementation of City goals and objectives under the pillars established by the City Council.

Recommends and administers policies, procedures and priorities for all service areas.

Serves as a liaison between City staff, the Mayor and the City Council: attends all meetings of the City Council; briefs the Mayor and Council Members on pending agenda items and other City issues; responds to inquiries and provides the Mayor and Council Members with information on the status of City operations and projects; and, provides analysis as needed to assist the Mayor and Council to make informed policy decisions.

Develops and administers the City budget: directs the forecast of funds needed for staffing, equipment, materials and supplies; coordinates the scheduling of budget meetings; ensures compliance with all legal and procedural requirements; submits annual operating and capital budgets to the Mayor and City Council; implements mid-year adjustments as necessary.

Plans, directs and manages the City's work plan: meets with management staff to identify and resolve problems; assigns projects and programmatic areas of

responsibility; reviews and evaluates program goals and objectives; conducts meetings with department heads and key management staff.

Supervises all subordinate department heads and administrative staff; hires, trains, motivates, evaluates and disciplines senior management personnel and oversees this process for all City employees through subordinate managers.

Promotes the principles of equal employment opportunity in City activities and supports the City's core values as they relate to community, professionalism, integrity and respect for differences.

Continuously monitors and evaluates the efficiency and effectiveness of City service delivery methods and procedures: assesses and monitors work load, administrative and support systems and internal reporting relationships; identifies opportunities for improvement; directs the implementation of changes.

Facilitates problem solving at all levels in the organization: works with department heads and senior management to ensure effective coordination and cooperation among departments; coordinates the continuous review of inter-departmental processes for quality control and improvement; responds to inquiries from the public regarding issues unresolved at the departmental level; negotiate and resolve sensitive, significant, and controversial issues.

Represents the Mayor, City Council and the City at various meetings, functions and events: serves as liaison to various civic or governmental organizations and committees, outside agencies, mass media, task forces, boards and commissions; confers regularly with officials from the municipalities, school board, Chamber of Commerce and commissions; provides information about City operations; participates in discussions and decisions; and keeps the Mayor and City Council apprised of activities; stays abreast of new trends and innovations in the field of public administration.

Assists the Mayor and City Council with strategic and long-range planning for the City: participates in planning efforts at the local and regional level; keeps the Mayor and City Council apprised of developments at the state and federal level that impact the City; monitors pending legislation for impact on the City; oversees compliance with new legislation.

Serves as ex officio City Clerk and shall nominate, for council appointment, a Deputy Clerk to perform the duties of the City Clerk in the Administrator's absence.

QUALIFICATIONS:

A Master's degree in business administration, public administration or a related field from an accredited college or university is required; and, eight (8) years of increasingly responsible experience in a local public agency in an administrative and managerial capacity involving the development and administration of organization-wide policies and procedures and the supervision of management level employees or an equivalent combination of training and experience which provides the knowledge, skills and abilities necessary to perform the required work in this position.

KNOWLEDGE AND SKILLS:

Comprehensive Knowledge in:

Modern and highly complex principles and practices of municipal government management, administration and organization.

The role and function of a Mayor and City Council in an Iowa municipal government.

Current social, political and economic trends and operating problems of municipal government.

Organizational and management practices as applied to the analysis, evaluation, development and implementation of programs, policies, and procedures.

Principles and practices of municipal government budget preparation and administration.

Principles of personnel management including supervision, training and performance evaluation.

Pertinent Federal, State and local laws, codes and regulations.

Comprehensive Skill in:

Providing effective leadership to and coordinating the activities of a municipal organization.

Effectively administering a variety of City-wide programs and administrative activities.

Identifying and responding to public, Mayor and City Council issues and concerns.

Interpreting and applying Federal, State and local policies, procedures, laws and regulations.

Analyzing problems, identifying alternative solutions, projecting consequences of proposed actions and implementing recommendations in support of goals.

Effectively and fairly negotiating appropriate solutions and contracts.

Gaining cooperation and consensus through discussion and persuasion.

Selecting, supervising, training and evaluating assigned staff.

Preparing and administering a large municipal budget and allocating limited resources in a cost effective manner.

Evaluating and developing improvements in operations, procedures, policies or methods.

Preparing clear and concise reports and developing appropriate recommendations.

Communicating clearly, concisely, adequately and proactively, both verbally and in writing.

Establishing, maintaining and fostering positive and harmonious working relationships with those contacted in the course of work.