

**City of Davenport, Iowa**  
**City Council Meeting Minutes**  
**Wednesday, December 14, 2022**

The City Council of Davenport, Iowa met in regular session on Wednesday, December 14, 2022 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:* Alderman Dunn, Alderman Kelly, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderman Cornette, Alderwoman Dickmann, Alderman Jobgen, and Alderman Ortiz; *Via telephone:* Alderwoman Meginnis).

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderwoman Lee

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

**APPROVED**

Approval of the City Council Meeting minutes for November 22, 2022.

VI. City Administrator Update

VII. Report on Committee of the Whole

**APPROVED**

Approval of the Report on Committee of the Whole for December 7, 2022.

*CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, December 7, 2022 -- 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 (Alderman Dunn, Alderman Kelly, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderman Cornette, Alderwoman Dickmann, Alderman Jobgen, and Alderman Ortiz).*

*The following Public Hearings were held: **Community Development:** 1. for Case REZ22-07 being the request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres); and 2. for Case ROW22-05 being the request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Research Parkway and to the west of Interstate 80 Airport Industrial Park 12th Addition. **Public Works:** 1. on the plans, specifications, form of contract, and estimate of cost for the CDBG Alley Program: 301 Kirkwood Boulevard to 330 East 15th Street Alley Reconstruction project, #BG250; and 2. on the plans, specifications, form of contract, and estimate of cost for the 232 South Marquette Street Sanitary Sewer Separation project, CIP #30057.*

*Action Items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderman Gripp reviewed all items listed. On motion by Alderwoman Lee, second by Alderman Jobgen item #1, Second Consideration: Ordinance for Case ORD22-01 being the request of RY Holdings LLC to amend Table 17.08-1: Use Matrix of the Municipal Code of Davenport, Iowa to allow "Dwelling – Single-Family" as a permitted use in the R-MF Multi-Family Residential Zoning District;*

item #2, First Consideration: Ordinance for Case REZ22-07 being the request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres); and item #7, Motion approving the appeal to overturn the Design Review Board decision to deny Case DR22-21, exterior painting at 626 West River Drive (MFN Investments, LLC, Petitioner), moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Public Safety**: Alderman Jobgen reviewed all items listed. On motion by Alderwoman Dickmann, second by Alderman Ortiz item #1, Resolution approving the lane closure request for Ballet Quad Cities, would be voted on later on the agenda and all other items moved to the Consent Agenda. **Public Works**: Alderman Dunn reviewed all items listed. On motion by Alderman Kelly, second by Alderwoman Dickmann all items moved to the Consent Agenda. **Finance**: Alderman Condon reviewed all items listed. On motion by Alderman Cornette, second by Alderman Dunn all items moved to the Consent Agenda.

Other Ordinances, Resolutions and Motions: Alderman Jobgen moved a motion for suspension of the rules to vote on the Resolution approving a lane closure request on the listed date and time for Ballet Quad Cities, seconded by Alderman Gripp. Upon the roll being called, all Aldermen present voted aye and the rules were suspended.

The Resolution approving the lane closure request for Ballet Quad Cities was moved by Alderwoman Dickmann, seconded by Alderman Ortiz. Upon the roll being called, all Aldermen present voted aye and the Resolution was adopted.

1. Resolution approving the following lane closure request for the listed date and time.

**ADOPTED 2022-565**

*Ballet Quad Cities; Nutcracker School Program 2022; Adler Theatre | 136 East 3rd Street; Friday, December 9, 2022 8:00 a.m. - 2:00 p.m.;* **Closures**: northernmost and center travel lanes on East 3rd Street between Brady Street and Iowa Street. [Ward 3]

Council adjourned at **6:24 p.m.**

## VIII. Appointments, Proclamations, Etc.

### A. Appointments

**APPROVED 2022-566**

#### 1. Design Review Board

- Karla Anderson (re-appointment)
- Victoria (Tori) Tebbitt (re-appointment)
- Corey Martin (new appointment)
- Silas Inkeep (new appointment)

#### 2. Affirmative Action Advisory Commission

- Vera Kelly (re-appointment)
- Malavika Shrikhande (re-appointment)
- Tyla Sherwin-Cole (new appointment & re-appointment)

## IX. Presentations

**HELD**

### A. Youth Recognition

- 2022 Assumption Girls Volleyball State Champions

## X. Petitions and Communications from Council Members and the Mayor

## XI. Individual Approval of Items on the Discussion Agenda

1. *On motion by Alderman Dunn, second by Alderman Ortiz and all Aldermen present voting aye, the following Ordinance moved to third consideration.*

Second Consideration: Ordinance for Case ORD22-01 being the request of RY Holdings LLC to amend Table 17.08-1: Use Matrix of the Municipal Code of Davenport, Iowa to allow "Dwelling – Single-Family" as a permitted use in the R-MF Multi-Family Residential Zoning District. [All Wards]

**MOVED TO THIRD CONSIDERATION**

2. *On motion by Alderman Dunn, second by Alderman Cornette and all Aldermen present voting aye, the following Ordinance moved to second consideration:*

First Consideration: Ordinance for Case REZ22-07 being the request of High Properties on behalf of Shamrock Properties LC to rezone approximately 104.57 acres of land bounded by Veterans Memorial Parkway, Eastern Avenue, Interstate 80, and Jersey Ridge Road from S-AG Agricultural District to R-1 Single-Family Residential District (33 acres), R-4 Single-Family and Two-Family Residential District (20 acres), R-MF Multi-Family Residential District (35 acres), and C-2 Corridor Commercial District (16 acres). [Ward 8]

**MOVED TO SECOND CONSIDERATION**

3. *Alderman Ortiz moved a motion to send Case DR22-21 back to the Design Review Board. The motion was seconded by Alderman Jobgen, and upon the roll being called the following Aldermen voted aye: Gripp, Lee, Dickmann, Ortiz, and Jobgen; and the following Aldermen voted nay: Meginnis, Cornette, Condon, Dunn, and Kelly. Mayor Matson broke the tie by voting nay, and the motion failed.*

*On motion by Alderman Dunn, second by Alderman Ortiz and all Aldermen present voting nay except Alderman Cornette, the original Motion failed upholding the Design Review Board decision:*

Motion approving the appeal to overturn the Design Review Board decision to deny Case DR22-21, exterior painting at 626 West River Drive (MFN Investments, LLC, Petitioner). [Ward 3]

**FAILED**

**YES VOTE OVERTURNS DESIGN REVIEW BOARD DECISION; NO VOTE UPHOLDS DESIGN REVIEW BOARD DECISION.**

## XII. Approval of All Items on the Consent Agenda

*On motion by Alderman Kelly, second by Alderman Gripp and all Aldermen present voting aye, the Consent Agenda was approved as follows:*

1. First Consideration: Ordinance for Case ROW22-05 being the request of Corn Belt Capital, LLC to vacate unimproved right-of-way located south of Research Parkway and to the west of Interstate 80 Airport Industrial Park 12th Addition. [Ward 8]

**MOVED TO SECOND CONSIDERATION**

2. Resolution for Case F21-14 being the request of Speer Development on behalf of Ed Speer Construction Inc and Shelia M. Speer Living Trust for a final plat of Speer Commercial Park

2nd Addition, a 1-lot subdivision on 17.69 acres located south of East 53rd Street and east of Spring Street. [Ward 8] **ADOPTED 2022-567**

3. Resolution for Case F22-10 being the request of River Bend Food Reservoir on behalf of Three N Corporation for a final plat of River Bend 1st Addition, a 5-lot subdivision on 72.86 acres located south of Kimmel Drive. [Ward 1] **ADOPTED 2022-568**

4. Resolution for Case F22-13 being the request of Klingner & Associates on behalf of Davenport Venture LLC for a final plat of Brady-80 Business Center 3rd Addition, a 2-lot subdivision located at the end of Jason Way Court on 22.48 acres. [Ward 8] **ADOPTED 2022-569**

5. Resolution approving the plans, specifications, form of contract, and estimate of cost for the CDBG Alley Program: 301 Kirkwood Boulevard to 330 East 15th Street Alley Reconstruction project, #BG250. [Ward 5] **ADOPTED 2022-570**

6. Resolution approving the plans, specifications, form of contract, and estimate of cost for the 232 South Marquette Street Sanitary Sewer Separation project, CIP #30057. [Ward 3] **ADOPTED 2022-571**

7. Resolution awarding a contract for the West 43rd Street (Lincoln Avenue to Linwood Avenue) Reconstruction project to Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of \$572,814, CIP #35054. [Ward 2] **ADOPTED 2022-572**

8. Resolution awarding a contract for a computer aided dispatching/automatic vehicle locator system to ETA Transit Systems of Boca Raton, Florida in an amount not-to-exceed \$150,000. [All Wards] **ADOPTED 2022-573**

9. Resolution of acceptance covering an assessment for the FY 2022 Streambank Stabilization project at West 62nd Street and North Elmwood Avenue in accordance with the Streambank Stabilization 50/50 Cost-share Program. [Ward 2] **ADOPTED 2022-574**

10. Resolution approving and adopting preliminary plans and specifications and plats and schedules for the FY 2023 Alley Resurfacing Program. [Wards 3, 5, & 6] **ADOPTED 2022-575**

11. Resolution authorizing the submission of a Land and Water Conservation Fund Outdoor Recreation Legacy Partnership (ORLP) Program grant application for assistance with the Goose Creek Park Stream Restoration and Access project. [Ward 8] **ADOPTED 2022-576**

12. Resolution authorizing the submission of a Building Resilient Infrastructure and Communities (BRIC) Program grant application to the Federal Emergency Management Agency (FEMA) for assistance with the Water Pollution Control Plant Flood Mitigation | Phase II project. [Ward 1] **ADOPTED 2022-577**

13. Resolution of acceptance covering an assessment for the FY 2021 Alley Resurfacing project in accordance with the Alley Cost Share Program, CIP #35038. [Wards 4 & 5] **ADOPTED 2022-578**

14. Resolution accepting the storm sewer and pavement associated with Scrabble Addition.  
[Ward 8] **ADOPTED 2022-579**

15. Resolution accepting the sanitary sewer, storm sewer, and pavement associated with Katie's Eastern Avenue Addition. [Ward 8] **ADOPTED 2022-580**

16. Resolution accepting work completed under the Hillandale Road and Research Parkway Intersection project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$518,684.77, CIP #35058. [Ward 8] **ADOPTED 2022-581**

17. Resolution accepting work completed under the Emeis ADA Access Improvements project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$182,006.25, CIP #64071. [Ward 1] **ADOPTED 2022-582**

18. Resolution accepting work completed under the FY 2021 Contract Sewer Repair Program by Hometown Plumbing and Heating Company of Davenport, Iowa in the amount of \$524,582.06, CIP #30053 and #33001. [All Wards] **ADOPTED 2022-583**

19. Resolution approving the renewal of cyber liability insurance for CY 2023 with Beazley Breach Response, underwritten by Lloyd's of London, in the amount of \$156,853. [All Wards] **ADOPTED 2022-584**

20. Resolution awarding a one-year contract for the purchase of specific and aggregate stop loss insurance to Reliastar Life Insurance Company/VOYA Financial in the amount of \$1,044,808 and authorizing the Assistant City Administrator/CFO to sign any related agreements. [All Wards] **ADOPTED 2022-585**

21. Resolution awarding a two-year contract with the option of three one-year extensions to Psychology Health Group of Davenport, Iowa to provide work-related professional mental health services to City of Davenport emergency service personnel and authorizing the Human Resources Director to sign any related agreements. [All Wards] **ADOPTED 2022-586**

22. Resolution awarding a two-year contract with the option of three one-year extensions to Revolution Counseling Services, LLC of Davenport, Iowa to provide work-related professional mental health services for City of Davenport emergency service personnel and authorizing the Human Resources Director to sign any related agreements. [All Wards] **ADOPTED 2022-587**

23. Motion approving beer and liquor license applications. **PASSED 2022-588**

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

**Ward 1**

A&S Food & Gas (Kuljeet Kaur) - 2365 Rockingham Road - License Type: Class E Liquor

**Ward 3**

The Diner (The Diner, LLC) - 421 West River Drive #6 - Outdoor Area - License Type: Class C Liquor

**Ward 6**

Hy-Vee Food & Drugstore #3 (Hy-Vee, Inc) - 1823 East Kimberly Road - License Type: Class E Liquor

**Ward 7**

Columbus Club (Columbus Club of Davenport) - 1111 West 35th Street - License Type: Class C Liquor

R & C Brazilian Steakhouse, LLC (R & C Brazilian Steakhouse, LLC) – 320 West Kimberly Road #53 - License Type: Class C Liquor

Yummy Crab (Crab House of Davenport, Inc) - 1235 East Kimberly Road - License Type: Class C Liquor

24. Motion accepting work completed under the Riverfront Trail Patching project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$79,675.90, CIP #28030. [Wards 3 & 6] **PASSED 2022-589**

25. Motion approving Change Order #1 with Gillig, Inc of Livermore, California the amount of \$84,165 for the purchase of three diesel buses. [All Wards] **PASSED 2022-590**

26. Motion approving Change Order #2 to OPN Architects of Cedar Rapids, Iowa in the amount of \$66,861 for the Fairmount Community Center project, ARP #09. [Ward 1] **PASSED 2022-591**

27. Motion awarding a contract for the Digester Withdraw Pipe Replacement project to Hometown Mechanical of Davenport, Iowa in the amount of \$74,985. [Ward 1] **PASSED 2022-592**

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

XV. Reports of City Officials

Following is a summary of revenue received for the month of November 2022:

|                      |             |
|----------------------|-------------|
| Property Taxes       | \$4,849,910 |
| Other City Taxes     | \$197,828   |
| Special Assessments  | \$-         |
| Licenses & Permits   | \$100,358   |
| Intergovernmental    | \$2,816,223 |
| Charges for Services | \$4,090,876 |

|                          |           |
|--------------------------|-----------|
| Use of Monies & Property | \$110,771 |
| Fines & Forfeits         | \$145,190 |
| Bonds/Loan Proceeds      | \$56,287  |
| Miscellaneous            | \$685,291 |

XVI. Adjourn **6:27 p.m.**



Brian J. Krup  
Deputy City Clerk