

City of Davenport, Iowa
City Council Meeting Minutes
Wednesday, November 13, 2019

The City Council of Davenport, Iowa met in regular session on Wednesday, November 13, 2019 at 5:31 p.m. in the Council Chambers at Davenport City Hall, 226 W 4th St, Davenport, IA with Mayor Frank Klipsch presiding and all aldermen present (Ald. Rawson present via telephone).

I. Moment of Silence

II. Pledge of Allegiance

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

APPROVED

Approval of the City Council Meeting Minutes from October 23, 2019

VI. City Administrator Update

VII. Report on Committee of the Whole

APPROVED

Approval of the Report on the Committee of the Whole for November 6, 2019

COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, November 6, 2019--The Council observed a moment of silence. Pledge of Allegiance. The Council met in Committee of the Whole at 5:29 p.m. with Mayor Klipsch presiding and all aldermen present. The following Public Hearings were held: Community Development: for the Ordinance amending various titles, chapters, and sections of the Davenport Municipal Code related to outdated references to the old Zoning Ordinance (City of Davenport, petitioner). Public Works: on the plans, specifications, form of contract, and estimate of cost for the JM Morris Blvd Pump Station PS202 Improvement Project, CIP #30051; on the plans, specifications, form of contract, and estimate of cost for deck replacement on the N Division St Bridge over Duck Creek, CIP #21004. Finance: related to a lease agreement with Davenport Industrial Railroad LLC for the lease of the City's main track and all related side tracks and the real property 25 feet on each side thereof at the Transload Terminal.

Action items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) Community Development: Ald. Rawson reviewed all items listed. On motion by Ald. Ambrose, second by Ald. Tompkins item #1: Second Consideration: Ordinance for Case ORD19-03 being the request of the City of Davenport to reduce the maximum building height in portions of the C-E, Elmore Corners zoning district from 120 feet to 55 feet, and item #10: Resolution supporting a Workforce Housing Tax Credit (WHTC) application to the State for the Mississippi Plaza housing project at 201 N Harrison St (Mississippi Plaza office building) and approving streetscape assistance for the same (Financial District Properties MP, LLC, petitioner) moved to the Discussion Agenda; item #6: Resolution supporting a Workforce Housing Tax Credit (WHTC) application to the State for the 400 W River project to be located in the 400 block of W River Drive and approving an Urban Revitalization Tax Exemption (URTE) application for the same (Davenport Development Group, petitioner), will be voted on at the end of the agenda (with Ald. Condon recusing himself); and all other items moved to the Consent Agenda. Public Safety: Ald. Gripp reviewed all items listed. On motion by Ald. Dickmann, second by Ald. Rawson all items moved to the Consent Agenda. Public Works: Ald. Dunn reviewed all items listed. On motion by Ald. Condon, second by Ald. Rawson all items moved to the Consent Agenda. Finance: Ald. Matson reviewed all items listed. On motion by Ald. Clewell, second by Ald. Rawson all items moved to the Consent Agenda. Other Ordinances, Resolutions, and Motions: On motion by Ald. Rawson, second by Ald. Dickmann with all aldermen present voting aye except Ald. Condon who recused himself from this item, the rules were suspended and the following Resolution was adopted: Resolution supporting a Workforce Housing Tax Credit (WHTC) application

*to the State for the 400 W River project to be located in the 400 block of W River Dr, and approving an Urban Revitalization Tax Exemption (URTE) application for the same (Davenport Development Group, petitioner), **2019-472**. Council adjourned at 6:55 p.m.*

VIII. Appointments, Proclamations, Etc.

A. Proclamations

2019-473

1. Arts in Education Day - November 15, 2019

2. Small Business Saturday - November 30, 2019

IX. Presentations

HELD

A. 2019 Halloween Parade Trophy Presentation

B. Local Business "The Foundation of Our Community": Taste of Ethiopia

C. Local Business "The Foundation of Our Community": Major Art & Hobby

X. Petitions and Communications from Council Members and the Mayor

A. Community Engagement Update - Alderwoman Meginnis

XI. Individual Approval of Items on the Discussion Agenda

On motion by Ald. Ambrose, second by Ald. Meginnis with all aldermen present voting aye, the following Ordinance moved to third consideration:

1. Second Consideration: Ordinance for Case ORD19-03 being the request of the City of Davenport to reduce the maximum building height in portions of the C-E, Elmore Corners zoning district from 120 feet to 55 feet. [Ward 6]

MOVED TO THIRD CONSIDERATION

On motion by Ald. Ambrose, second by Ald. Matson with all aldermen present voting aye except Ald. Gripp and Ald. Dickmann, the following Resolution was adopted:

2. Resolution supporting a Workforce Housing Tax Credit (WHTC) application to the State for the Mississippi Plaza housing project at 201 N Harrison St (Mississippi Plaza office building) and approving streetscape assistance for the same (Financial District Properties MP, LLC, petitioner). [Ward 3]

ADOPTED 2019-474

XII. Approval of All Items on the Consent Agenda

On motion by Ald. Ambrose, second by Ald. Rawson with all aldermen present voting aye, the Consent Agenda was approved as follows:

1. Second Consideration: Ordinance for case REZ19-10 being the request of Larry Whitty on behalf of KJTLJ, LLC to rezone .73 acres, more or less, of property located at the southeast corner of W Locust St and Ripley St from R-4C Single-Family and Two-Family Central Residential Zoning District to C-1 Neighborhood Commercial Zoning District. [Ward 4] **MOVED TO THIRD CONSIDERATION**

2. First Consideration: Ordinance amending various titles, chapters, and sections of the Davenport Municipal Code related to outdated references to the old Zoning Ordinance (City of Davenport, petitioner). [All Wards] **MOVED TO SECOND CONSIDERATION**

3. Resolution setting a Public Hearing on the proposed conveyance of 219 Scott St to Corrosion Control Service, Inc, petitioner. [Ward 3] **ADOPTED 2019-475**

4. Resolution for Case P19-03 being the request of Axiom Consultants for a preliminary plat for an 83-lot subdivision on 25.07 acres, more or less, of property located immediately west and north of Prairie Heights First Addition. [Ward 8] **ADOPTED 2019-476**

5. Resolution supporting a Workforce Housing Tax Credit (WHTC) application to the State for The Yard project, to be located in the 500 block of LeClaire St, and approving an Urban Revitalization Tax Exemption (URTE) application for the same (TWG Development, LLC, petitioner). [Ward 3] **ADOPTED 2019-477**

6. Resolution supporting a Workforce Housing Tax Credit (WHTC) application to the State for the 601 Brady St Project located at 601 Brady Street (the Priester Building) and approving an Urban Revitalization Tax Exemption (URTE) application for the same (601 Brady Associates, LP, petitioner). [Ward 3] **ADOPTED 2019-478**

7. Resolution supporting a Workforce Housing Tax Credit (WHTC) application to the State for the Apartments on Main project located primarily at 128 W 3rd (NE corner of W 3rd and Main Streets) and approving an Urban Revitalization Tax Exemption (URTE) application for the same (DAV APT, LLC, petitioner). [Ward 3] **ADOPTED 2019-479**

8. Resolution closing various streets, lanes, or public grounds on the listed dates and times to hold outdoor events. **ADOPTED 2019-480**

Quad City Arts; Festival of Trees Holiday Parade; Downtown Davenport;
Saturday, November 23, 2019 4:00 a.m. until parade ends; **Staging area**

closures (beginning at 4:00 a.m.): 3rd St between Pershing Ave and LeClaire St; Pershing Ave and Iowa St between 2nd St and 4th St; **Parade route (beginning at 9:00 a.m.):** 3rd St from Pershing Ave to Scott St, Scott St from 3rd St to 2nd St, 2nd St from Scott St to finish at Iowa St; all north/south streets on parade route will be closed from River Dr to 4th St until the parade ends.
[Ward 3]

Scott County Family Y; Turkey Trot; Thursday, November 28, 2019 6:00 a.m. - 11:00 a.m.; **Closures:** 2nd St from Gaines St to Main St, Main St from 2nd St to Lombard St, Lombard St from Harrison St to Brady St, westernmost lane on Brady St from Lombard St to Central Park Ave, southernmost lane on Central Park Ave from Brady St to Harrison St; easternmost lane on Harrison St from Lombard St to 2nd St. [Wards 3 & 5]

City of Davenport Parks & Recreation; Fejervary Learning Center Holiday Light Display; 1800 W 12th St; Saturday, November 30, 2019 - Saturday, January 4, 2020 5:30 p.m. - 9:30 p.m.; **Closure:** Eastbound lane of W 12th St from Davie St to Division St. [Ward 4]

St. Ambrose University; Children's Theater Production; 518 W Locust St; Wednesday, December 4, 2019 8:00 a.m. - 12:00 p.m.; Thursday, December 5, 2019 8:00 a.m. - 3:00 p.m.; and Friday, December 6, 2019 8:00 a.m. - 3:00 p.m.; **Closure:** Gaines St from Locust St to Lombard St. [Ward 4]

Davenport Community School District; High School Track Meets; Brady Street Stadium, 3603 Brady St; Various dates in April and May 2020 (see attached schedule) 2:30 p.m. - 8:30 p.m.; **Closure:** E 36th St between Brady St and Davenport Ave. [Ward 7]

Davenport Community School District; Intermediate Track Meets; Brady Street Stadium, 3603 Brady St; Various dates in April and May 2020 (see attached schedule) 4:30 p.m. - 8:30 p.m.; **Closure:** E 36th St between Brady St and Davenport Ave. [Ward 7]

9. Resolution approving the plans, specifications, form of contract, and estimate of cost for the JM Morris Blvd Pump Station PS202 Improvement Project, CIP #30051. [Ward 1]

ADOPTED 2019-481

10. Resolution approving the plans, specifications, form of contract, and estimate of cost for deck replacement on the N Division St Bridge over Duck Creek, CIP #21004. [Wards 2 & 7]

ADOPTED 2019-482

11. Resolution approving change order #1 to the contract with McDermott Concrete, LLC for the FY20 Civic Access (ADA Ramp) Program in the amount of \$200,000, CIP #28024. [All Wards]

ADOPTED 2019-483

12. Resolution accepting work completed under the W 28 1/2 and Gaines St Resurfacing Project. The total contract with McCarthy Improvement Company was \$144,971.72, CIP #35036. [Ward 7]

ADOPTED 2019-484

13. Resolution awarding the contract for the Main St Landing Block N5 Phase III Lighting and Electrical to Shaw Electric, Inc of Davenport, IA in the amount of \$291,702.97, CIP #68004. [Ward 3]

ADOPTED 2019-485

14. Resolution awarding the contract for the Downtown Decorative Streetlight LED Upgrade Phase 2 to Tri-City Electric Co of Davenport, IA in the amount of \$131,721.32, CIP #60020. [Ward 3]

ADOPTED 2019-486

15. Resolution accepting work completed under the 4th Street & Brady Street Streetscaping Project. The total contract with Emery Construction Group, Inc was \$282,486.19, CIP #35022. [Ward 3]

ADOPTED 2019-487

16. Resolution approving engineering and planning services for flood protection measures for the Water Pollution Control Plant and Compost Facility to Veenstra & Kimm, Inc of Rock Island, IL in the amount of \$110,000. [All Wards]

ADOPTED 2019-488

17. Resolution assessing the cost of weed cutting at various lots and tracts of real estate. [All Wards]

ADOPTED 2019-489

18. Resolution assessing the cost of brush & debris removal at various lots and tracts of real estate. [All Wards]

ADOPTED 2019-490

19. Resolution assessing the cost of tree removal at various lots and tracts of real estate. [All Wards]

ADOPTED 2019-491

20. Resolution assessing the cost of building board up at various lots and tracts of real estate. [All Wards] **ADOPTED 2019-492**

21. Resolution assessing the cost of building demolition at various lots and tracts of real estate. [All Wards] **ADOPTED 2019-493**

22. Resolution assessing the cost of streetscaping at various lots and tracts of real estate. [Ward 3] **ADOPTED 2019-494**

23. Resolution approving a sewer revenue loan and disbursement agreement and providing for issuance of sewer revenue bonds. [All Wards] **ADOPTED 2019-495**

24. Resolution setting a Public Hearing for the purpose of amending the North Urban Renewal Plan. [Wards 2, 6, 7, & 8] **ADOPTED 2019-496**

25. Resolution awarding the contract for the Freight House south side deck replacement to WRS Construction Inc of Davenport, IA in the amount of \$308,139.82, CIP #23042. [Ward 3] **ADOPTED 2019-497**

26. Resolution approving a service agreement with Davenport Industrial Railroad LLC for marketing, operations, and maintaining the City's transload facility. [Ward 8] **ADOPTED 2019-498**

27. Resolution approving the lease agreement with Davenport Industrial Railroad LLC for the main rail line and all related side tracks and the real property 25 feet on each side thereof at the Transload Terminal. [Ward 8] **ADOPTED 2019-499**

28. Motion approving the local objectives for the Community Development Block Grant program for the Year 46 Annual Action Plan covering July 1, 2020 – June 30, 2021. [All Wards] **PASSED 2019-500**

29. Motion approving noise variance request(s) for various events on the listed dates and times. **PASSED 2019-501**

Quad City Arts; Festival of Trees Holiday Parade; Downtown Davenport;
Saturday, November 23, 2019 9:00 a.m. until 12:00 p.m.; Outdoor
music/performances, over 50 dBa. [Ward 3]

Circle Tap; Fundraiser; 1345 W Locust St; Saturday, November 30, 2019 2:00
p.m. - 8:00 p.m.; Outdoor music/band, over 50 dBa. [Ward 4]

City of Davenport Parks & Recreation; Fejervary Learning Center Holiday Light Display; 1800 W 12th St; Saturday, November 30, 2019 - Saturday, January 4, 2020 5:30 p.m. - 10:00 p.m.; Outdoor music, over 50 dBa. [Ward 4]

Steve Ahrens; Christkindlmarkt QC; 421 W River Dr; Friday, December 6, 2019 5:00 p.m. - 9:00 p.m.; Saturday, December 7, 2019 10:00 a.m. - 10:00 p.m.; and Sunday, December 8, 2019 10:00 a.m. - 5:00 p.m.; Outdoor music/performances, over 50 dBa. [Ward 3]

30. Motion approving beer and liquor license applications.

PASSED 2019-502

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

Ward 4

Off Point Pub (Triple 8 Enterprises, LLC) - 2025 Hickory Grove Rd – Outdoor Area
- License Type: C Liquor

Wise Guys Pizza & Pub (PB&B, LLC) - 2824 W Locust St, Unit A3 – Outdoor Area
- License Type: C Liquor

Ward 8

Hawkeye Sports Bar & Grill (Ortiz Holdings, LLC) - 4646 Cheyenne Ave - Outdoor Area - License Type: C Liquor

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

Ward 1

Dollar General Store #2913 (Dolgencorp, LLC) - 2217 Rockingham Rd - License Type: C Beer / B Wine

Ward 2

Dollar General Store #4010 (Dolgencorp, LLC) - 3936 N Pine St - License Type: C Beer / B Wine

Ward 3

Gravy's (Gravy's Bar and Grill, Inc) - 1902 Rockingham Rd - License Type: C Liquor

Riverside Liquor (Vardaan Inc) - 826 E River Dr - License Type: E Liquor / C Beer / B Wine

Ward 5

Aldi #15 (Aldi, Inc #15) - 1702 Brady St - License Type: C Beer / B Wine

Bley's Tap (JBCW, LLC) - 215 E 29th St - License Type: C Liquor

Bleyart's Tap (Bleyart's Tap, Inc) - 2218 E 11th St - Outdoor Area – License Type: C Liquor

Save More (Guru Nanak Food Mart Inc) - 405 E Locust St - License Type: E Liquor - C Beer / B Wine

Ward 6

Dollar General Store #254 (Dolgencorp, LLC) - 2170 E Kimberly Rd - License Type: C Beer / B Wine

Ward 7

Dollar General Store #9381 (Dolgencorp, LLC) - 109 E 50th St – License Type: C Beer / B Wine

Public House (Public House Davenport) - 5260 Northwest Blvd – Outdoor Area - License Type: C Liquor

Q C Mart (Bethany Enterprises, Inc) - 3545 Eastern Ave - License Type: C Beer / B Wine

Ward 8

Dollar General Store #19449 (Dolgencorp, LLC) - 7510 Northwest Blvd - License Type: C Beer / B Wine

Hawkeye Tap Sports Bar & Grill (Hawkeye Sports Bar & Grill, LLC) – 4646 Cheyenne Ave - Outdoor Area - License Type: C Liquor

Kwik Star #167 (Kwik Trip, Inc) - 2050 E 53rd St - License Type: C Beer / B Wine

31. Motion accepting the Division St Soccer Complex Parking Lot Resurfacing project completed by Tri-City Blacktop, Inc of Bettendorf, IA. The project was completed with a final contract amount of \$95,333.71, CIP #64062. [Ward 8] **PASSED 2019-503**

32. Motion approving the construction of traffic signals at Cobham on Hickory Grove Road by Davenport Electric Contract Company in the amount of \$88,214.32 to be paid for in its entirety by Cobham. [Ward 2] **PASSED 2019-504**

33. Motion approving card reader upgrades at City Hall from Tri-City Electric Co of Davenport, IA in the amount of \$67,030, CIP #23010. [Ward 3] **PASSED 2019-505**

34. Motion approving change orders #1 & #2 to the Police Station Parking Ramp Repair project with Western Specialty Contractors of West Des Moines, Iowa in the amount of \$51,225, CIP #23027. [Ward 3] **PASSED 2019-506**

35. Motion approving the purchase of Aruba wireless hardware from Aercor Wireless, Inc in the amount of \$96,372.30, CIP #69021. [Ward 3] **PASSED 2019-507**

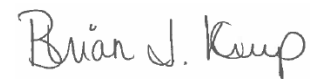
36. Motion approving the purchase of new audio/visual equipment for the Council Chambers at City Hall from ACP CreativIT of Buffalo Grove, IL in the amount of \$81,106.51, CIP #60019. [Ward 3] **PASSED 2019-508**

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

XV. Reports of City Officials

XVI. Adjourn **6:54 p.m.**



Brian Krup
Deputy City Clerk