

**City of Davenport, Iowa**  
**City Council Meeting Minutes**  
**Wednesday, July 14, 2021**

The City Council of Davenport, Iowa met in regular session on Wednesday, July 14, 2021 at 5:31 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa with Mayor Mike Matson presiding and all Aldermen present except Alderman Condon (*In person:* Alderman Dunn, Alderman Dohrmann, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Miller, Alderwoman Dickmann, and Alderman Ambrose; *Via telephone:* Alderman Jobgen).

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderman Miller

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

**APPROVED**

Approval of the City Council Meeting minutes for June 23, 2021.

VI. City Administrator Update

VII. Report on Committee of the Whole

**APPROVED**

Approval of the Report on Committee of the Whole for July 7, 2021.

*COUNCIL CHAMBERS, CITY HALL, Davenport, Iowa, Wednesday, July 7, 2021 -- The Council observed a moment of silence. Pledge of Allegiance led by Alderman Condon. The Council met in Committee of the Whole at 5:30 p.m. with Mayor Matson presiding and all Aldermen present (Alderman Dunn, Alderman Dohrmann, Alderwoman Meginnis, Alderwoman Lee, Alderman Gripp, Alderman Condon, Alderman Miller, Alderwoman Dickmann, Alderman Jobgen, and Alderman Ambrose).*

*The following Public Hearings were held: **Public Works:** 1) on the plans, specifications, form of contract, and estimate of cost for the 2021 Crack & Seal Program, CIP #35053 & #35054; 2) on the plans, specifications, form of contract, and estimate of cost for the Archer Court Resurfacing (Waverly Court to the cul-de-sac) project, CIP #35047; and 3) on the plans, specifications, form of contract, and estimate of cost for the Eastern Avenue Resurfacing (43rd to 46th) project, CIP #35053.*

*The following proclamation was issued: Home Base Iowa Month, **2021-251.***

*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 Alderwoman Dickmann item #1, Third Consideration: Ordinance for Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc to rezone Lot 2 of Nims Acres from S-OS Open Space District to R-1 Single-Family Residential District, moved to the Discussion Agenda with a recommendation for denial by the Plan and Zoning Commission and the other item moved to the Consent Agenda. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderwoman Dickmann, second by Alderman Gripp all items moved to the Consent Agenda. **Public Works:** Alderman Dunn reviewed all items listed. On motion by Alderman Dohrmann, second by Alderwoman Dickmann all items moved to the Consent Agenda. **Finance:** Alderman Condon reviewed all items listed. On motion by Alderman Miller, second by Alderman Gripp all items moved to the Consent Agenda.*

*Council adjourned at **7:27 p.m.***

VIII. Appointments, Proclamations, Etc.

A. Proclamations

**ISSUED 2021-252**

1. National Parks and Recreation Month | July 2021

IX. Presentations

**HELD**

A. Assumption High School Girls Soccer Team – Class 1A State Championship Recognition

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. *On motion by Alderman Gripp, second by Alderman Ambrose with all Aldermen present voting aye, the following Ordinance was tabled for one cycle:*

Third Consideration: Ordinance for Case REZ21-01 being the request of Dan Lorentzen on behalf of Rock Church Ministries Inc to rezone Lot 2 of Nims Acres from S-OS Open Space District to R-1 Single-Family Residential District. [Ward 7]

**TABLED**

**PLAN AND ZONING COMMISSION RECOMMENDS DENIAL. 8 VOTES REQUIRED FOR PASSAGE.**

XII. Approval of All Items on the Consent Agenda

*On motion by Alderman Ambrose, second by Alderman Dunn with all Aldermen present voting aye, the Consent Agenda was approved as follows:*

1. Third Consideration: Ordinance for Case REZ21-03 being the request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue from C-E Elmore Corners to C-3 General Commercial District to allow for the expansion of the existing outdoor storage units. [Ward 6]

**ADOPTED 2021-253**

ORDINANCE NO. **2021-253**

ORDINANCE for Case REZ21-03 being the request of Build to Suit on behalf of Elmore Storage LLC to rezone 6403 Elmore Avenue from C-E Elmore Corners Zoning District to C-3 General Commercial Zoning District to allow for the expansion of the existing outdoor storage units.

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-3 General Commercial Zoning District":

LOT 4 OF THE FINAL PLAT OF JERSEY FARMS COMMERCIAL PARK 2ND ADDITION BEING A REPLAT OF LOT 1-5 IN JERSEY FARMS COMMERCIAL PARK FIRST ADDITION (OTHERWISE KNOWN AS 6403 ELMORE AVE; PIN Y0551A04) TO THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA.

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 (Regional Commercial – RC) which allows for the proposed use and other such similar uses.
2. The proposed C-3 District and storage use is compatible with the adjacent zoning, area characteristics, and public health and welfare as there are other regional commercial uses nearby and the use is allowed in the RC classification.
3. Rezoning the property to C-3 General Commercial District does not create any nonconformities and will in fact change a nonconforming use into a conforming use.
4. Required Special Use approval for outdoor storage units in the C-3 District offers a further level of review for the protection of adjacent properties.

Conditions: NONE

Section 3. At its May 18, 2021 meeting, the City 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.

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.

Approved 7/14/2021: Mike Matson, Mayor; Attest: Brian Krup, Deputy City Clerk

2. Resolution approving street, lane, or public ground closures on the listed dates and times to hold outdoor events.

**ADOPTED 2021-254**

Mac's Tavern, Carriage Haus, Daiquiri Factory, Kilkenny's, The Office, Boozie's, and Analog Arcade Bar; 3rd Street Bix Bash Music Festival; Downtown; 9:00 a.m. Friday, July 23, 2021 - 12:00 p.m. Sunday, July 25, 2021; **Closures:** 3rd Street between Ripley and Brady Streets; Main and Harrison Streets north and south of 3rd Street to the alleys (northbound Main Street will be open 6:00 a.m. - 12:00 p.m. on Saturday, July 24, 2021 as the Bix 7 detour route). [Ward 3]

Front Street Brewery, Crafted QC, Bootleg Hill Honey Meads, Barrel House, Stompbox Brewing, Theo & Co, and Backwater Crossfit; Party on Pershing; Downtown; 10:00 a.m. Friday, July 23, 2021 – 11:00 p.m. Saturday, July 24, 2021; **Closures:** Pershing Avenue from River Drive to East 2nd Street; Emerson Place between Perry Street and Pershing Avenue; east-west alley from Pershing Avenue to Iowa Street between East 2nd Street and River Drive. [Ward 3]

Dam View Inn; Bix Celebration; 410 East 2nd Street; 6:00 a.m. Saturday, July 24, 2021 - 12:00 a.m. Sunday, July 25, 2021; **Closure:** Iowa Street from East 2nd Street to East 3rd Street. [Ward 3]

Anton Knaak; Vander Veer East Good Neighbor Project Block Party; East Denison Avenue; Saturday, July 31, 2021 10:00 a.m. - 9:00 p.m.; **Closure:** East Denison Avenue from 125 East Denison Avenue to Pershing Avenue. [Ward 5]

Village of East Davenport Business Association; Wine Walk; Village of East Davenport; Saturday, August 21, 2021 1:00 p.m. - 8:00 p.m.; **Closures:** East 11th Street from Mound Street to Jersey Ridge Road; Christie Street from East 11th Street north to the alley; Jersey Ridge Road from East 1th Street north to the alley. [Wards 5 & 6]

3. Resolution approving the plans, specifications, form of contract, and estimate of cost for the 2021 Crack & Seat Program, CIP #35053 & #35054. [Wards 4 & 6]

**ADOPTED 2021-255**

4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Archer Court Resurfacing (Waverly Court to the cul-de-sac) project, CIP #35047. [Ward 3]

**ADOPTED 2021-256**

5. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Eastern Avenue Resurfacing (43rd to 46th) project, CIP #35053. [Wards 6, 7, & 8]

**ADOPTED 2021-257**

6. Resolution awarding the contract for the Johnson Avenue Reconstruction (Fairmount to Gayman) project to N J Miller Inc of Bettendorf, Iowa in the amount of \$116,692.50. [Ward 1]

**ADOPTED 2021-258**

7. Resolution awarding the contract for the CDBG Replenishment - Group 1: Hoover, Appomattox, and Ripley Reconstruction project to Langman Construction Inc of Rock Island, Illinois in the amount of \$920,720.44, pending HUD approval. [Ward 8]

**ADOPTED 2021-259**

8. Resolution awarding the contract for the West 54th Street Reconstruction project to Five Cities Construction Company of Coal Valley, Illinois in the amount of \$351,362, CIP #35047. [Ward 8]

**ADOPTED 2021-260**

9. Resolution awarding the contract for the River Heritage Park Phase III project to Bill Bruce Builders Inc of Eldridge, Iowa in the amount of \$749,746.18, CIP #68013. [Ward 3]

**ADOPTED 2021-261**

10. Resolution awarding the contracts for the FY 2022 Sewer Lateral Repair Program, totaling \$810,000, to five (5) contractors, and allowing the Public Works Director/Assistant City Administrator the ability to increase quantities for each contract within the Capital Improvement Project budget constraints, CIP #30055. [All Wards]

**ADOPTED 2021-262**

11. Resolution accepting work completed under the Hillandale/Slopertown Intersection project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$793,324.13, CIP #35029. [Ward 8]

**ADOPTED 2021-263**

12. Resolution accepting work completed under the Slopertown Reconstruction (Harrison to Division) project by KE Flatwork, Inc of Eldridge, Iowa in the amount of \$901,037.27, CIP #35033. [Ward 8]

**ADOPTED 2021-264**

13. Resolution accepting work completed under the East 38th Street Reconstruction (Spring to Belle) project by McClintock Trucking & Excavating, Inc of Silvis, Illinois in the amount of \$230,145.70, CIP #35047. [Ward 6] **ADOPTED 2021-265**

14. Resolution accepting work completed under the Public Works Fire Training Site project by Valley Construction of Rock Island, Illinois in the amount of \$316,698.36, CIP #23048. [Ward 7] **ADOPTED 2021-266**

15. Resolution accepting work completed under the West 13th Street Reconstruction project by Five Cities Construction of Coal Valley, Illinois in the amount of \$591,600.58, CIP #35047. [Ward 1] **ADOPTED 2021-267**

16. Resolution accepting work completed under the FY 2021 Sidewalk Program by Hawkeye Paving Corporation of Bettendorf, Iowa in the amount of \$167,434.10, CIP #28025. [All Wards] **ADOPTED 2021-268**

17. Resolution awarding the contract for architectural and engineering services for the Fire Station 3 Project to OPN Architects of Cedar Rapids, Iowa in an amount not-to-exceed \$382,600, CIP #63012. [Ward 7] **ADOPTED 2021-269**

18. Motion approving noise variance requests for events on the listed dates and times. **PASSED 2021-270**

Harve Sultan; Party; 906 North Pine Street; Saturday, July 17, 2021 12:00 p.m. - 4:00 p.m.; Outdoor music, over 50 dBA. [Ward 3]

Circle Tap; Private Birthday Party on the Patio; 1345 West Locust Street; Saturday, July 17, 2021 6:00 p.m. - 10:30 p.m.; Outdoor band, over 50 dBA. [Ward 4]

Mac's Tavern, Carriage Haus, Daiquiri Factory, and Kilkenny's; 3rd Street Bix Bash Music Festival; Downtown (Ripley Street to Harrison Street); 6:00 p.m. Friday, July 23, 2021 - 12:00 a.m. Saturday, July 24, 2021 and 11:00 a.m. Saturday, July 24, 2021 - 12:00 a.m. Sunday, July 25, 2021.; Outdoor music/band, over 50 dBA. [Ward 3]

The Office, Boozie's, and Analog Arcade Bar; Bix Fest; Downtown (Main Street to Brady Street); Friday, July 23, 2021 5:00 p.m. - 11:00 p.m. and Saturday, 12:00 p.m. - 11:00 p.m.; Outdoor music/band, over 50 dBA. [Ward 3]

Front Street Brewery, Crafted QC, Bootleg Hill Honey Meads, Barrel House, Stompbox Brewing, Theo & Co, and Backwater Crossfit; Party on Pershing; Downtown; 12:00 p.m. - 11:00 p.m. Friday, July 23, 2021 and 10:00 a.m. - 11:00 p.m. on Saturday, July 24, 2021; Outdoor music/band, over 50 dBA. [Ward 3]

Dam View Inn; Bix Celebration; 410 East 2nd Street; 5:00 p.m. Friday, July 23, 2021 - 12:00 a.m. Saturday, July 24, 2021 and 10:00 a.m. Saturday, July 24, 2021 - 12:00 a.m. Sunday, July 25, 2021; Outdoor music/band, over 50 dBA. [Ward 3]

Tyler Mitchell; Bags and Brews; Lindsay Park | 2200 East 11th Street; Saturday, August 14, 2021 12:00 p.m. - 5:00 p.m.; Outdoor music, over 50 dBA. [Ward 6]

Village of East Davenport Business Association; Wine Walk; Village of East Davenport; Saturday, August 21, 2021 2:00 p.m. - 6:00 p.m.; Outdoor music, over 50 dBA. [Wards 5 & 6]

19. Motion approving beer and liquor license applications.

**PASSED 2021-271**

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

**Ward 3**

Baked Beer & Bread Co (MemeCat, LLC) - 500 E 3rd St Parking Lot - Temporary Outdoor Event July 22-26 - License Type: Class C Liquor

Dam View Inn (VanDamQC, LLC) - 410 E 2nd St - Extended Outdoor Area July 23-25 "Dam View Inn Bix" - License Type: Class C Liquor

Endless Brews (Endless Brews, LLC) - 320 LeClaire St Parking Lot - Temporary Location Transfer July 24-25 - Outdoor Area - License Type: Class B Beer

Bootleg Hill Honey Meads (Bootleg Hill, LLC) - 321 E 2nd St - Extended Outdoor Area July 23-24 "Party on Pershing" - License Type: Class C Native Wine

Downtown Davenport Partnership (Quad Cities Chamber) - W 3rd St between Ripley St and Brady St - Temporary Outdoor Event July 21-25 "Bix Bash Music Festival" - License Type: Beer/Wine

Front Street Brewery (Front St Brewery, Inc) - 208 E River Dr - Extended Outdoor Area July 22-26 "Party on Pershing" - License Type: Class C Liquor

Stompbox Brewing (JPX2ME, LLC) - 210 E River Dr Unit 101 - Extended Outdoor Area July 23-24 "Party on Pershing" - License Type: Class C Liquor

Analog Arcade Bar (Analog, LLC) - 302 Brady St - Temporary Outdoor Area July 23-24 "Bix Bash Music Festival" - License Type: Class C Liquor

Boozies Bar and Grill (BZE Holdings, Inc) - 114 1/2 W 3rd St - 302 Brady St - Temporary Outdoor Area July 23-25 "Bix Bash Music Festival" - License Type: Class C Liquor

Carriage Haus (Smoking Haus Entertainment) - 312 W 3rd St - 302 Brady St - Extended Outdoor Area July 23-25 "Bix Bash Music Festival" - License Type: Class C Liquor

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc) - 300 W 3rd St - 302 Brady St - Extended Outdoor Area July 22-25 "Bix Bash Music Festival" - License Type: Class C Liquor

Mac's Tavern (Failte, Inc) - 316 W 3rd St - 302 Brady St - Extended Outdoor Area July 22-25 "Bix Bash Music Festival" - License Type: Class C Liquor

The Office (Local 563 Cocktail Lounge, LLC) - 116 W 3rd St – Extended Outdoor Area July 23-25 "Bix Bash Music Festival" - License Type: Class C Liquor

### **Ward 6**

Russell Facilities Management (S.J. Russell, LC) – Lindsay Park | 2200 E 11th St – Outdoor Event "Heights of the Era" July 23-24 – License Type: Beer/Wine

Uptown Bar & Grill (TBS Enterprises, LLC) - 1019 Mound St – Permanent Location Transfer - License Type: Class C Liquor

### **Ward 7**

CASI (Center for Active Seniors, Inc) - 1035 W Kimberly Rd – Extended Outdoor Area July 16-20 "Rock the Lot" - License Type: Class C Liquor

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

### **Ward 1**

Kwik Shop #584 (Kwik Shop, Inc) - 3624 W Locust St - License Type: Class C Beer

Veterans of Foreign Wars, F W Galbraith Post #828 (Veterans of Foreign Wars, FW Galbraith Post #828) - 101 S Linwood Ave - License Type: Class A Liquor

### **Ward 2**

Walgreens #03595 (Walgreen Co) - 1720 W Kimberly Rd - License Type: Class E Liquor

### **Ward 3**

Front Street Brewery, Inc (Front Street Brewery, Inc) - 421 W River Dr - Outdoor Area - License Type: Class C Liquor

La Finca LLC (La Finca, LLC) - 916 W 2nd St - License Type: Class B Beer

Geezer's Drafthouse (Geezer's, Inc) - 1654 W 3rd St - Outdoor Area - License Type: Class C Liquor

The Current (Putnam Landlord, LLC) - 128-30 W 2nd St - Outdoor Area - License Type: Class B Liquor

Cru 221 (Cru 221, LLC) - 221 Brady St - License Type: Class C Liquor

Miss Phay Cafe (Miss Phay Café, Inc) - 510-512 Brady St - Outdoor Area - License Type: Class C Liquor

Mantra Indian Restaurant (Madan, LLC) - 220 N Harrison St - License Type: Beer/Wine

#### **Ward 4**

The Circle Tap (The Circle Tap, Inc) - 1345 W Locust - Outdoor Area - License Type: Class C Liquor

Walgreens #05239 (Walgreen Co) - 1660 W Locust St - License Type: Class E Liquor

#### **Ward 5**

Expresslane (Expresslane, Inc) - 1909 Harrison St - License Type: Class C Beer

Rudy's Tacos (LaRosa S A, Inc) - 2214 E 11th St - Outdoor Area – License Type: Class C Liquor

Rookie's Sports Bar (Rookies, Inc) - 2818 Brady St - License Type: Class C Liquor

Walgreens #11709 (Walgreen Co) - 1805 Brady St - License Type: Class E Liquor

#### **Ward 6**

Cafe Indigo (Cafe Indigo, LLC) - 4925 Utica Ridge Rd - Outdoor Area - License Type: Class C Liquor

Hy-Vee (Hy-Vee, Inc) - 1815 E Kimberly Rd - Outdoor Area - License Type: Class C Liquor

Jersey Grille (Jersey Grille, Inc) - 5255 Jersey Ridge Rd - Outdoor Area - License Type: Class C Liquor

Walgreens #06186 (Walgreen Co) - 4011 E 53rd St - License Type: Class E Liquor

#### **Ward 7**

Express Lane Gas and Food Mart (Expresslane Inc) - 3622 Brady St - License Type: Class B Liquor

The Filling Station (Bar Management, LLC) - 305 E 35th St - Outdoor Area - License Type: Class C Liquor

Hi Ho Mongolian Grill (Hi Ho Mongolian Grill, Inc) - 901 Kimberly Rd Ste 15 - License Type: Beer/Wine

Kwik Star #280 (Kwik Trip, Inc) - 301 W Kimberly Rd - License Type: Class C Beer

The Liquor Stop LLC (The Liquor Stop, LLC) - 211 W 53rd St – License Type: Class E Liquor

Walgreens #04041 (Walgreen Co) - 1525 E Kimberly - License Type: Class E Liquor

## **Ward 8**

Iowa Machine Shed (Machine Shed, LLC) - 7250 Northwest Blvd – License Type: Class C Liquor

Kwik Star #215 (Kwik Trip, Inc) - 100 W 65th St - License Type: Class C Beer

20. Motion accepting work completed under the City Hall Security Upgrade project by Precision Builders, Inc of Bettendorf, Iowa in the amount of \$95,969.26, CIP #23053. [Ward 3]

**PASSED 2021-272**

21. Motion awarding the contract for the Sunderbruch Trail Repairs project to Valley Construction Company of Rock Island, Illinois in the amount of \$79,930, CIP #28030. [Ward 1]

**PASSED 2021-273**

22. Motion accepting the Federal Coronavirus Response and Relief Supplemental Appropriations Act (CRRSAA) grant offer of \$23,000 and approving the associated Grant Agreement between the City of Davenport and the Federal Aviation Administration. [Ward 8]

**PASSED 2021-274**

23. Motion awarding the contract for the Junior Theatre Lighting Upgrade to Top-Notch Productions Inc of Davenport, Iowa in the amount of \$59,909.60. [Ward 5]

**PASSED 2021-275**

24. Motion approving the purchase of upfitting equipment for five (5) Police Department SUVs from Keltek Inc of Baxter, Iowa in the amount of \$71,397.30 from State of Iowa DAS bid MA005 5090E, CIP #24022. [All Wards]

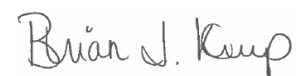
**PASSED 2021-276**

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

XV. Reports of City Officials

XVI. Adjourn **6:59 p.m.**



Brian J. Krup  
Deputy City Clerk