

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, October 16, 2024; 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. City Administrator Update

VI. Public Hearings

A. Community Development

1. Public Hearing on amending and expanding the North Urban Renewal Area Plan to include the Fair Oaks Foods project. [Wards 2, 6, 7, & 8]
2. Public Hearing on amending the North Urban Renewal Plan to include the Internal TIF. [Wards 2, 6, 7, & 8]
3. Public Hearing on approving an Economic Development Agreement with Fair Oaks Foods. [Ward 8]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the West Loop Trail Phase I project, CIP #28029. [Ward 1]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Modern Woodmen Park Concrete and Flood Maintenance Repair project, CIP #23076. [Ward 3]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Paul Reinartz, Vice Chair

IX. COMMUNITY DEVELOPMENT

1. Third Consideration: Ordinance for Case ROW24-04 being the request of Jacks Home Improvements Company to vacate the unimproved right-of-way located west of Marquette Street between West 7th Street and the mid-block alley. [Ward 3]
 2. First Consideration: Ordinance providing for the division of taxes levied on taxable property in the North Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa. [Ward 8]
 3. Resolution approving an internal advance to the Tax Increment Fund for administrative costs. [Wards 2, 6, 7, & 8]
 4. Resolution approving a development agreement with 227 LeClaire, LLC for the Riverwatch Place project, and authorizing the Acting City Administrator or designee to execute necessary documents. [Ward 3]
 5. Resolution setting a Public Hearing on the proposed conveyance of the vacated portion of unimproved Marquette Street located south of West 76th Street to the Waste Commission of Scott County, Petitioner. [Ward 8]
- X. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

XI. PUBLIC SAFETY

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

Madison Elementary School; Trunk or Treat; 116 East Locust Street; 3:00 p.m. - 7:30 p.m. Thursday, October 24, 2024; **Closure**: East Pleasant Street from Brady Street to Perry Street. [Ward 5]

Lisa Rush; Halloween Block Party; 1423 East 34th Street; 4:00 p.m. - 9:00 p.m. Saturday, October 26, 2024; **Closure**: East 34th Street from Mississippi Avenue to 1411 East 34th Street. [Ward 7]

Project Renewal; 50th Anniversary Celebration & Ribbon Cutting; 513 Warren Street; 3:00 p.m. - 6:00 p.m. Friday, November 1, 2024; **Closure**: Warren Street from West 5th Street to West 6th Street. [Ward 3]

Tom Simmons; Veterans Day Parade; Downtown (see attached parade route); 7:00 a.m. - 12:00 p.m. Monday, November 11, 2024; **Closures**: (beginning at 7:00 a.m.) Western Avenue from West 5th Street to West 4th Street; (beginning at 10:00 a.m.) Western Avenue from West 4th Street to West 2nd Street; West 2nd Street from Western Avenue to Main Street; Main Street from West 2nd Street to West 4th Street; West 4th Street from Main Street to the finish at the Scott County Courthouse (400 West 4th Street). [Ward 3]

Quad City Arts; Festival of Trees Holiday Parade; Downtown (see attached parade route); 4:00 a.m. - 1:00 p.m. Saturday, November 23, 2024; **Staging area closures (beginning at 4:00 a.m.):** East 3rd Street from Pershing Avenue to LeClaire Street; Pershing Avenue and Iowa Street from East 2nd Street to East 4th Street; **Parade route (in place by 9:15 a.m.):** 3rd Street from Pershing Avenue to Scott Street; Scott Street from West 3rd Street to West 2nd Street; 2nd Street from Scott Street to the finish at Iowa Street. [Ward 3]

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

Tom Simmons; Veterans Day Parade; Downtown (see attached parade route); 10:00 a.m. - 12:00 p.m. Monday, November 11, 2024; Outdoor music, over 50 dBA. [Ward 3]

Quad City Arts; Festival of Trees Holiday Parade; Downtown (see attached parade route); 10:00 a.m. - 12:00 p.m. Saturday, November 23, 2024; Outdoor music, over 50 dBA. [Ward 3]

3. Motion approving beer and liquor license applications.

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

Ward 1

Beertinis (Beertinis, LLC) - 3801 Rockingham Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 3

Analog Arcade Bar (Analog, LLC) - 302 Brady Street - License Type: Class C Liquor (On-Premises)

Armored Gardens (Armored Gardens, LLC) - 315 Pershing Avenue - Outdoor Area - License Type: Class C Liquor (On-Premises)

Cavort QC (The Key, LLC) - 229 Brady Street - License Type: Class C Liquor (On-Premises)

Double Tree (Bucktown Lodging, LLC) - 111 East 2nd Street - License Type: Class C Liquor (On-Premises)

Ward 4

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

Ward 6

Chili's Grill & Bar (Brinker Restaurant Corporation) - 4020 East 53rd Street #2700 - License Type: Class C Liquor (On-Premises)

Kimberly Mart (Pak Foods, Inc) - 1714 East Kimberly Road - License Type: Class E Liquor (Carry-Out)

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

Quad Cities Board & Brush (Brooks & Christina, LLC) - 5159 Utica Ridge Road - License Type: Special Class C Beer/Wine (On-Premises)

Ward 7

Kwik Star #291 (Kwik Trip, Inc) - 1225 East Kimberly Road - License Type: Class B Beer/Wine (Carry-Out)

Smoke Vibez (Smoke Vibez, LLC) - 3819 North Brady Street - License Type: Class E Liquor (Carry-Out)

XII. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

XIII. PUBLIC WORKS

1. Second Consideration: Ordinance amending various sections of Title 8 entitled "Health and Safety" and Title 15 entitled "Buildings and Construction" of the Municipal Code of Davenport, Iowa to adopt the 2021 International Building Code, the 2021 International Residential Code, and the 2021 International Property Maintenance Code, and to incorporate recommendations from the Code evaluation performed by The White Birch Group and SOCOTEC. [All Wards]
2. Second Consideration: Ordinance amending Chapter 8.15 entitled "Neighborhood Enhancement - Property Maintenance" of the Municipal Code of Davenport, Iowa to add requirements for rent abatement. [All Wards]
3. Second Consideration: Ordinance to repeal and replace Chapter 15.32 entitled "International Fire Code" of the Municipal Code of Davenport, Iowa to allow for comprehensive formatting changes and adopt the 2021 International Fire Code. [All Wards]
4. Resolution accepting work completed under the FY 2025 DOT Full Depth Patching project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$150,284, CIP #35045. [Wards 1, 2, 6, & 7]

5. Resolution approving Change Order #3 in the amount of \$400,000 to Langman Construction of Rock Island, Illinois for the 2023-2024 Sewer and Manhole Rehabilitation Program, CIP #30057. [All Wards]
6. Resolution approving Change Order #1 in the amount of \$102,250 to Midwest Concrete, Inc of Peosta, Iowa for the Lorton Place Intersection (at Lombard Street and Lorton Avenue) Reconstruction project, CIP #35062. [Ward 6]
7. Resolution awarding a contract for the Harrison Street and 15th Street Traffic Signal Replacement project to Davenport Electric Contract Company of Davenport, Iowa in the amount of \$175,175, CIP #38018. [Ward 5]
8. Resolution approving the plans, specifications, form of contract, and estimate of cost for the West Loop Trail Phase I project, CIP #28029. [Ward 1]
9. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Modern Woodmen Park Concrete and Flood Maintenance Repair project, CIP #23076. [Ward 3]
10. Resolution accepting the Energy Efficiency and Conservation Block Grant (EECBG) from the United States Department of Energy for an amount up to \$155,580. [All Wards]
11. Resolution assessing the cost of boarding up buildings at various lots and tracts of real estate. [All Wards]
12. Resolution assessing the cost of brush and debris removal at various lots and tracts of real estate. [All Wards]
13. Resolution assessing the cost of condemned property demolitions at various lots and tracts of real estate. [All Wards]
14. Resolution assessing the cost of tree removal at various lots and tracts of real estate. [All Wards]
15. Resolution assessing the cost of weed cutting at various lots and tracts of real estate. [All Wards]
16. Resolution assessing the cost of Downtown Streetscaping Program improvements at various lots and tracts of real estate. [Ward 3]
17. Motion awarding an engineering services contract for the Water Pollution Control Plant Blower Replacement project to HR Green, Inc of Cedar Rapids, Iowa in the amount of \$64,800. [All Wards]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

XV. FINANCE

1. Resolution to fix a date for a public hearing on proposal to enter into an amended Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$7,485,000. [All Wards]
2. Resolution setting a Public Hearing on the proposed conveyance of a portion of City-owned property located in the 3200 block of Marquette Street to James M. Harland, Petitioner. [Ward 7]
3. Resolution authorizing the Interim Finance Director to make the appropriate inter-fund transfers for the City's FY 2024 financial records as required by the Iowa Administrative Code, City Finance Committee Agency Chapter 2. [All Wards]
4. Resolution approving an addendum to the towing services contract between Fred's Towing Inc and the City of Davenport. [All Wards]
5. Resolution approving the purchase of two Class A fire pumpers to Reliant Fire Apparatus of Slinger, Wisconsin in the approximate amount of \$1,893,296, CIP #24021. [All Wards]
6. Resolution approving a payment of \$183,120.39 to Tyler Technologies, Inc of Plano, Texas for the annual licensing of the Munis software system for the period November 1, 2024 to October 31, 2025. [All Wards]
7. Motion approving a payment of \$59,722 to the Bi-State Regional Commission for FY 2025 membership dues. [All Wards]

XVI. Motion recommending discussion or consent for Finance items

XVII. PURCHASES OF \$10,000 TO \$50,000 (For Information Only)

1. Mississippi Valley Fair Inc | FY 2025 Fair security support | Amount: \$10,000
2. Scott County Sheriff | August 2024 booking fees | Amount: \$10,350
3. WHKS & Co | architectural and engineering services for Eastern Ave bridge at Goose Creek | Amount: \$11,068.32
4. The Camera Corner Inc | cameras for Crime Scene Techs | Amount: \$11,189.82
5. QC Lawn and Landscape | multi-sport courts amenities installation | Amount: \$11,688.48
6. Life Assist Inc | EMS supplies | Amount: \$18,317.44
7. Mid-American Signal Inc | annual hosting fee for Kinetic devices | Amount: \$24,000
8. Manatts Inc | 72-hour concrete mix for Fairhaven Court | Amount: \$26,320.14
9. Bonnell Industries Inc | snowplow parts | Amount: \$36,704
10. Dinges Partners Group LLC | replacement turnout gear | Amount: \$48,300

XVIII. Other Ordinances, Resolutions and Motions

XIX. 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 can not take action on any complaint or suggestions tonight, and can not respond to any allegations at this time.

Please state your name and ward for the record. There is a three (3) minute time limit. Please end your comments promptly.

XX. Reports of City Officials

XXI. Adjourn