

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, November 6, 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 for Case ORD24-04 being the request of the City of Davenport to amend various sections of Title 17 entitled "Zoning" of the Municipal Code of Davenport, Iowa regarding residential building design standards. [All Wards]
2. 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]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Davenport Public Works Building Partial Masonry Wall Repair project. [Ward 7]

C. Finance

1. Public Hearing on the proposal to institute proceedings 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. 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]

VII. Proclamations

1. Friends of India Week | November 11-15, 2024

VIII. Petitions and Communications from Council Members and the Mayor

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Paul Reinartz, Vice Chair

X. COMMUNITY DEVELOPMENT

1. Second 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]
2. First Consideration: Ordinance for Case ORD24-04 being the request of the City of Davenport to amend various sections of Title 17 entitled "Zoning" of the Municipal Code of Davenport, Iowa regarding residential building design standards. [All Wards]
3. Resolution authorizing the 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]
4. Resolution setting a Public Hearing on the proposed conveyance of the vacated unimproved right-of-way located west of Marquette Street between West 7th Street and the mid-block alley to Jacks Home Improvements Company, Petitioner. [Ward 3]
5. Motion approving the local objectives for the Community Development Block Grant Program for the Year 51 Annual Action Plan covering July 1, 2025–June 30, 2026. [All Wards]

XI. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

XII. PUBLIC SAFETY

1. Resolution approving a lane closure request on the listed date and time for an event.

Ballet Quad Cities; Nutcracker School Program; RiverCenter/Adler Theatre | 136 East 3rd Street; 8:00 a.m. - 1:00 p.m. Friday, December 13, 2024; **Closure:** northernmost parking lane and two travel lanes on East 3rd Street from Brady Street to Iowa Street. [Ward 3]
2. Motion approving beer and liquor license applications.

A. New license, new owner, temporary permit, temporary outdoor area, location

transfer, etc. (as noted):

Ward 3

Miracle at the Freight House (River Craft, Inc) - 421 West 4th Street #2 - New License - License Type: Class C Liquor (On-Premises)

Ward 6

Jiang's Hot Pot and BBQ (Jiang's Pot, LLC) - 4009 East 53rd Street #107 - New License - License Type: Special Class C Beer/Wine (On-Premises)

The Christmas Cottage (The Christmas Cottage) - 4007 East 53rd Street #100 - Premises Transfer - License Type: Class B Native Wine (Carry-Out)

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

Ward 2

Express Lane Gas & Food Mart # 83 (Expresslane, Inc) - 3636 Hickory Grove Road - License Type: Class B Beer/Wine (Carry-Out)

Ward 3

Express Lane Gas & Food Mart #84 (Expresslane, Inc) - 321 North Division Street - License Type: Class B Beer/Wine (Carry-Out)

Super Saver Tobacco & Liquor (Veera Brothers, LLC) - 1610 Rockingham Road - License Type: Class E Liquor (Carry-Out)

Westside Grocery (Venu G, LLC) - 1802 West 7th Street - License Type: Class E Liquor (Carry-Out)

Ward 4

Firehouse Bar & Grill (Firehouse Bar & Grill, Inc) - 2006 Hickory Grove Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 5

McClellan Stockade (Koellner Enterprises 6, LLC) - 2124 East 11th Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 6

The Ridge (Jar Hospitality, LLC) - 4750 Utica Ridge Road #100 - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 7

CASI (Center for Active Seniors, Inc) - 1035 West Kimberly Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Corny Beer Store, LLC (Corny Beer Store, LLC) - 5220 Grand Avenue - License Type: Class B Beer/Wine (Carry-Out)

The Liquor Stop, LLC (The Liquor Stop, LLC) - 211 West 53rd Street - License Type: Class E Liquor (Carry-Out)

Ward 8

Express Lane Gas & Food Mart #86 (Expresslane, Inc) - 7522 Northwest Boulevard - License Type: Class B Beer/Wine (Carry-Out)

XIII. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

XIV. PUBLIC WORKS

1. Third 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. Third 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. Third 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 CDBG Alley Program: Washington Street to Fillmore Street Permeable Alley with Sewer Separation project by Centennial Contractors, Inc of Moline, Illinois in the amount of \$730,681.24, #BG250 and CIP #30056. [Ward 4]
5. Resolution accepting work completed under the Freight House West Brick Wall Repairs project by Bi-State Masonry, Inc of Rock Island, Illinois in the amount of \$164,832, CIP #23073. [Ward 3]

6. Resolution accepting work completed under the CY 2024 Contract Milling Program by Porter Brothers Construction of Rock Falls, Illinois in the amount of \$102,811.37, CIP #35041. [All Wards]
7. Resolution approving Change Order #2 in the amount of \$139,475 to Bush Sports Turf of Milan, Illinois for the Modern Woodmen Park Field Renovation project, CIP #23049. [Ward 3]
8. Resolution awarding a contract for the Adler Theatre HVAC Upgrades project to Northwest Mechanical, Inc of Davenport, Iowa in the amount of \$957,500, CIP #69014. [Ward 3]
9. Resolution awarding a contract for the Emeis Park Phase II | Adaptive and Inclusive Playground project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$641,063.95, CIP #ARP10. [Ward 1]
10. Resolution awarding a contract for the Bus Barn Charging project to Rock River Electric, Inc of Colona, Illinois in the amount of \$273,370, CIP #24035. [Ward 7]
11. Resolution awarding one-year contracts, with the option of a one-year extension, for the FY 2025-2026 Contract Sewer Repair Program to Hagerty Earthworks of Muscatine, Iowa; Hometown Mechanical of Davenport, Iowa; and JC Dillon, Inc of Davenport, Iowa, each in the amount of \$250,000, and authorizing the Public Works Director/Assistant City Administrator to approve change orders for a contract with a maximum value of \$1,050,000, CIP #30064 and #33057. [All Wards]
12. Resolution awarding a contract for engineering services for the Eastern Avenue Bridge Over Duck Creek Replacement project to Snyder & Associates, Inc of Cedar Rapids, Iowa in the amount of \$237,800, CIP #21014. [Wards 5 & 7]
13. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Davenport Public Works Building Partial Masonry Wall Repair project. [Ward 7]
14. Resolution approving the purchase of five police interceptor utility vehicles from Stivers Ford of Waukee, Iowa in the amount of \$233,045 using State of Iowa Department of Administrative Services contract #24051, CIP #24032. [All Wards]
15. Resolution approving the purchase of a permanent easement associated with the Goose Creek Trail Phase III project from Pine Hill Cemetery Association of Davenport, Iowa in the amount of \$112,085.67, CIP #ARP17. [Ward 7]
16. Resolution approving the amended fee schedule for electrical, plumbing, and mechanical permits and inspections under Section 15.08.315 entitled "Fees" of the Municipal Code of Davenport, Iowa. [All Wards]
17. Preliminary Resolution for the 2025 Alley Resurfacing Program. [Ward 5]
18. Motion awarding a contract for engineering services for the 61st Street Overlay project to Anderson-Bogert Engineers & Surveyors, Inc of Cedar Rapids, Iowa in the

amount of \$60,317, CIP #35062. [Ward 8]

19. Motion awarding a contract for the Fire Station 7 Concrete Replacement project to Americore LLC of Muscatine, Iowa in the amount of \$58,177. [Ward 8]
20. Motion approving the purchase of three Chevrolet Equinox sport utility vehicles from Karl Chevrolet of Ankeny, Iowa in the amount of \$85,873.20 using Iowa Department of Administrative Services contract #24216. [All Wards]
21. Motion approving the purchase of upfitting equipment for two Police Department vehicles from Keltek Incorporated of Baxter, Iowa in the amount of \$59,454.26 using State of Iowa Department of Administrative Services contract #24088, CIP #24032. [All Wards]

XV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

XVI. FINANCE

1. Resolution authorizing and approving an amended Sewer Revenue Loan and Disbursement Agreement and providing for the issuance and securing the payment of \$6,434,000 Sewer Revenue Improvement and Refunding Bonds, Series 2024. [All Wards]
2. Resolution authorizing the 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 approving an amendment to the agreement with Family Resources for Group Violence Intervention services in the amount of \$100,000. [All Wards]
4. Motion approving a two-year professional services contract with Hope at the BRICK House in the amount of \$60,000. [All Wards]
5. Motion appointing Alderwoman Meginnis, Alderman Gripp, Alderman Jobgen, and Alderman Reinartz to the Code of Conduct Committee. [All Wards]
6. Motion ratifying the emergency purchase of a storage tank for calcium chloride from ProTank of Olive Branch, Mississippi in the amount of \$51,958. [Ward 7]
7. Motion approving submission of the City of Davenport Annual Urban Renewal Report for FY 2024. [All Wards]

XVII. Motion recommending discussion or consent for Finance items

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

1. Riverstone Group Inc | limestone chips | Amount: \$10,132.23
2. Iowa Department of Economic Development | Volunteer Iowa 2024-2025 program billing | Amount: \$10,140
3. Terracon Consultants | geotechnical engineering/testing | Amount: \$10,744.58
4. Minuteman Security Technologies | Parking operating system security technology renewal | Amount: \$11,184
5. JC Dillon, Inc | WPCP on-call sewer pipe cleaning and inspection | Amount: \$12,480
6. CDW Government Inc | ControlUp software renewal | Amount: \$20,400
7. CTM Services Inc | Olympia rental September 2024 to March 2025 | Amount: \$23,800
8. Dahl Ford Davenport Inc | SUV for PD | Amount: \$26,279
9. Green Buick GMC Inc | SUV for PD | Amount: \$26,546
10. Quad Cities Automotive Group LLC | Truck for PD | Amount: \$34,194
11. Grisham Industries Inc | rebuild Compost bio bin | Amount: \$34,811.86
12. Mellen & Assoc Inc | aeration AUMA actuators | Amount: \$36,594
13. Envisage Technologies Inc | Vector LMS software | Amount: \$37,400
14. Traffic & Parking Control Inc | driver feedback signs | Amount: \$40,900
15. Paragon Commercial Interiors Inc | furniture for Civil Rights remodel | Amount: \$48,482.10

XIX. Other Ordinances, Resolutions and Motions

XX. 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.

XXI. Reports of City Officials

XXII. Executive Session

1. To discuss strategy for upcoming labor negotiations with the City's organized employees pursuant to Iowa Code Section 20.17(3).

XXIII. Adjourn