

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, November 20, 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 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 Improvement Company, Petitioner. [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 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. Second 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 approving an Economic Development Agreement with Fair Oaks Foods. [Ward 8]
4. Resolution approving a development agreement with 227 LeClaire, LLC for the Riverwatch Place project, and authorizing the City Administrator or designee to

execute necessary documents. [Ward 3]

5. Resolution authorizing the 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 Improvement Company, Petitioner. [Ward 3]
6. Resolution setting a Public Hearing on the proposed extension of the Village of East Davenport Self-Supporting Municipal Improvement District (SSMID). [Ward 5]
7. Resolution approving a subaward agreement with Live Lead Free Quad Cities for the remediation of lead paint in housing using remaining American Rescue Plan Act (ARPA) funding. [All Wards]
8. Resolution approving a subaward agreement with One Eighty for housing acquisition and rehabilitation activities using remaining American Rescue Plan Act (ARPA) funding. [All Wards]
9. Resolution approving a subaward agreement with Ecumenical Housing Development Group (EHDG) for housing acquisition and rehabilitation activities and to demolish an abandoned house using remaining American Rescue Plan Act (ARPA) funding. [Ward 3]
10. Resolution approving a subaward agreement with Vera French Housing to construct housing using remaining American Rescue Plan Act (ARPA) funding. [Ward 3]
11. Resolution approving a subaward agreement with Salvation Army QC for rent assistance using remaining American Rescue Plan Act (ARPA) funding. [All Wards]
12. Resolution approving a subaward agreement amendment with the Davenport Community School District for temporary housing assistance to address students experiencing homelessness using remaining American Rescue Plan Act (ARPA) funding. [All Wards]

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 a street closure request on the listed dates and times for an outdoor event.

Village of East Davenport Business Association; Christmas in the Village; Village of East Davenport; 5:00 p.m. - 10:00 p.m. Friday, December 6, 2024 and Saturday, December 7, 2024; **Closures:** Mound Street from East 11th Street to East 12th Street. [Ward 5]

2. Motion approving a noise variance request on the listed date and time for an outdoor

event.

Village of East Davenport Business Association; Christmas in the Village; Lindsay Park | 2205 East 11th Street; around 9:00 p.m. for approximately 15-20 minutes Saturday, December 7, 2024; Fireworks, over 50 dBA. [Ward 5]

3. Motion approving beer and liquor license applications.

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

Ward 3

German American Heritage Center and Museum (German American Heritage Center) - 712 West 2nd Street (Parking Lot) - Outdoor Area - License Type: Special Class C Beer/Wine (On-Premises)

The Vintage Wine Bar (The Vintage Wine Bar, LLC) – 421 West River Drive (Parking Lot) – Temporary Outdoor Event 12/04-12/08 – License Type: Special Class C Beer/Wine (On-Premises)

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

Ward 2

Aldi, Inc #81 (Aldi, Inc) - 3643 West Kimberly Road - License Type: Class B Beer/Wine (Carry-Out)

Dollar General Store #4010 (DolGenCorp, LLC) - 3936 North Pine Street - License Type: Class B Beer/Wine (Carry-Out)

Wal-Mart Supercenter #5115 (Wal-Mart Stores, Inc) - 3101 West Kimberly Road - License Type: Class E Liquor (Carry-Out)

Ward 3

Abarrotes Carillo, LLC (Abarrotes Carillo, LLC) - 903 West 3rd Street - License Type: Class C Liquor (On-Premises)

Front Street Brewery (Front St Brewery, Inc) - 208 East River Drive - Outdoor Area - License Type: Class C Liquor (On-Premises)

Hotel Blackhawk (Innkeeper Hospitality Services, LLC) - 200 East 3rd Street - License Type: Class C Liquor (On-Premises)

Me & Billy (Me and Billy's) - 200 West 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Quad Cities River Bandits (Main Street Iowa, LLC) - 209 South Gaines Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

The Wooden Nickel (JNSS, Inc) - 2042 West 3rd Street - License Type: Class C Liquor (On-Premises)

Ward 4

Circle Tap, The (Circle Tap, Inc) - 1345 West Locust Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Hilltop Grocery & Spirits (Hilltop Grocery, LLC) - 1312 Harrison Street - License Type: Class E Liquor (Carry-Out)

Ward 5

Bley's Tap (JBCW, LLC) - 215 East 29th Street - License Type: Class C Liquor (On-Premises)

Jesse's Mart (Guru Nanak Petro Mart, Inc) - 412 East Locust Street - License Type: Class B Beer/Wine (Carry-Out)

Save More (Guru Nanak Food Mart, Inc) - 405 East Locust Street - License Type: Class E Liquor (Carry-Out)

Ward 6

The Clubhouse (Clubhouse Beverage, LLC) - 4800 Elmore Avenue Unit 100 - Outdoor Area - License Type: Class C Liquor (On-Premises)

Dollar General Store #254 (DolGenCorp, LLC) - 2170 East Kimberly Road - License Type: Class B Beer/Wine (Carry-Out)

Dollar General Store #9381 (DolGenCorp, LLC) - 109 East 50th Street - License Type: Class B Beer/Wine (Carry-Out)

Fairfield Inn And Suites (HOA Hotels, LLC) - 4401 Elmore Avenue - License Type: Special Class C Beer/Wine (On-Premises)

The Grape Life (The Grape Life Wine Store & Lounge, LLC) - 3402 Elmore Avenue - License Type: Class C Liquor (On-Premises)

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

Lindsay Park Yacht Club (Lindsay Park Yacht Club, Inc) - 2101 East River Drive - Outdoor Area - License Type: Class F Liquor (On-Premises)

Steel Plow Burger (Steel Plow Burger II, LLC) - 1430 East 52nd Street Unit 3 - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 7

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

Ganzo's (Ganzo's, LTD) - 3923 North Marquette Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Public House Davenport (Public House Davenport) - 5260 Northwest Boulevard - License Type: Class C Liquor (On-Premises)

Tobacco 4 Less (Chapai and Sons, LLC) - 3545 Eastern Avenue - License Type: Class E Liquor (Carry-Out)

Ward 8

Exotic Thai Restaurant (Exotic Thai Restaurant, Inc) - 2303 East 53rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Speedway 4221 (Speedway, LLC) - 8320 Hillandale Road - License Type: Class B Beer/Wine (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. Resolution accepting work completed under the Davenport Municipal Airport South Ramp Reconstruction project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$1,212,807, CIP #20015. [Ward 8]
2. Resolution approving Change Order #1 in the amount of \$104,100 to Play Pro Recreation of Clive, Iowa for the Emeis Park Phase II | Adaptive and Inclusive Playground project, CIP #ARP10. [Ward 1]
3. Resolution approving the renewal of the contract for on-call sewer televising, inspecting, and cleaning services with Kline Sewer & Drain LLC of Long Grove, Iowa in an amount not to exceed \$300,000, CIP #30057 & #35061. [All Wards]
4. Resolution awarding a contract for the base bid of the Main Street Landing project to Valley Construction Company of Rock Island, Illinois in the amount of \$14,899,000 and adding \$1,562,481 contingency funds for a total of \$16,461,481, CIP #ARP14.

[Ward 3]

5. Resolution awarding a contract for the Skybridge Lighting Enhancement project to Crawford Company of Rock Island, Illinois in an amount not to exceed \$408,261, CIP #ARP12. [Ward 3]
6. Resolution awarding a contract for engineering services for the Goose Creek Park Streambank Stabilization and Environmental Restoration project to Eocene, Inc of Johnston, Iowa in the amount of \$266,986, CIP #33061. [Ward 8]
7. Resolution awarding a contract for the Davenport Public Works Building Partial Masonry Wall Repair project to E&H Restoration LLC of Davenport, Iowa in the amount of \$160,493. [Ward 7]
8. Resolution approving a construction agreement with Iowa American Water - QC District for the Main Street Landing | Water Main Extension project in the amount of \$205,892.16, CIP #ARP12. [Ward #3]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

XV. FINANCE

1. Resolution approving the purchase of a rescue boat for the Fire Department from NW Bend Boats, LLC dba North River Boats of Roseburg, Oregon in the amount of \$779,838.75. [All Wards]
2. Resolution approving a payment in the amount of \$121,961.72 to Carahsoft Technology Corp of Reston, Virginia for the annual renewal of Managed Detection and Response (MDR) and Identity Threat Protection (ITP) software for the period November 30, 2024 to November 29, 2025. [All Wards]
3. Resolution awarding a contract for golf cart leasing to Harris Golf Cars of Dubuque, Iowa in the annual amount of \$104,700. [Wards 1, 6, & 8]

XVI. Motion recommending discussion or consent for Finance items

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

1. CES Computers Inc | 10ZiG-7048gv replacement HP kiosks | Amount: \$10,600
2. River Action Inc | Catalyst for Change 2024 contribution | Amount: \$13,650
3. BDP Industries | dewatering belt filter press parts | Amount: \$14,052
4. Paragon Commercial Interiors Inc | components for Special Collections desk | Amount: \$15,001.29
5. CDW Government Inc | Cisco Duo annual renewal | Amount: \$15,795
6. Tom Rudd | dog park flex area at Centennial Park | Amount: \$17,950

7. Manatts Inc | 72-hour mix for Monticello Drive | Amount: \$19,496.40
8. Paramount Millwright Services Inc | screen repairs at Water Pollution Control Plant | Amount: \$20,057.56
9. Century Homes Co Inc | 2025 golf turf chemicals | Amount: \$25,148.50
10. Rock Island Arsenal Defense Alliance | FY 2025 funding for RIADA | Amount: \$26,100
11. Martin Equip of IA-IL Inc | drum mulcher for Natural Resources | Amount: \$38,066.18
12. Xylem Dewatering Solution, Inc | UV disinfection lamps | Amount: \$45,708

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