

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, December 4, 2024; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

REVISED DECEMBER 3, 2024

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 amendment to Chapter 3.34 entitled "Village of East Davenport Self-Supported Municipal Improvement District" of the Municipal Code of Davenport, Iowa to extend the term for twenty additional years pursuant to Iowa Code Chapter 386. [Ward 5]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Compost Facility Floor Modification project, CIP #39016. [Ward 1]

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 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. First Consideration: Ordinance amending Chapter 3.34 entitled "Village of East

Davenport Self-Supported Municipal Improvement District" of the Municipal Code of Davenport, Iowa to extend the term for twenty additional years pursuant to Iowa Code Chapter 386. [Ward 5]

3. Resolution approving a revised development agreement with 227 LeClaire, LLC for the Riverwatch Place project and authorizing the City Administrator or designee to execute necessary documents. [Ward 3]

X. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

XI. PUBLIC SAFETY

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

German American Heritage Center; Christkindlmarkt; 712 West 2nd Street; 10:00 a.m. - 6:00 p.m. Saturday, December 14, 2024; Outdoor music, over 50 dBA. [Ward 3]

Downtown Davenport Partnership; Icestravaganza; Freight House | 421 West River Drive; 5:00 p.m. - 10:00 p.m. Friday, January 17, 2025; 10:00 a.m. - 10:00 p.m. Saturday, January 18, 2025; and 10:00 a.m. - 10:00 p.m. Sunday, January 19, 2025; Outdoor music, over 50 dBA. [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

Chill Vibez Lounge, LLC (Chill Vibez Lounge, LLC) - 114 Myrtle Street Unit A/B - Outdoor Area - Premises Update/ Expansion - License Type: Class C Liquor (On-Premises)

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

Ward 1

A&S Food & Gas (Kuljeet Kaur) - 2365 Rockingham Road - License Type: Class E Liquor (Carry-Out)

Davenport Elks Lodge #298 (Benevolent and Protective Order Of Elks #298) - 4400 West Central Park Avenue - License Type: Class C Liquor (On-Premises)

Ward 2

Big 10 Mart #17 (Molo Oil Company) - 2308 West 53rd Street - License Type: Class B Beer/Wine (Carry-out)

Ward 3

Danceland (Danceland Ltd) - 501 1/2 West 4th Street - License Type: Class C Liquor (On-Premises)

Mac's Tavern (Failte, Inc) - 316 West 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

The Renwick Mansion, LLC (The Renwick Mansion, LLC) - 901 Tremont Avenue - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 4

MC's Happy Hallow (DMC Corporation) - 1502 West 14th Street - License Type: Class C Liquor (On-Premises)

Ward 6

Big 10 Mart #18 (Molo Oil Company) - 5310 Corporate Park Drive - License Type: Class E Liquor (Carry-Out)

Buffalo Wild Wings (Blazin' Wings, Inc) - 4860 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

HuHot Mongolian Grill (CCW, LLC) - 3006 East 53rd Street - License Type: Special Class C Beer/Wine (On-Premises)

Ward 7

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

R & C Brazilian Steakhouse, LLC (R & C Brazilian Steakhouse, LLC) - 320 West Kimberly Road #53 - License Type: Class C Liquor (On-Premises)

The Gallery (Nelson Securities, Inc) - 3727 Esplanade Avenue - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 8

Dollar General Store #19449 (Dolgencorp, LLC) - 7510 Northwest Boulevard - License Type: Class B Beer/Wine (Carry-Out)

Kwik Star #167 (Kwik Trip, Inc) - 2050 East 53rd Street - 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 East 53rd Street Reconstruction Phase I | Brady Street to Eastern Avenue project by Manatt's, Inc of Brooklyn, Iowa in the amount of \$6,247,308.68, CIP #35031. [Wards 7 & 8]
2. Resolution accepting work completed under the West 83rd Street and North Zenith Avenue Extension project by Valley Construction Company of Rock Island, Illinois in the amount of \$2,183,049.90, CIP #36063. [Ward 2]
3. Resolution accepting work completed under the Lorton Avenue Overlay and Drainage Improvement project by Manatts, Inc of Camanche, Iowa in the amount of \$628,048.33, CIP #35062. [Ward 6]
4. Resolution accepting work completed under the West 46th Street (North Lincoln Avenue to North Pine Street) Reconstruction project by CDMI Concrete Contractors, Inc of Port Byron, Illinois in the amount of \$436,686.89, CIP #35062. [Ward 2]
5. Resolution accepting work completed under the West 13th Street (Brown Street to Scott Street) Resurfacing project by Langman Construction Inc of Rock Island, Illinois in the amount of \$248,652.91, CIP #35062. [Ward 3]
6. Resolution accepting work completed under the Compost Facility Aeration Trench Replacement project by Brandt Construction Company of Milan, Illinois in the amount of \$229,776.20, CIP #39016. [Ward 1]
7. Resolution accepting the sanitary sewer and manholes associated with the 56 Enclave Subdivision. [Ward 6]
8. Resolution approving Change Order #1 in the amount of \$200,000 to KE Flatwork, Inc of Eldridge, Iowa for the Goose Creek Trail Phase III project, CIP #ARP17. [Ward 7]
9. Resolution awarding a contract for engineering services for the PROTECT | LeClaire & 3rd Street Flood Mitigation and River Drive at 3rd & 4th Intersection Realignment project to HR Green, Inc of Cedar Rapids, Iowa in the amount of \$615,000, subject to Iowa Department of Transportation concurrence, CIP #68025. [Ward 3]
10. Resolution awarding a contract for engineering services for the PROTECT | Marquette 2nd to 4th and Rockingham West of Marquette Flood Mitigation project to HR Green,

Inc of Cedar Rapids, Iowa in the amount of \$573,000, subject to Iowa Department of Transportation concurrence, CIP #68025. [Ward 3]

11. Resolution awarding a contract for engineering services for the PROTECT | 2nd and Gaines Flood Mitigation project to Shive Hattery, Inc of Bettendorf, Iowa in the amount of \$217,410, subject to Iowa Department of Transportation concurrence, CIP #68025. [Ward 3]
12. Resolution awarding a contract for engineering services for the Eastern Avenue Bridge (South) Over Goose Creek Replacement project to WHKS & Co of West Des Moines, Iowa in an amount not-to-exceed \$172,200, CIP #21012. [Wards 6 & 7]
13. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Compost Facility Floor Modification project, CIP #39016. [Ward 1]
14. Resolution accepting a grant in the amount of \$70,000 and approving the associated grant agreement with the National Fish and Wildlife Foundation for the Goose Creek Park Environmental Restoration project. [Ward 8]
15. Motion accepting work completed under the Goose Creek Trail Connection project by Americore LLC of Blue Grass, Iowa in the amount of \$79,078.10, CIP #28028. [Ward 7]
16. Motion awarding a contract for the Water Quality Monitoring project to EnviroNET, Inc of Davenport, Iowa in the amount of \$97,910, CIP #33055. [Wards 2, 6, & 7]
17. Motion awarding a contract for the West 46th Street Culvert Over Cardinal Creek Guardrail Installation project to Lovewell Fence of Davenport, Iowa in the amount of \$62,350, CIP #35061. [Ward 2]
18. Motion approving the purchase of three Ford pickup trucks from Karl Auto Group of Story City, Iowa in the amount of \$90,441 using Iowa Department of Administrative Services contract #23034A. [All Wards]
19. Motion approving the purchase of a portable electric bus charger from Gillig LLC of Livermore, California in the amount of \$62,500, CIP #24035. [All Wards]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

XV. FINANCE

1. First Consideration: Ordinance to repeal and replace Section 10.16.070 entitled "Automated Traffic Enforcement" of the Municipal Code of Davenport, Iowa to incorporate updates outlined in State of Iowa Code § 321P. [All Wards]
2. First Consideration: Ordinance amending Section 13.16.107 entitled "Rates – Amount"

of the Municipal Code of Davenport, Iowa from \$6.31 to \$6.44 to \$6.56 per one hundred cubic feet of water use as determined by water meter readings, per bill rates for monthly commercial bills from \$24.08 to \$24.56 to 25.05, per bill rates for monthly residential bills from \$12.96 to \$13.18 to \$13.40, per bill rates for quarterly residential bills from \$32.88 to \$33.53 to \$34.19, and per bill rates for quarterly commercial bills from \$32.38 to \$33.03 to \$33.69. [All Wards]

3. Resolution adopting the Rules of Order for the Davenport City Council. [All Wards]
4. Resolution accepting work completed under the Davenport Skate Park Improvements project by Spohn Ranch, Inc of Los Angeles, California in the amount of \$350,000, CIP #64115. [Ward 3]
5. Resolution awarding a one-year contract, with two possible one-year renewals, for the purchase of Specific and Aggregate Stop Loss Insurance to Reliastar Life Insurance Company/VOYA Financial, and authorizing the Human Resources Director to sign any related documents. [All Wards]
6. Resolution approving the FY 2024 City Street Finance Report for the period July 1, 2023 to June 30, 2024 to be submitted to the Iowa Department of Transportation. [All Wards]
7. Resolution accepting the donation of a storage, office, and classroom building at the Nahant Marsh facility. [Ward 1]
8. Resolution approving an updated lease agreement with Nahant Marsh for the operations and maintenance of the facility and grounds. [Ward 1]
9. Resolution approving a lease agreement between the City of Davenport and the Davenport Community School District to provide a facility for Junior Theatre programming, contingent on Davenport Community School District Board approval. [Ward 7]
10. Motion approving an increase to the Davenport Municipal Airport aviation fuel surcharge fees. [Ward 8]

XVI. Motion recommending discussion or consent for Finance items

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

1. Shive-Hattery Inc | Ridgeview Road topographic survey | Amount: \$10,700
2. Mistras Group Inc | pump, aerial, and ground ladder inspection | Amount: \$10,784
3. Canto, Inc | platform annual fee 10/3/24-10/2/25 | Amount: \$11,715
4. EBSCO Industries, Inc | magazines/newspapers annual subscriptions for Library | Amount: \$12,953.19
5. Fast Forensics LLC | forensics workstation | Amount: \$13,500
6. Aercor Inc | Aruba Central annual subscription | Amount: \$24,191.82
7. Leibold Irrigation Inc | Duck Creek irrigation pump station panel door | Amount:

\$43,824.89

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. Executive Session

1. To discuss a real estate transaction pursuant to Iowa Code Section 21.5(1)(j) and to discuss strategy with counsel in matters involving litigation pursuant to Iowa Code Section 21.5(1)(c).

XXII. Adjourn