

City of Davenport, Iowa
City Council Meeting Minutes
Tuesday, November 26, 2024

The City Council of Davenport, Iowa met in regular session on Tuesday, November 26, 2024 at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa with Mayor Matson presiding and all Aldermen present (*In person:* Alderman R. Dunn, Alderman Kelly, Alderwoman Meginnis, Alderman Gripp, Alderwoman Newton, Alderwoman Lynch, Alderman T. Dunn, Alderman Jobgen, and Alderwoman Burkholder; *Via telephone:* Alderman Reinartz).

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderman Gripp

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

APPROVED

Approval of the City Council Meeting minutes for November 13, 2024.

VI. City Administrator Update

VII. Report on Committee of the Whole

APPROVED

Approval of the Report on Committee of the Whole for November 20, 2024.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, November 20, 2024 -- The Davenport City Council met in Committee of the Whole at 5:30 p.m. with Mayor Matson presiding. The Council observed a moment of silence. Pledge of Allegiance led by Alderwoman Meginnis. Upon the roll being called, all Aldermen were present (Alderman R. Dunn, Alderman Kelly, Alderwoman Meginnis, Alderman Reinartz, Alderman Gripp, Alderwoman Newton, Alderwoman Lynch, Alderman T. Dunn, Alderman Jobgen, and Alderwoman Burkholder).

*The following Public Hearings were held: **Community Development:** 1. on the proposed conveyance of the vacated unimproved right-of-way located west of Marquette Street between West 7th Street and the midblock alley to Jacks Home Improvement Company, Petitioner.*

*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. A motion to amend item #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, by deleting the amendment to Subsection 17.09.030(A)(2) which removed prohibited materials for accessory structures was moved by Alderman Gripp. The motion to amend was seconded by Alderman Reinartz and upon the roll being called, all Aldermen present voted aye and the amendment was approved. On motion by Alderman Reinartz, second by Alderwoman Meginnis item #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, moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderman T. Dunn, second by Alderman Gripp all items moved to the Consent Agenda. **Public Works:** Alderman R. Dunn reviewed all items listed. On motion by Alderman Kelly, second by Alderman Gripp all items moved to the Consent Agenda. **Finance:** Alderwoman Newton reviewed all items listed. On motion by Alderwoman Lynch, second by Alderman Gripp all items moved to the Consent Agenda.*

*Council adjourned at **7:05 p.m.***

VIII. Appointments, Proclamations, Etc.

A. Appointments

APPROVED 2024-496

1. Civil Rights Commission

- Michael Guster (re-appointment)
- Ethelene Boyd (re-appointment)
- Jeff Transou (re-appointment)

IX. Petitions and Communications from Council Members and the Mayor

X. Individual Approval of Items on the Discussion Agenda

1. Alderman Gripp moved the below Resolution, seconded by Alderman Jobgen. Upon the roll being called, the following Aldermen voted aye: Alderman Jobgen, Alderman Gripp, Alderman Reinartz, Alderwoman Meginnis, and Alderwoman Lynch; the following Aldermen voted nay: Alderman Kelly, Alderwoman Burkholder, Alderman R. Dunn, and Alderman T. Dunn; and Alderwoman Newton abstained. The Resolution failed due to not receiving a majority vote.

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]

FAILED

XI. Approval of All Items on the Consent Agenda

On motion by Alderwoman Meginnis, second by Alderman R. Dunn and all Aldermen present voting aye, the Consent Agenda was approved as follows.

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]

ADOPTED 2024-497

ORDINANCE NO. **2024-497**

AN ORDINANCE PROVIDING FOR THE DIVISION OF TAXES LEVIED ON TAXABLE PROPERTY IN THE 2024 ADDITION TO THE NORTH URBAN RENEWAL AREA, PURSUANT TO SECTION 403.19 OF THE CODE OF IOWA.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF DAVENPORT, IOWA:

Section 1. Purpose. The purpose of this ordinance is to provide for the division of taxes levied on the taxable property in the 2024 Addition to the North Urban Renewal Area of the City of Davenport, Iowa, each year by and for the benefit of the state, city, county, school districts or other taxing districts after the effective date of this ordinance in order to create a special fund to pay the principal of and interest on loans, moneys advanced to or indebtedness, including bonds proposed to be issued by the City of Davenport to finance projects in the such area.

Section 2. Definitions. For use within this ordinance the following terms shall have the following meanings:

"City" shall mean the City of Davenport, Iowa.

"County" shall mean Scott County, Iowa.

"Urban Renewal Area Amendment" shall mean the 2024 Amendment of the North Urban Renewal Area of the City of Davenport, Iowa, the boundaries of which are set out below, approved by the City Council by resolution adopted on the ____ day of _____, 2024.

Parcel W3307-02E more commonly known as 2951 Enterprise Way

The South 102 feet of Lot 2, Interstate 80 Airport Industrial Park 6th Addition, to the City of Davenport Scott County, State of Iowa and Lot 2 of the Interstate 80 Airport Industrial Park 6th Addition, City of Davenport, Scott County, Iowa. Except that park conveyed by warranty deed recorded as document #2016-29906 in the Office of the Recorder of Scott County, Iowa. Also except that part conveyed by warranty deed recorded as document #2018-14526 in the Office of the Recorder of Scott County, Iowa, described as follows: the south 102.02 feet of Lot 2, Interstate 80 Airport Industrial Park 6th Addition, City of Davenport, County of Scott, State of Iowa. Also except that park described in plat of survey recorded as document #2020-01308 in the Office of the Recorder of Scott County, Iowa, described as follows: an irregular width strip of land, being a park of said Lot 2, amended to become part of that parcel currently known as Scott County Tax Parcel W3303A01 (said parcel being Lot 1 of Interstate 80 Airport Industrial Park 10th Addition); more particularly described as follows:

Beginning at the northeast corner of said Lot 1: thence along the north line of said lot for the next two courses: south 88 degrees 22 minutes 22 seconds west, a distance of 305.18 feet; south 61 degrees 47 minutes 44 seconds west, a distance of 114.22 feet to the easternly right of way line of Hillandale Road; thence northerly along said right of way line north 02 degrees 33 minutes 35 seconds west, a distance of 11.09 feet to the northerly line of said lot 2 and the southerly line of Enterprise Way; thence along the northerly line of said lot 2 for the next four courses: north 61 degrees 47 minutes 4 seconds east, a distance of 111.80 feet; north 88 degrees 33 minutes 22 seconds east, a distance of 283.62 feet to the westerly line of a conveyance to the City of Davenport for the use as public right of way (per warranty deed filed ad doc. No. 2016-299060; South 03 degrees 24 minutes 27 seconds east, distance of 6.02 feet; north 88 degrees 28 minutes 02 seconds east, a distance of 23.74 feet to the northerly extension of the east line of said lot 1; thence southerly along said northerly extension, south 01 degree 20 minutes 20 second east, a distance of 4.02 feet to the point of beginning. Approximately 31.58 acres.

Section 3. Provisions for Division of Taxes Levied on Taxable Property in the Urban Renewal Area Amendment. After the effective date of this ordinance, the taxes levied on the taxable property in the Urban Renewal Area Amendment each year by and for the benefit of the State of Iowa, the City, the County and any school district or other taxing district in which the Urban Renewal Area Amendment is located, shall be divided as follows:

- (a) That portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts upon the total sum of the assessed value of the taxable property in the Urban Renewal Area Amendment, as shown on the assessment roll as of January 1 of the calendar year preceding the first calendar year in which the City certifies to the County Auditor the amount of loans, advances, indebtedness, or bonds payable from the special fund referred to in paragraph (b) below, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for said taxing district into which all other property taxes are paid. For the purpose of allocating taxes levied by or for any taxing district which did not include the territory in the Urban Renewal Area Amendment on the effective date of this ordinance, but to which the territory has been annexed or otherwise included after the effective date, the assessment roll applicable to property in the annexed territory as of January 1 of the calendar year preceding the effective date of the ordinance which amends the plan for the Urban Renewal Area Amendment to include the annexed area, shall be used in determining the assessed valuation of the taxable property in the annexed area.
- (b) That portion of the taxes each year in excess of such amounts shall be allocated to and when collected be paid into a special fund of the City to pay the principal of and interest on loans, moneys advanced to or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9(1), of the Code of Iowa, incurred by the City to finance or refinance, in whole or in part, projects in the Urban Renewal Area Amendment, and to provide assistance for low and moderate-income family housing as provided in Section 403.22, except that taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Section 298.2 of the Code of Iowa, and taxes for the payment of bonds and

interest of each taxing district shall be collected against all taxable property within the taxing district without limitation by the provisions of this ordinance. Unless and until the total assessed valuation of the taxable property in the Urban Renewal Area Amendment exceeds the total assessed value of the taxable property in such area as shown by the assessment roll referred to in subsection (a) of this section, all of the taxes levied and collected upon the taxable property in the Urban Renewal Area Amendment shall be paid into the funds for the respective taxing districts as taxes by or for said taxing districts in the same manner as all other property taxes. When such loans, advances, indebtedness, and bonds, if any, and interest thereon, have been paid, all money thereafter received from taxes upon the taxable property in the Urban Renewal Area Amendment shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

(c) The portion of taxes mentioned in subsection (b) of this section and the special fund into which that portion shall be paid may be irrevocably pledged by the City for the payment of the principal and interest on loans, advances, bonds issued under the authority of Section 403.9(1) of the Code of Iowa, or indebtedness incurred by the City to finance or refinance in whole or in part projects in the Urban Renewal Area Amendment.

(d) As used in this section, the word "taxes" includes, but is not limited to, all levies on an ad valorem basis upon land or real property.

SAVING CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

EFFECTIVE DATE. This ordinance shall be effective after its final passage and publication as provided by law.
Adopted 11/26/2024: Mike Matson, Mayor; Attest: Brian Krup, Deputy City Clerk

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]

MOVED TO THIRD CONSIDERATION

3. Resolution approving an Economic Development Agreement with Fair Oaks Foods. [Ward 8]

ADOPTED 2024-498

4. 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]

ADOPTED 2024-499

5. Resolution setting a Public Hearing on the proposed extension of the Village of East Davenport Self-Supporting Municipal Improvement District (SSMID). [Ward 5]

ADOPTED 2024-500

6. 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]

ADOPTED 2024-501

7. Resolution approving a subaward agreement with One Eighty for housing acquisition and rehabilitation activities using remaining American Rescue Plan Act (ARPA) funding. [All Wards]

ADOPTED 2024-502

8. 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] **ADOPTED 2024-503**

9. Resolution approving a subaward agreement with Vera French Housing to construct housing using remaining American Rescue Plan Act (ARPA) funding. [Ward 3] **ADOPTED 2024-504**

10. Resolution approving a subaward agreement with Salvation Army QC for rent assistance using remaining American Rescue Plan Act (ARPA) funding. [All Wards] **ADOPTED 2024-505**

11. 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] **ADOPTED 2024-506**

12. Resolution approving a street closure request on the listed dates and times for an outdoor event. **ADOPTED 2024-507**

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]

13. 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] **ADOPTED 2024-508**

14. 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] **ADOPTED 2024-509**

15. 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] **ADOPTED 2024-510**

16. 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] **ADOPTED 2024-511**

17. 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] **ADOPTED 2024-512**

18. 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] **ADOPTED 2024-513**

19. 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] **ADOPTED 2024-514**

20. 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] **ADOPTED 2024-515**

21. 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] **ADOPTED 2024-516**

22. 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] **ADOPTED 2024-517**

23. 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] **ADOPTED 2024-518**

24. Motion approving a noise variance request on the listed date and time for an outdoor event. **PASSED 2024-519**

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]

25. Motion approving beer and liquor license applications. **PASSED 2024-520**

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. Other Ordinances, Resolutions and Motions

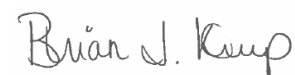
XIII. Public with Business

XIV. Reports of City Officials

The following is a summary of revenue received for the month of October 2024:

Property Taxes	\$32,531,360
Other City Taxes	\$2,910,589
Licenses & Permits	\$129,833
Intergovernmental	\$5,179,049
Charges for Services	\$1,377,747
Use of monies & property	\$169,911
Fines & Forfeits	\$153,343
Bonds/Loan Proceeds	\$76,391
Miscellaneous	\$2,227,205

XV. Adjourn 6:11 p.m.



Brian J. Krup
Deputy City Clerk