

City of Davenport, Iowa
City Council Meeting Minutes
Wednesday, March 26, 2025

The City Council of Davenport, Iowa met in regular session on Wednesday, March 26, 2025 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 except Alderwoman Lynch (*In person*: Alderman R. Dunn, Alderwoman Meginnis, Alderman Reinartz, Alderman Gripp, Alderwoman Newton, Alderman T. Dunn, Alderman Jobgen, and Alderwoman Burkholder; *Via telephone*: Alderman Kelly).

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderwoman Burkholder

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

APPROVED

Approval of the City Council Meeting minutes for March 12, 2025.

VI. City Administrator Update

VII. Report on Committee of the Whole

APPROVED

Approval of the Report on Committee of the Whole for March 19, 2025.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, March 19, 2025 -- The Davenport City Council met in Committee of the Whole at 5:30 p.m. with Mayor Pro Tem Meginnis presiding. The Council observed a moment of silence. Pledge of Allegiance led by Alderman T. Dunn. Upon the roll being called, all Aldermen were present except Alderman Gripp, Alderwoman Newton, and Alderman Jobgen (In person: Alderman R. Dunn, Alderman Reinartz, Alderwoman Meginnis, Alderwoman Lynch, Alderman T. Dunn, and Alderwoman Burkholder; Via telephone: Alderman Kelly).

*The following Public Hearings were held: **Community Development**: 1. for Case ROW25-01 being the request of the City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street; and 2. on the recommended allocations for Year 51 (July 1, 2025 – June 30, 2026) Community Development Block Grant (CDBG) funds. **Public Works**: 1. on the plans, specifications, form of contract, and estimate of cost for the Oak Street (2804 Oak Street to West 29th Street) Reconstruction project, CIP #35062; and 2. on the plans, specifications, form of contract, and estimate of cost for the 2025 High Volume Roadway Resurfacing Program, CIP #35061.*

*Action Items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development**: Alderman Reinartz reviewed all items listed. On motion by Alderman Reinartz, second by Alderman R. Dunn item #2, First Consideration: Ordinance for Case ROW25-01 being the request of the City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street, moved to the Discussion Agenda with a recommendation for denial from the Plan and Zoning Commission and all other items moved to the Consent Agenda. **Public Safety**: Alderman T. Dunn reviewed all items listed. On motion by Alderwoman Burkholder, second by Alderman R. Dunn all items moved to the Consent Agenda. **Public Works**: Alderman R. Dunn reviewed all items listed. On motion by Alderman Kelly, second by Alderwoman Burkholder item #5, Resolution awarding one-year contracts, with the option of a one-year extension, for the 2025 Sidewalk and ADA Ramp Program to Leveraged Services LLC of Bettendorf, Iowa in the initial amount of \$200,000; Feldman Concrete of Dyersville, Iowa in the initial amount of \$200,000; and Kelly Construction of Davenport, Iowa in the initial amount of \$300,000, and authorizing the*

*Director of Engineering and Capital Projects to increase contract funding allocation, based on performance and need, not to exceed a cumulative total of \$965,000, CIP #28028, moved to the Discussion agenda and all other items moved to the Consent Agenda. **Finance:** Alderwoman Lynch reviewed the two items listed. On motion by Alderman T. Dunn, second by Alderman R. Dunn both items moved to the Consent Agenda.*

*Council adjourned at **6:39 p.m.***

VIII. Appointments, Proclamations, Etc.

A. Proclamations

ISSUED 2025-125

1. Child Abuse Prevention Week | March 30 - April 5, 2025
2. National Library Week | April 6-12, 2025
3. Junior Achievement Day | April 3, 2025

IX. Presentations

HELD

1. Art in City Hall Recognition

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. *On motion by Alderwoman Meginnis, second by Alderman Gripp and all Aldermen present voting aye, the following Ordinance moved to second consideration.*

First Consideration: Ordinance for Case ROW25-01 being the request of the City of Davenport to vacate a portion of the alley right-of-way located north of Locust Street, between Belle Avenue and Duggleby Street. [Ward 5]

MOVED TO SECOND CONSIDERATION

PLAN AND ZONING COMMISSION RECOMMENDS DENIAL

2. *On motion by Alderman Reinartz, second by Alderwoman Meginnis and all Aldermen present voting aye, the following Resolution was adopted.*

Resolution awarding one-year contracts, with the option of a one-year extension, for the 2025 Sidewalk and ADA Ramp Program to Leveraged Services LLC of Bettendorf, Iowa in the initial amount of \$200,000; Feldman Concrete of Dyersville, Iowa in the initial amount of \$200,000; and Kelly Construction of Davenport, Iowa in the initial amount of \$300,000, and authorizing the Director of Engineering and Capital Projects to increase contract funding allocation, based on performance and need, not to exceed a cumulative total of \$965,000, CIP #28028. [All Wards]

ADOPTED 2025-126

XII. Approval of All Items on the Consent Agenda

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

1. Third Consideration: Ordinance for Case REZ25-02 being the request of Anthony Properties to rezone approximately 1.15 acres of land located on the northern portion of 5670 Tremont Avenue from I-1 Light Industrial District to R-MF Multi-Family Residential District. [Ward 8]

ADOPTED 2025-127

ORDINANCE NO. **2025-127**

AN ORDINANCE FOR CASE REZ25-02 BEING THE REQUEST OF ANTHONY PROPERTIES TO REZONE APPROXIMATELY 1.15 ACRES OF LAND LOCATED ON THE NORTHERN PORTION OF 5670 TREMONT AVENUE FROM I-1 LIGHT INDUSTRIAL DISTRICT TO R-MF MULTI-FAMILY RESIDENTIAL DISTRICT.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "R-MF Multi-Family Residential District."

A PORTION OF LOT 9, PHOENIX CENTRE 7TH ADDITION IN THE CITY OF DAVENPORT, SCOTT COUNTY, IOWA DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;

THENCE NORTH 89-19'40" EAST ON THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 241.73 FEET TO THE NORTHEAST CORNER OF SAID LOT 9 AND THE WEST RIGHT OF WAY LINE OF TREMONT AVENUE;

THENCE SOUTH 11-20'51" WEST ON THE EAST LINE OF SAID LOT 9 AND SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 236.02 FEET;

THENCE NORTH 89-24'10" WEST, 197.64 FEET TO THE WEST LINE OF SAID LOT 9;

THENCE NORTH Q-35'50" EAST ON SAID WEST LINE, 226.53 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 1.15 ACRES

Section 2. That the following findings and condition are hereby imposed upon said rezoning:

Findings

1. The zoning map amendment is inconsistent with the Comprehensive Plan, which identifies the site as Industry. However, the request is aligned with City Council's adopted land use policies.
2. The zoning map amendment is generally compatible with the zoning and uses of the surrounding area. The request is a continuation of Ordinance No. 2023-483 and alleviates previous concerns.
3. The zoning map amendment enhances the established neighborhood character.
4. The zoning map amendment may have factors impacting the public health, safety, and welfare of the City. However, the map amendment removes previous concerns about access, visibility, and emergency response.
5. The zoning map amendment will enable the area to be developed in a manner consistent with the adjacent residential development to the west.
6. The zoning map amendment will create nonconformities on adjacent properties. A condition for landscaping buffers mitigates the nonconformity.

Condition

1. Upon development, a buffer yard of no less than fifteen feet in width shall be provided along the north and south property lines. The buffer yard shall contain a six-foot tall fence and landscaping.

Section 3. At its February 4, 2025 meeting, the City Plan and Zoning Commission voted to forward Case REZ25-02 to the City Council with a recommendation for approval subject to the listed findings and condition.

SEVERABILITY CLAUSE. If any of the provisions of this ordinance are for any reason illegal or void, then the lawful provisions of this ordinance, which are separable from said unlawful provisions shall be and remain in full force and effect, the same as if the ordinance contained no illegal or void provisions.

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

EFFECTIVE DATE. This ordinance shall be in full force and effective after its final passage and publication as by law provided.

Adopted 3/26/2025: Mike Matson, Mayor; Attest: Brian Krup, Deputy City Clerk

2. Second Consideration: Ordinance amending Chapter 10.68 entitled "Miscellaneous Rules" of the Municipal Code of Davenport, Iowa by adding thereto definitions and restrictions on the use of motorcycles and motorized bicycles on public sidewalks. [All Wards]

MOVED TO THIRD CONSIDERATION

3. Second Consideration: Ordinance amending Chapter 10.84 entitled "Bicycles" of the Municipal Code of Davenport, Iowa by changing the title to "Bicycles and Motorized Micromobility Devices", adding thereto a new section with definitions and a new section regarding riding on multi-use paths/trails, and including regulations and restrictions for electric bikes (e-bikes) on public sidewalks. [All Wards]

MOVED TO THIRD CONSIDERATION

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

ADOPTED 2025-128

Project Renewal; Fit-Fest; 906 West 5th Street; 7:00 a.m. - 12:00 p.m. Saturday, April 26, 2025; **Closure**: West 6th Street from Marquette Street to Gaines Street; Warren Street from West 5th Street to West 6th Street. [Ward 3]

Davenport Parks and Recreation; Doggie Egg Hunt; Centennial Dog Park | 315 South Marquette Street; 10:00 a.m. - 3:00 p.m. Saturday, April 26, 2025; **Closure**: South Marquette Street south of the City maintenance facility to north of Beiderbecke Drive. [Ward 3]

St. Anthony Catholic Church; Bilingual Parish Mass; 417 North Main Street; 7:00 a.m. - 3:00 p.m. Sunday, May 4, 2025; **Closure**: Main Street from West 4th Street to West 5th Street. [Ward 3]

Mississippi River Distilling Company Downtown Lounge; Garage Band Live Music and Alternating Currents; 318 East 2nd Street; various dates and times (see attached schedule); **Closure**: east-west alley between East 2nd Street and East 3rd Street from Iowa Street to the MidAmerican parking lot. [Ward 3]

5. Resolution awarding a contract for the West Loop Trail Phase I project to Langman Construction, Inc of Rock Island, Illinois in the amount of \$841,489.01, subject to Iowa Department of Transportation concurrence, CIP #28029. [Ward 1]

ADOPTED 2025-129

6. Resolution awarding a contract for the Main Street (Palmer Drive to Locust Street) Resurfacing project to Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$761,148, CIP #35061. [Wards 3 & 5]

ADOPTED 2025-130

7. Resolution awarding a contract for the West Lombard Court Reconstruction project to Ihrig Works LLC of Long Grove, Iowa in the amount of \$208,557, CIP #35062. [Ward 1]

ADOPTED 2025-131

8. Resolution awarding a contract for the FY 2026 Iowa DOT Full Depth Patch Program to Americore LLC of Muscatine, Iowa in the amount of \$133,004.60, CIP #35045. [Wards 1, 2, 3, 6, & 7] **ADOPTED 2025-132**

9. Resolution awarding blanket agreements for the purchase of materials for the 2025 construction season to the lowest responsive and responsible bidders. [All Wards] **ADOPTED 2025-133**

10. Resolution approving the Funding Agreement with the Iowa Department of Transportation (IDOT) in the amount of \$3,694,670 for the 4th Street Rehabilitation project, CIP #35055. [Ward 3] **ADOPTED 2025-134**

11. Resolution approving the Funding Agreement with the Iowa Department of Transportation (IDOT) in the amount of \$143,220 for the Brady Street and 12th Street Traffic Signal Installation project, CIP #38022. [Ward 3] **ADOPTED 2025-135**

12. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Oak Street (2804 Oak Street to West 29th Street) Reconstruction project, CIP #35062. [Ward 2] **ADOPTED 2025-136**

13. Resolution approving the plans, specifications, form of contract, and estimate of cost for the 2025 High Volume Roadway Resurfacing Program, CIP #35061. [Wards 1, 2, 3, 5, & 8] **ADOPTED 2025-137**

14. Resolution setting April 9, 2025, as date for sale of General Obligation Corporate Bonds, Series 2025 and approving preliminary official statement. [All Wards] **ADOPTED 2025-138**

15. Motion approving the allocations for Year 51 (July 1, 2025– June 30, 2026) Community Development Block Grant (CDBG) funds and HOME Investment Partnership (HOME) funds. [All Wards] **PASSED 2025-139**

16. Motion approving noise variance requests on the listed dates and times for outdoor events. **PASSED 2025-140**

Mississippi River Distilling Company Downtown Lounge; Garage Band Live Music and Alternating Currents; 318 East 2nd Street; various dates and times (see attached schedule); Outdoor music/band, over 50 dBA. [Ward 3]

17. Motion approving beer and liquor license applications. **PASSED 2025-141**

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

Ward 3

Mississippi River Distilling Company (Mississippi River Distilling Company, LLC) – 318 East 2nd Street - Temporary Outdoor Area May 30-31, June 27-28, July 25-26, August 14-17, August 29-30 - License Type: Class C Liquor (On-Premises)

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

Ward 2

Applebee's Neighborhood Grill & Bar (Apple Corps, LP) - 3005 West Kimberly Road - License Type: Class C Liquor (On-Premises)

Ward 3

At the Stardust (At the Stardust, LLC) - 218 Iowa Street - License Type: Class C Liquor (On-Premises)

Boozies Bar and Grill (BZE Holdings, Inc) - 114 1/2 West 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Daiquiri Factory (Daq Fac, LLC) - 303 West 3rd Street - License Type: Class C Liquor (On-Premises)

La Finca (La Finca, LLC) - 916 West 2nd Street - License Type: Class C Liquor (On-Premises)

Scotts Shovelhead Shed (SSS, Inc) - 220 North Pine Street - Outdoor Area – License Type: Class C Liquor (On-Premises)

Ward 4

Meat Market (Market Holdings, LLC) - 1629 Washington Street - License Type: Class C Liquor (On-Premises)

Ward 5

Los Primos Mexican Grill (Los Primos Mexican Grill, LLC) - 1143 East Locust Street - License Type: Class C Liquor (On-Premises)

Ward 6

Big River Bowling (Kimberly Entertainment, LLC) - 2902 East Kimberly Road – License Type: Class C Liquor (On-Premises)

Pints (Pub @ Utica, LLC) - 5268 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Qc Mart (Bethany Enterprises, Inc) - 2415 East 53rd Street - License Type: Class B Beer/Wine (Carry-Out)

R Bar-QCA, LLC (R Bar-QCA, LLC) - 4907 Utica Ridge Road - Outdoor Area – License Type: Class C Liquor (On-Premises)

C. Request for 19/20-year-old exemption:

Ward 3

At the Stardust (At the Stardust, LLC) - 218 Iowa Street - License Type: Class C Liquor (On-Premises)

18. Motion awarding a one-year contract, with two optional one-year renewals, for Mowing Services – City-Owned Parcels to A Cut Above Lawn and Landscape LLC of Davenport, Iowa. [All Wards]
PASSED 2025-142

19. Motion awarding a one-year contract, with two optional one-year renewals, for Mowing Services – Rights-of-Way and Medians to HighPointe Lawns LLC of Davenport, Iowa. [All Wards]
PASSED 2025-143

20. Motion awarding a one-year contract, with two optional one-year renewals, for Mowing Services – City Facilities to HighPointe Lawns LLC of Davenport, Iowa. [All Wards]
PASSED 2025-144

21. Motion approving a purchase agreement with Consolidated WF, LLC for the acquisition of land necessary for the East 53rd Street and Utica Ridge Road Intersection Improvement project in the amount of \$64,000, CIP #35065. [Ward 6]
PASSED 2025-145

22. Motion approving a three-year collective bargaining agreement between the City of Davenport and the Chauffeurs, Teamsters & Helpers, Local Union No. 238 (Teamsters) for the term July 1, 2025 through June 30, 2028. [All Wards]
PASSED 2025-146

XIII. Other Ordinances, Resolutions and Motions

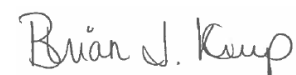
XIV. Public with Business

XV. Reports of City Officials

The following is a summary of revenue received for the month of February 2025:

Property Taxes	\$421,895
Other City Taxes	\$2,117,857
Licenses & Permits	\$339,328
Intergovernmental	\$1,569,434
Charges for Services	\$4,102,301
Use of Monies & Property	\$202,120
Fines & Forfeits	\$95,462
Bonds/Loan Proceeds	\$20,783
Miscellaneous	\$374,006

XVI. Adjourn **6:28 p.m.**



Brian J. Krup
Deputy City Clerk