

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, August 20, 2025; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

AMENDED AUGUST 18, 2025

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 REZ25-04 being the request of Coram Deo Academy to rezone approximately 10.72 acres of land located at 5348 Elmore Circle from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Fire Station 4 Roof Replacement project, CIP #23092. [Ward 5]

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. First Consideration: Ordinance for Case REZ25-04 being the request of Coram Deo Academy to rezone approximately 10.72 acres of land located at 5348 Elmore Circle from C-3 General Commercial District to IC Institutional Campus District. [Ward 6]
2. Resolution approving Case F25-06 being the request of Davenport Community School District for a final plat of F.L. Smart Middle School Subdivision, a 1-lot subdivision on 8 acres located at 503 Cedar Street. [Ward 3]

3. Resolution setting a Public Hearing on the proposed conveyance of 735 square feet of City-owned property directly south of 2113 East 11th Street to Heights Holdings, LLC, Petitioner. [Ward 5]
4. Resolution approving Case F25-09 being the request of Parallel Timber Ridge LP for a final plat of Sheffield Square Ninth Addition, a 1-lot subdivision on 2.07 acres located on West 54th Street west of Pine Street. [Ward 2]

REQUESTED TO BE VOTED ON LATER ON THIS AGENDA

- X. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

XI. PUBLIC SAFETY

1. Third Consideration: Ordinance amending Schedule VII No Parking of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding various streets in Prairie Heights Subdivision. [Ward 8]
2. Second Consideration: Ordinance amending Schedule IX One Hour Parking of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by removing 4th Street on the south side a distance of 150 feet east and a distance of 150 feet west of Fillmore Street, and removing 4th Street on the north side from Fillmore Street to a point 115 feet west of Fillmore Street. [Ward 3]
3. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

Davenport Community School District; High School Football Games; Brady Street Stadium | 3603 North Brady Street; 3:45 p.m. - 9:00 p.m. various dates August - October 2025; **Closure**: East 36th Street from Brady Street to west of the easternmost entrance to the stadium parking lot. [Ward 7]

St. Anthony Catholic Church; Parish Festival; 417 North Main Street; 6:00 a.m. - 6:00 p.m. Sunday, September 7, 2025; **Closure**: North Main Street from West 4th Street to West 5th Street. [Ward 3]

Palmer College of Chiropractic; Homecoming; 1000 Brady Street; 6:00 a.m. Saturday, September 20, 2025 - 10:00 a.m. Sunday, September 21, 2025; **Closure**: easternmost travel lane on Brady Street from 8th Street to Palmer Drive. [Ward 3]

St. Paul the Apostle; Back to School Block Party; 1007 East Rusholme Street; 12:00 p.m. - 10:00 p.m. Saturday, September 20, 2025; **Closure**: East Rusholme Street from Carey Avenue to Arlington Avenue. [Ward 5]

Jason DeNoyer; Quad Cities Marathon; 5:00 a.m. - 1:00 p.m. Sunday, September 28, 2025; **Closure:** eastbound 2nd Street from the Government Bridge to the Centennial Bridge. [Ward 3]

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

St. Anthony Catholic Church; Parish Festival; 417 North Main Street; 10:00 a.m. - 4:30 p.m. Sunday, September 7, 2025; Outdoor music, over 50 dBA. [Ward 3]

Burke Events; Vet Fest; LeClaire Park | 400 Beiderbecke Drive; 2:00 p.m. - 8:00 p.m. Saturday, September 13, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

Tim Kelly; Unity in Our Community: A Fifth Ward Celebration; 1702 North Main Street; 4:00 p.m. - 9:00 p.m. Saturday, September 13, 2025; Outdoor music/DJ, over 50 dBA. [Ward 5]

Mississippi Valley Blues Society; Blues Fest; LeClaire Park | 400 Beiderbecke Drive; 4:30 p.m. - 11:30 p.m. Friday, September 19, 2025, and 1:00 p.m. - 11:30 p.m. Saturday, September 20, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

5. Motion approving beer and liquor license applications.

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

Ward 1

Jimmie O's Saloon (Oldham Enterprizes, LLC) - 2735 Telegraph Road – Extended Outdoor Service Area September 6 – License Type: Class C Liquor (On-Premises)

Ward 3

Bootleg Hill Honey Meads (Bootleg Hill, LLC) – 226 West 3rd Street – Permanent Location Transfer – License Type: Class C Liquor (On-Premises)

Uplifting Caregivers Association (Uplifting Caregivers Association) – 400 Beiderbecke Drive – Temporary Outdoor Event August 30 – License Type: Special Class C Beer/Wine (On-Premises)

Ward 5

Quad City Arts (Quad City Arts) - 2205 East 11th Street - Temporary Outdoor Event September 20-21 - License Type: Special Class C Beer/Wine (On-Premises)

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

Ward 2

Casey's General Store #2092 (Casey's Marketing Company) - 6278 North Pine Street - License Type: Class B Beer/Wine (Carry-Out)

Ward 3

Capitol Theatre (Capitol Theatre Group, LLC) - 330 West 3rd Street - License Type: Class C Liquor (On-Premises)

Iowa Mini Mart (Samreet, LLC) - 234 West 3rd Street - License Type: Class E Liquor (Carry-Out)

M Lounge (Alleyah, LLC) - 217 Brady Street - License Type: Class C Liquor (On-Premises)

Mississippi River Distilling Company (Mississippi River Distilling Company, LLC) - 318 East 2nd Street - License Type: Class C Liquor (On-Premises)

Ward 4

Dollar General Store #30700 (Dolgencorp, LLC) - 1777 North Division Street - License Type: Class B Beer/Wine (Carry-Out)

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

Ward 6

Cabos Cantina And Grill 2, LLC (Cabos Cantina and Grill 2, LLC) - 5717 Elmore Avenue Unit E - License Type: Class C Liquor (On-Premises)

Chipotle Mexican Grill (Chipotle Mexican Grill of Colorado, LLC) - 5270 Elmore Avenue #3 - Outdoor Area - License Type: Class C Liquor (On-Premises)

Costco Wholesale #1325 (Costco Wholesale Corporation) - 2790 East 53rd Street - License Type: Class E Liquor (Carry-Out)

Super Target T-533 (Target Corporation) - 5225 Elmore Avenue - License Type: Class E Liquor (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 Fairmount Community Center project by Precision Builders, Inc in the amount of \$2,830,402.01, CIP #ARP09. [Ward 1]
2. Resolution awarding a contract for the Fairmount Library Roofing Project to Sterling Commercial Roofing, Inc, of Sterling, Illinois in the amount of \$399,100, CIP #23093. [Ward 1]
3. Resolution awarding a one-year contract, with one possible one-year extension, for Long-Line Pavement Marking to Ostrom Painting & Sandblasting, Inc of Rock Island, Illinois in the amount of \$249,490. [All Wards]
4. Resolution awarding a contract for engineering services for the Silver Creek, Robbin Creek, and Northpark Sewer Basin Lining and Manhole Rehabilitation Program to Strand Associates, Inc of Madison, Wisconsin in the amount of \$112,000, CIP #30066. [Wards 2, 7, & 8]
5. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Fire Station 4 Roof Replacement project, CIP #23092. [Ward 5]
6. Resolution approving the purchase of one Ford Transit van and four Ford trucks from Stivers Ford of Waukee, Iowa in the amount of \$237,168.50 using State of Iowa Department of Administrative Services contract #23033A. [All Wards]
7. Resolution approving the purchase of one Ford F-550 pickup truck chassis from National Auto Fleet Group of Watsonville, California using Sourcewell contract #091521-NAF and one service truck body from Truck Equipment of Des Moines, Iowa using Iowa Department of Administrative Services contract #MA005-24134 in the total amount of \$222,868, CIP #10503. [All Wards]
8. Resolution approving the purchase of Parcel R0432-13C in the amount of \$200,000 to support the City's Mississippi River Flood Operations Plan, CIP #68015. [Ward 1]
9. Resolution approving the purchase of three Chevrolet Equinox sport utility vehicles and three Chevrolet Colorado trucks from Karl Chevrolet of Ankeny, Iowa in the amount of \$194,478.60 using Iowa Department of Administrative Services contracts #24216 and #25282. [All Wards]
10. Resolution approving eight construction and maintenance agreements with Canadian Pacific Kansas City (CPKC) Railway for the Riverfront Quiet Zone project in the amount of \$3,806,010.45, #ARP12. [Wards 3 & 5]
11. Resolution approving a Federal-Aid Agreement with the Iowa Department of Transportation (DOT) for the Eastern Avenue Bridge Over Duck Creek Replacement project, CIP #21014. [Wards 5 & 7]
12. Motion approving Change Order #2 in the amount of \$56,740 to Delf's Landscape and Irrigation of Blue Grass, Iowa for the Natural Resources Landscaping Maintenance Services contract. [All Wards]

13. Motion ratifying Change Order #1 in the amount of \$53,289 to Northwest Mechanical Inc of Davenport, Iowa for the Adler Theatre HVAC Upgrades project, CIP #69014. [Ward 3]
14. Motion awarding a blanket contract for the purchase of calcium chloride for the 2025-2026 winter season to SICALCO, LTD of Hinsdale, Illinois. [All Wards]
15. Motion awarding a blanket contract for the purchase of anti-icing chemicals for the 2025-2026 winter season to SNI Solutions, Inc of Geneseo, Illinois. [All Wards]
16. Motion approving the purchase of workforce development training from Gillig LLC of Livermore, California in the amount of \$96,000, CIP #24035. [All Wards]
17. Motion approving the purchase of replacement draft tube mixer parts for digesters at the Water Pollution Control Plant from Ovivo USA, LLC of Salt Lake City, Utah in the amount of \$60,141.60. [All Wards]
18. Motion approving the purchase of two Western Pro Plus plows, two Knapheide platform truck bodies, and one Knapheide service body from Truck Equipment of Des Moines, Iowa in the amount of \$58,300 using Iowa Department of Administrative Services contract #MA005-24134. [All Wards]
19. Motion approving the purchase of one Ford F-150 from Stivers Ford of Waukee, Iowa in the amount of \$51,388 using Iowa Department of Administrative Services contract #24051, CIP #24032. [All Wards]
20. Motion approving a Memorandum of Agreement (MOA) with the Federal Aviation Administration for equipment installed at the Davenport Municipal Airport. [Ward 8]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

XV. FINANCE

1. Resolution adopting the Rules of Order for the Davenport City Council. [All Wards]
2. Resolution adopting the Rules of Decorum for the Davenport City Council. [All Wards]

XVI. Motion recommending discussion or consent for Finance items

XVII. PURCHASE ORDERS OF \$10,000 TO \$50,000 ENTERED JULY 15-31, 2025 (For Information Only)

1. Jim Hawk Truck Trailers of Davenport Inc | RM26-021 repairs to T144 | Amount: \$10,427.36
2. Dell Marketing LP | monitors | Amount: \$10,439.60

3. Whitfield & Eddy PLC | consulting services | Amount: \$11,600
4. Canto, Inc | annual renewal | Amount: \$11,715
5. Iowa Department of Inspections & Appeals | interpreter services reimbursement | Amount: \$12,006
6. Insight Public Sector Inc | Microsoft 365 subscription licenses | Amount: \$15,516.60
7. Lane & Waterman LLP | consulting services | Amount: \$15,832.50
8. Bradley & Riley PC | consulting services | Amount: \$17,894.50
9. Shive-Hattery Inc | Meadowbrook, 59th, & Kimberly topographic surveys | Amount: \$22,200
10. Iowa League of Cities Inc | FY 2026 membership dues | Amount: \$23,643
11. Ed M Feld Equipment Co Inc | rescue struts and elevator rescue kits | Amount: \$23,920
12. Governmentjobs.com Inc | Insight subscription | Amount: \$24,501.78
13. Overdrive Inc | e-book content annual subscription | Amount: \$25,211.26
14. Insight Public Sector Inc | security awareness training annual renewal | Amount: \$26,264
15. RACOM Corporation | RM25-280 Station 6 siren replacement | Amount: \$41,682.50

XVIII. Other Ordinances, Resolutions and Motions

1. Motion for suspension of the rules to vote on the listed item.
2. Resolution approving Case F25-09 being the request of Parallel Timber Ridge LP for a final plat of Sheffield Square Ninth Addition, a 1-lot subdivision on 2.07 acres located on West 54th Street west of Pine Street. [Ward 2]

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 cannot take action on any complaint or suggestions tonight and cannot 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