

City of Davenport, Iowa
City Council Meeting Minutes
Wednesday, August 13, 2025

The City Council of Davenport, Iowa met in regular session on Wednesday, August 13, 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 (*In person*: R. Dunn, Kelly, Meginnis, Reinartz, Gripp, Newton, T. Dunn, Jobgen, and Burkholder; *Via telephone*: Lynch*).

**Connected at 5:37 p.m.; disconnected at 5:50 p.m.*

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderman T. Dunn

III. Roll Call | **All present**

IV. Meeting Protocol and Decorum

V. Approval of Minutes

APPROVED

Approval of the City Council meeting minutes for July 23, 2025.

VI. City Administrator Update

VII. Report on Committee of the Whole

APPROVED

Approval of the Report on Committee of the Whole for August 6, 2025.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, August 6, 2025 -- 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 Lynch. Upon the roll being called, all Aldermen were present except Newton (In person: R. Dunn, Meginnis, Reinartz, Lynch, T. Dunn, Jobgen, and Burkholder; Via telephone: Kelly and Gripp).*

**Connected at 5:31 p.m. after roll call.*

*The following Public Hearings were held: **Community Development**: 1. on the proposed conveyance of City-owned property located at 1309 West 6th Street (Parcel H0056-16) to Humility Homes and Services, Inc, Petitioner. **Public Works**: 1. on the plans, specifications, form of contract, and estimate of cost for the 2025 Sewer Lateral and Nuisance Water Service Repair Program, CIP #30065.*

*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 the one item listed. On motion by Alderwoman Meginnis, second by Alderman R. Dunn the item moved to the Consent Agenda. **Public Safety**: Alderman Jobgen reviewed all items listed. On motion by Alderman T. Dunn, second by Alderwoman Burkholder item #2, First 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, moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Public Works**: Alderman R. Dunn reviewed all items listed. On motion by Alderman R. Dunn, second by Alderwoman Meginnis item #8, 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, was postponed for one cycle and will appear on the August 20, 2025, Committee of the Whole agenda. On motion by Alderman Kelly, second by Alderwoman Burkholder all other items moved to the Consent Agenda. **Finance**: Alderwoman Lynch reviewed all items listed. On motion by Alderman T. Dunn, second by Alderman Jobgen item #3, Resolution approving a lease agreement for the former*

chapel (theatre) building and related parking on the Annie Wittenmyer campus, moved to the Discussion Agenda and all other items moved to the Consent Agenda.
*Council adjourned at **6:10 p.m.***

VIII. Petitions and Communications from Council Members and the Mayor

IX. Individual Approval of Items on the Discussion Agenda

1. On motion by Alderman Gripp, second by Alderman Reinartz and all Aldermen present voting aye except Lynch who was not connected via telephone yet, the following Ordinance moved to second consideration.

First 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]

MOVED TO SECOND CONSIDERATION

2. A motion to amend section 2.1.1 of the lease agreement to read "Landlord hereby grants to Tenant the option to purchase the Premises at any point during the term of this lease. The option to purchase is personally to the named Tenant and is not assignable. Tenant shall exercise the option to purchase by providing Notice to Landlord with the intent to close within 30-days of Notice. The purchase price for the Premises shall be for the market rate value of one dollar (\$1.00).", was moved by Alderwoman Burkholder and seconded by Alderwoman Meginnis. Upon the roll being called, all Aldermen present voted aye, and the amendment was approved.

On motion by Alderman Gripp, second by Alderwoman Meginnis and all Aldermen present voting aye, the following Resolution was adopted as amended.

Resolution approving a lease agreement for the former chapel (theatre) building and related parking on the Annie Wittenmyer campus. [Ward 5]

ADOPTED 2025-339

X. Approval of All Items on the Consent Agenda

On motion by Alderman Gripp, second by Alderwoman Meginnis and all Aldermen present voting aye with Alderwoman Lynch abstaining from the Phil & Larry's annual liquor license renewal under item #16, the Consent Agenda was approved as follows.

1. Second 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]

MOVED TO THIRD CONSIDERATION

2. Resolution authorizing the conveyance of City-owned property located at 1309 West 6th Street (Parcel H0056-16) to Humility Homes and Services, Inc, Petitioner. [Ward 3]

ADOPTED 2025-340

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

ADOPTED 2025-341

Made Market QC; Made Indie Market; 200 block of East 2nd Street; 6:00 a.m. - 7:00 p.m. Saturday, August 16, 2025; **Closures:** East 2nd Street from Perry Street to Pershing Avenue; Pershing Avenue from East 2nd Street south to Emerson Place. [Ward 3]

Jimmie O's Saloon; Street Fest; 2734 Telegraph Road; 11:00 a.m. - 10:00 p.m. Saturday, September 6, 2025; **Closure:** South Rolff Street from Telegraph Road south to the alley. [Ward 1]

Knights of Columbus; Blue Mass; 916 East Rusholme Street; 4:00 p.m. - 8:00 p.m. Thursday, September 11, 2025; **Closure:** East Rusholme Street from Carey Avenue to Arlington Avenue. [Ward 5]

Quad City Arts; Riverssance Festival of Fine Art; Lindsay Park | 2205 East 11th Street; 8:00 a.m. Friday, September 19, 2025 - 7:00 p.m. Sunday, September 21, 2025; **Closure:** East 11th Street from Jersey Ridge Road to Hillcrest Avenue. [Ward 5]

4. Resolution accepting work completed under the Fire Station 3 project by Tricon General Construction of Dubuque, Iowa in the amount of \$10,846,046.59, CIP #63012. [Ward 7]

ADOPTED 2025-342

5. Resolution accepting work completed under the FY 2023 Contract Sewer Repair Program by Hometown Mechanical of Davenport, Iowa in the amount of \$264,456.64, CIP #30060 and #33001. [All Wards]

ADOPTED 2025-343

6. Resolution accepting work completed under the Cork Hill Park Splash Pad project by Hagerty Earthworks, LLC of Muscatine, Iowa in the amount of \$152,339.70, CIP #ARP10. [Ward 3]

ADOPTED 2025-344

7. Resolution accepting the storm sewer associated with the Davenport Taco Bell development project located at 1736 West Kimberly Road. [Ward 2]

ADOPTED 2025-345

8. Resolution awarding a contract for 4th Street Pavement Rehabilitation project to Valley Construction Company of Rock Island, Illinois, in the amount of \$5,664,250.55, subject to Iowa Department of Transportation concurrence, CIP #35055. [Ward 3]

ADOPTED 2025-346

9. Resolution approving the plans, specifications, form of contract, and estimate of cost for the 2025 Sewer Lateral and Nuisance Water Service Repair Program, CIP #30065. [All Wards]

ADOPTED 2025-347

10. Resolution approving a six-month contract extension with USIC Locating Services, LLC for utility locating services for City sanitary sewer, storm sewer, and fiber optics. [All Wards]

ADOPTED 2025-348

11. Resolution approving three five-year agricultural land lease agreements at the Davenport Municipal Airport with CNC Ag LLC for the term January 1, 2026 through December 31, 2030. [Ward 8]

ADOPTED 2025-349

12. Resolution accepting the 2025-2026 (year three of three) AmeriCorps Program grant from the Corporation for National and Community Services in the amount of \$439,000 and authorizing the Finance Director or designee to sign the grant agreement to be managed and implemented by the Davenport Parks and Recreation Department. [All Wards] **ADOPTED 2025-350**

13. Resolution approving a three-year agreement for Unified Enterprise Support with Microsoft of Redmond, Washington. [All Wards] **ADOPTED 2025-351**

14. Resolution establishing the dates and times for the annual Halloween parade and trick-or-treating as Sunday, October 26, 2025, at 2:00 p.m., and Friday, October 31, 2025, from 5:30 p.m. - 7:30 p.m., respectively. [All Wards] **ADOPTED 2025-352**

15. Motion approving noise variance requests on the listed dates and times for outdoor events. **PASSED 2025-353**

Downtown Davenport Partnership; Alternating Currents; Kaiserslautern Square | 119 East 3rd Street; 5:30 p.m. - 10:30 p.m. Friday, August 15, 2025, and 12:30 p.m. - 6:00 p.m. Saturday, August 16, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

Made Market QC; Made Indie Market; 200 block of East 2nd Street; 10:00 a.m. - 4:00 p.m. Saturday, August 16, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

J&M Displays; Riverfront Pops Fireworks; LeClaire Park | 400 Beiderbecke Drive; approximately 9:30 p.m. for 20-25 minutes Saturday, August 16, 2025; Fireworks, over 50 dBA. [Ward 3]

Gypsy Highway; Live Music on the Patio; 2606 West Locust Street; 7:00 p.m. - 11:00 p.m. Saturdays through the end of October; 6:00 p.m. - 9:00 p.m. first Wednesday of each month through October; and 12:00 p.m. - 5:00 p.m. Sundays through the end of October; Outdoor music/band, over 50 dBA. [Ward 4]

Jimmie O's Saloon; Street Fest; 2734 Telegraph Road; 6:00 p.m. - 10:00 p.m. Saturday, September 6, 2025; Outdoor music/band, over 50 dBA. [Ward 1]

Quad City Arts; Riverssance Festival of Fine Art; Lindsay Park | 2205 East 11th Street; 10:00 a.m. - 5:00 p.m. Saturday, September 20, 2025 and 10:00 a.m. - 4:00 p.m. Sunday, September 21, 2025; Outdoor music/band, over 50 dBA. [Ward 5]

16. Motion approving beer and liquor license applications. **PASSED 2025-354**

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

Ward 1

Midwest Festivals (Midwest Festivals, LLC) - 2200 West River Drive – Temporary Outdoor Event September 27-28 - License Type: Class C Liquor (On-Premises)

Midwest Festivals (Midwest Festivals, LLC) - 2200 West River Drive – Temporary Outdoor Event October 4-5 - License Type: Class C Liquor (On-Premises)

Ward 3

Nub's Bar and Microwave (Nub's Bar and Microwave, LLC) - 2202 West 3rd Street - New License/Owners with Outdoor Area - License Type: Class C Liquor (On-Premises)

Barrel House, LLC (The Barrel House, LLC) - 119 East 3rd Street - Temporary Outdoor Event August 15-16 - License Type: Class C Liquor (On-Premises)

Great River Brewery (AFS GRB BrewCo Davenport, LLC) - 400 Beiderbecke Drive - Temporary Outdoor Event August 15-16 - License Type: Special Class C Beer/Wine (On-Premises)

Jerry's (Jerry's, LLC) - 400 Beiderbecke Drive - Temporary Outdoor Event August 16 - License Type: Class C Liquor (On-Premises)

Stompbox Brewing (Jpx2me, LLC) - 210 East River Drive #101 – Temporary Extended Outdoor Area August 15-16 - License Type: Class C Liquor (On-Premises)

Front Street Brewery (Front Street Brewery, Inc) - 501 Brady Street – Temporary Outdoor Event August 15-16 - License Type: Class C Liquor (On-Premises)

Palmer College Of Chiropractic (Palmer College Foundation) - 1000, 1001, 1005 Brady Street - Temporary Extended Outdoor Areas September 18-20 - License Type: Class C Liquor (On-Premises)

Ward 6

Texas Roadhouse (Texas Roadhouse Holdings, LLC) - 4005 East 53rd Street - Premises Update/Expansion - License Type: Class C Liquor (On-Premises)

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

Ward 3

Mary's On 2nd (Birdland, Inc) - 832 West 2nd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Express Lane Gas & Food Mart (Express Lane, Inc) - 1139 North Brady Street - License Type: Class B Beer/Wine (Carry-Out)

Moti's Food (QC Diner, LLC) - 1717 West 3rd Street - License Type: Class E Liquor (Carry-Out)

Nally's Kitchen, Inc (Nally's Kitchen, Inc) - 1622 Rockingham Road - License Type: Class C Liquor (On-Premises)

The Office (Local 563 Cocktail Lounge, LLC) - 116 West 3rd Street - License Type: Class C Liquor (On-Premises)

Palmer College Of Chiropractic (Palmer College Foundation) - 1000, 1001, 1005 Brady Street - License Type: Class C Liquor (On-Premises)

River Center/Adler Theatre (VenuWorks of Davenport, LLC) - 136 East 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Tiphannie's (Oh So Sweet, LLC) - 210 East 2nd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 4

The Putnam (Putnam Museum and Science Center) - 1717 West 12th Street – License Type: Class C Liquor (On-Premises)

Ward 5

Express Lane Gas and Food Mart (Express Lane, Inc) - 1909 Harrison Street – License Type: Class B Beer/Wine (Carry-Out)

Ward 6

Holiday Inn & Suites/J-Bar (HOA Hotels, LLC) - 4215 Elmore Avenue - Outdoor Area - License Type: Class C Liquor (On-Premises)

Red Lobster #0133 (Red Lobster Restaurants, LLC) - 3420 East Kimberly Road - License Type: Class C Liquor (On-Premises)

Ward 7

Phil & Larrys Saloon (P & L, Inc) - 4811 Brady Street #2 - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ridhi Rose Mart, LLC (Ridhi Rose Mart, LLC) - 3417 Harrison Street - License Type: Class B Beer/Wine (Carry-Out)

Stop-n-Go #562 (Kwik Trip, Inc) - 4619 Brady Street - License Type: Class B Beer/Wine (Carry-Out)

Ward 8

Leisure Lanes (Four Bros, LLC) - 2802 West 73rd Street - License Type: Class C Liquor (On-Premises)

17. Motion accepting work completed under the Whalen Park Walking Path project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$77,863.38, CIP #64112. [Ward 8]

PASSED 2025-355

18. Motion accepting work completed under the Hayes Court Subdrain project by Five Cities Construction Company of Coal Valley, Illinois in the amount of \$32,956, CIP #33063. [Ward 1]

PASSED 2025-356

19. Motion approving agreements with Golf Complete, Inc dba foreUP of Blue Ash, Ohio for payment services at Duck Creek, Emeis, and Red Hawk Golf Courses. [Wards 1, 6, & 8] **PASSED 2025-357**

XI. Other Ordinances, Resolutions and Motions

XII. Public with Business

XIII. Reports of City Officials

XIV. Executive Session

*On motion by Alderwoman Meginnis, second by Alderman R. Dunn and all Aldermen present voting aye except Alderwoman Lynch who was no longer connected via telephone, Council recessed to Executive Session at **5:56 p.m.** to discuss strategy with counsel in matters involving litigation pursuant to Iowa Code Section 21.5(1)(c). Council reconvened in Executive Session at **6:07 p.m.** with Mayor Matson and all Aldermen present except Lynch (Burkholder, R. Dunn, T. Dunn, Gripp, Jobgen, Kelly, Meginnis, Newton, and Reinartz). Others present included Corporation Counsel Sam Huff, City Administrator Doug Maxeiner, and Deputy City Clerk Brian Krup. On motion by Alderwoman Meginnis, second by Alderman R. Dunn Council went back into open session at **6:31 p.m.** On motion by Alderman Gripp, second by Alderwoman Meginnis Council adjourned at **6:31 p.m.***

Brian Krup
Deputy City Clerk