

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, September 3, 2025; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

- 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 ORD25-01 being the request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]
 - 2. 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]
- 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. Second 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. First Consideration: Ordinance for Case ORD25-01 being the request of St. Ambrose University to amend the Campus Land Use Plan, bounded by Harrison Street, West Locust Street, Brown Street, and Lombard Street. [Ward 4]
- 3. Resolution authorizing the 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 F25-05 being the request of MidAmerican Energy Company on behalf of Linwood Mining and Minerals Corp for a final plat of Rockingham Ridge, a 2-lot subdivision on 35.24 acres located near the northeast corner of Rockingham Road and South Utah Avenue (Parcel 31833-05A). [Ward 1]
 5. Resolution approving Case F25-10 being the request of River Cities Development LLC for a final plat of Northwest Bank Retail Addition, a 2-lot subdivision on 4.3 acres located at 100 East Kimberly Road. [Ward 7]
 6. Resolution approving a five-year lease agreement with BZE Holdings, Inc, dba Boozie's Bar & Grill, at the Freight House and authorizing staff to proceed with soliciting bids as necessary for repairs and improvements to the property. [Ward 3]
 7. Resolution setting a Public Hearing on the proposed amendment to the North Urban Renewal Area Plan to include the 2025 Internal TIF. [Wards 2, 6, 7, & 8]
- 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 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]
2. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

Davenport Community School District; North High School Homecoming Parade; Thursday, September 25, 2025 5:00 p.m. - 6:30 p.m.; **Closures (Police controlled):** Northbound Division Street from Wood Intermediate (5701 North Division Street) to Northwest Boulevard; Northwest Boulevard from Division Street to West 56th Street; West 56th Street to Oakbrook Road; Oakbrook Road to West 57th Street; West 57th Street to Marquette Street; Marquette Street to West 60th Street; West 60th Street to Myrtle Street; Myrtle Street to West 59th Street; West 59th Street to Vine Street; Vine Street to West 58th Street; West 58th Street to Gaines Street; Gaines Street to the finish at North High School (626 West 53rd Street). [Wards 7 & 8]

Ranch Riders Brotherhood; 40th Anniversary; 325 Marquette Street; 8:00 a.m. - 11:30 p.m. Saturday, October 4, 2025; **Closure:** Marquette Street from West 4th Street south to the alley. [Ward 3]

Anton Knaak; Vander Veer East Good Neighbor Project Block Party; 100 block of East

Rusholme Street; 11:00 a.m. - 8:00 p.m. Saturday, October 4, 2025; **Closure:** East Rusholme Street from the alley east of Brady Street to Pershing Avenue. [Ward 5]

City of Davenport; Halloween Parade; Downtown; 11:30 a.m. - 4:00 p.m. Sunday, October 26, 2025; **Closures: (staging area)** East 3rd Street from Pershing Avenue to LeClaire Street; Pershing Avenue, Iowa Street, and LeClaire Street from 2nd Street to 4th Street; **(parade route)** 3rd Street from Pershing Avenue to Ripley Street; 2nd Street from Iowa Street to Ripley Street; Ripley and Main Streets from 2nd Street to 3rd Street; east-west alley between Scott and Ripley Streets; east-west alley between Harrison and Main Streets; Perry Street from East 2nd Street to River Drive; **(beginning at 2:00 p.m.)** Brady and Harrison Streets from River Drive to 4th Street. [Ward 3]

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

German American Heritage Center & Museum; Oktoberfest; Kaiserslautern Square | 119 East 3rd Street; 12:00 p.m. - 7:00 p.m. Saturday, September 20, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

Palmer College of Chiropractic; Homecoming; 1000 Brady Street; beginning around 8:30 p.m. for approximately 20 minutes Saturday, September 20, 2025; Fireworks, over 50 dBA. [Ward 3]

Ranch Riders Brotherhood; 40th Anniversary; 325 Marquette Street; 12:00 p.m. - 10:00 p.m. Saturday, October 4, 2025; Outdoor music/band, over 50 dBA. [Ward 3]

Anton Knaak; Vander Veer East Good Neighbor Project Block Party; 100 block of East Rusholme Street; 12:00 p.m. - 7:00 p.m. Saturday, October 4, 2025; Outdoor music, over 50 dBA. [Ward 5]

City of Davenport; Halloween Parade; Downtown (see attached parade route); 2:00 p.m. - 3:30 p.m. Sunday, October 26, 2025; Outdoor music, over 50 dBA. [Ward 3]

4. Motion approving beer and liquor license applications.

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

Ward 3

Mississippi Valley Blues Fest (Mississippi Valley Blues Society) - Temporary Outdoor Event September 18-20 - License Type: Special Class C Beer/Wine (On-Premises)

German American Heritage Center (German American Heritage Center and Museum) - Temporary Outdoor Event September 20 - License Type: Special Class C Beer/Wine (On-Premises)

Ward 5

Cedar Ridge (Cedar Ridge Vineyard) - 2205 East 11th Street - Temporary Outdoor Event September 19-21 - License Type: Class C Liquor (On-Premises)

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

Ward 1

Malwa, LLC (Malwa, LLC) - 4425 West Locust Street - License Type: Class B Beer/Wine (Carry-Out)

Rockingham Liquor (Lila, LLC) - 2423 Rockingham Road - License Type: Class E Liquor (Carry-Out)

Ward 4

The Gypsy Highway Bar and Grill (The Gypsy Highway Corp) - 2606 West Locust Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

La Duena Mexican Restaurant (Rene Sanchez) - 1330 Washington Street - License Type: Class C Liquor (On-Premises)

QC Sushi, LLC (QC Sushi, LLC) - 1417 West Locust Street - License Type: Class C Liquor (On-Premises)

St. Ambrose University (Sodexo America, LLC) - 518 West Locust Street - License Type: Class C Liquor (On-Premises)

Wise Guys Pizza and Pub (Christa Rae, LLC) - 2824 West Locust Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 5

Locust Street Tavern (Locust Street Tavern, Inc) - 331 East Locust Street - License Type: Class C Liquor (On-Premises)

The Outing Club (The Outing Club, Inc) - 2109 Brady Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 6

Monarch Kitchen & Bar (LCMR, Inc) - 4750 East 53rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

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

Wal-Mart Supercenter #1241 (Wal-Mart Stores, Inc) - 5811 Elmore Avenue - License Type: Class E Liquor (Carry-Out)

5. Motion approving a special occurrence permit for Daniel Fuentes to allow a mobile food unit to operate on public property located in front of 1407 West 4th Street. [Ward 3]

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 and Elmore Avenue Intersection Patching project by Centennial Contractors of the Quad Cities of Moline, Illinois in the amount of \$545,575.89, CIP #35061. [Ward 6]
2. Resolution awarding contracts for the 2025 Sewer Lateral Repair Program, totaling \$1,000,000, to six (6) contractors and authorizing the Engineering & Capital Projects Director to increase quantities for each contract within the Capital Improvement Project budget constraints, CIP #30065. [All Wards]
3. Resolution awarding a contract for the Davenport Police Station Water Mitigation project | Phases I and II to Bill Bruce Builders, Inc of Eldridge, Iowa in the amount of \$777,932, CIP #23085. [Ward 3]
4. Resolution ratifying the emergency purchase of demolition services for 314 Gaines Street from Valley Construction of Rock Island, Illinois in the amount of \$231,300. [Ward 3]
5. Resolution approving the purchase of one John Deere 544P Wheel Loader for the Compost Facility from Martin Equipment of Rock Island, Illinois in the amount of \$214,743.37 using Sourcewell contract #011723-JDC. [All Wards]
6. Resolution approving the purchase of one Ford F-550 pickup truck chassis equipped with a platform lift body for the Public Works Department from Stamm Manufacturing of Fort Pierce, Florida in the total amount of \$189,000 using Bradford County Sheriff's Office contract #22-27-1.0, CIP #10503. [All Wards]
7. Resolution approving the purchase of two Toro GreensPro 1260 mowers, two Toro Workman HDX utility vehicles equipped with LED work lights and high flow hydraulics, one Toro Pro Force blower, and one Ventrac mower deck equipped with a hydraulic tilt kit for the Parks and Recreation Department from MTi Distributing of Grimes, Iowa in the amount of \$106,040.28 using Sourcewell contract #031121-TTC, CIP #24029. [All Wards]
8. Resolution accepting a grant in the amount of \$400,000 and approving the associated

grant agreement with the Iowa Department of Transportation for the Taxiway C Reconstruction project at the Davenport Municipal Airport, CIP #20016. [Ward 8]

9. Resolution awarding a five-year contract and installation services for 360-degree vehicle video surveillance to Samsara Incorporated of San Francisco, California using Sourcewell contract #102924-SAM. [All Wards]
10. Motion approving work to replace an underground aeration pipe at the Water Pollution Control Plant under the existing plumbing and pipefitting services contract with Ragan Mechanical of Davenport, Iowa in the amount of \$98,092. [Ward 1]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

XV. FINANCE

1. Resolution adopting the FY 2027 Budget Policies. [All Wards]
2. Motion approving the purchase of 50 laptops and 60 docking stations from Dell Marketing LP of Round Rock, Texas in the amount of \$60,712.10 using NASPO ValuePoint Master Agreement #23026. [All Wards]

XVI. Motion recommending discussion or consent for Finance items

XVII. PURCHASE ORDERS OF \$10,000 TO \$50,000 ENTERED AUGUST 1-15, 2025 (For Information Only)

1. Interstate Power Systems Inc | transmission for T139 | Amount: \$10,699.81
2. Ahlers & Cooney PC | consulting services | Amount: \$10,737
3. Vermeer Sales & Service Inc | belt for E611 | Amount: \$11,136.19
4. CES Computers Inc | HP MFP printer replacements | Amount: \$11,297
5. Scott County Sheriff | July 2025 booking fees | Amount: \$11,300
6. McClure Engineering Co | Duck Creek planning project | Amount: \$12,292.50
7. Heartland Business Systems LLC | Verkada cameras and equipment | Amount: \$13,074.92
8. Sentry Equipment Corp | draft tube mixer parts | Amount: \$13,215.33
9. Traffic Control Corporation | RM26-039 signal cabinet replacement - Locust & Kenwood | Amount: \$13,390
10. Partners of Scott County Watersheds | FY 2026 professional services | Amount: \$13,500
11. CDW Government Inc | NVIDIA GRID Virtual PC license renewal | Amount: \$14,400
12. Watersmith Engineering | Gayman Avenue sump pump project | Amount: \$15,200
13. LinkedIn Corporation | LinkedIn Learning Library | Amount: \$15,750
14. Traffic Control Corporation | RM26-040 signal cabinet replacement - Harrison & Central Park | Amount: \$17,060

15. Traffic Control Corporation | RM26-043 signal cabinet replacement - 42nd & Welcome Way | Amount: \$18,190
16. Aercor Inc | Aruba annual subscription | Amount: \$23,205.77
17. Shive-Hattery Inc | engineering services - Compost | Amount: \$26,644.94
18. Scott County Treasurer | property taxes for multiple parcels | Amount: \$28,002
19. Veenstra & Kimm Inc | topographic surveys - Jebens, Garfield, & Harrison | Amount: \$35,730
20. Johnson Hauling & Excavating LLC | demolition of 823 and 930 Warren Street | Amount: \$40,300
21. Scott County Library System | RiverShare Libraries Consortium membership fees | Amount: \$49,552

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 cannot take action on any complaint or suggestions tonight.

Please state your name and ward for the record. There is a five (5) minute time limit. Please end your comments promptly.

XX. Final Comments from Council Members and the Mayor

XXI. Adjourn