

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, September 17, 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 on the Consolidated Plan Annual Performance Evaluation Report for the year ending June 30, 2025. [All Wards]
2. Public Hearing on the proposed amendment to the North Urban Renewal Area Plan to include the 2025 Internal TIF. [Wards 2, 6, 7, & 8]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project, CIP #60042. [Ward 7]

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. Third 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. Second 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 approving Case F25-12 being the request of Baltic Property Holdings LLC for a final plat of Baltic Property, a 4-lot subdivision on 21.65 acres of land in unincorporated Scott County located on 118th Avenue (Parcel 720123001). [Adjacent to Ward 1]
 4. Resolution authorizing staff to implement and administer a new pilot business assistance program focusing on food-related businesses in the Rockingham Corridor. [Wards 1 & 3]
 5. Resolution approving an amendment to the North Urban Renewal Plan to include the 2025 Internal TIF. [Wards 2, 6, 7, & 8]
 6. Motion approving expansion of the Davenport DREAM Project area to include additional neighborhoods (Ridgeview East and Central East). [Wards 5 & 8]
- X. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

XI. PUBLIC SAFETY

1. First Consideration: Ordinance amending Schedule VII No Parking of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding East 90th Street along the south side from 1,500 feet east of Scott Park Road to 400 feet west of Scott Park Road. [Ward 8]
2. First Consideration: Ordinance amending Schedule XIII Seven Ton Weight Limit of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding Central Park Avenue from Fairmount Street to Emeis Park Drive. [Ward 1]
3. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

Davenport Community School District; Central High School Homecoming Parade; see attached parade route; 6:00 p.m. - 7:00 p.m. Wednesday, September 24, 2025; **Closures (Police controlled)**: East 18th Street from Woodland Avenue to Fernwood Avenue; Fernwood Avenue from East 18th Street to Forest Road; Forest Road from Fernwood Avenue to Middle Road; Middle Road from Forest Road to Woodland Avenue. [Wards 5 & 6]

REQUEST FOR SUSPENSION OF THE RULES TO VOTE LATER ON THIS AGENDA

Davenport Parks and Recreation; Howl-o-ween in the Park; Centennial Dog Park | 315 South Marquette Street; 10:00 a.m. - 3:00 p.m. Saturday, October 4, 2025 (rain date Sunday, October 5, 2025); **Closure**: South Marquette Street south of the City maintenance facility to Beiderbecke Drive. [Ward 3]

Glen Thede; Fire Muster and Lights & Sirens Parade; Village of East Davenport; 7:00 a.m. - 4:00 p.m. Sunday, October 5, 2025; **Closures:** East 11th Street from Mound Street to Jersey Right Road; Christie Street from East 11th Street north to the alley. [Ward 5]

Davenport Community School District; West High School Homecoming Parade; see attached parade route; 5:30 p.m. - 7:00 p.m. Thursday, October 9, 2025; **Closures (Police controlled):** North Clark Street from West 15th Street to West 18th Street; West 18th Street from North Clark Street to North Elsie Avenue; North Elsie Avenue from West 18th Street to West Lombard Street; West Lombard Street from North Elsie Avenue to North Nevada Avenue; North Nevada Avenue from West Lombard Street south to West High School. [Wards 1 & 4]

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

Laura Lade; Hey, MS, Take a Walk!; Bechtel Park | 499 East 2nd Street; 11:30 a.m. - 4:00 p.m. Sunday, October 12, 2025; **Closure:** Iowa Street from River Drive to East 2nd Street. [Ward 3]

Indivisible QC; No Kings March; Vander Veer Botanical Park | 215 West Central Park; 10:00 a.m. - 12:30 p.m. Saturday, October 18, 2025; **Closures:** westbound West Lombard Street from Brady Street to Harrison Street; easternmost travel lane on Harrison Street from West Lombard Street to West Central Park Avenue; southernmost eastbound lane on West Central Park Avenue from Harrison Street to Brady Street; westernmost travel lane on Brady Street from West Central Park Avenue to West Lombard Street. [Ward 5]

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

Davenport Community School District; Central High School Homecoming Parade; see attached parade route; 6:00 p.m. - 7:00 p.m. Wednesday, September 24, 2025; Outdoor music/band, over 50 dBA. [Wards 5 & 6]

REQUEST FOR SUSPENSION OF THE RULES TO VOTE LATER ON THIS AGENDA

Davenport Community School District; North High School Homecoming Parade; see attached parade route; 5:00 p.m. - 6:30 p.m. Thursday, September 25, 2025; Outdoor music/band, over 50 dBA. [Wards 7 & 8]

Glen Thede; Fire Muster and Lights & Sirens Parade; Village of East Davenport; 12:00 p.m. - 3:00 p.m. Sunday, October 5, 2025; Outdoor music, over 50 dBA. [Ward 5]

Davenport Community School District; West High School Homecoming Parade; see attached parade route; 5:30 p.m. - 7:00 p.m. Thursday, October 9, 2025; Outdoor

music/band, over 50 dBA. [Wards 1 & 4]

Ranch Riders Brotherhood; 40th Anniversary; 325 Marquette Street; 12:00 p.m. - 10:00 p.m. Saturday, October 11, 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 3

FRIENDS of the Davenport Library (FRIENDS of the Davenport Library) – 321 Main Street – Temporary Event September 27 – License Type: Special Class C Beer/Wine (On-Premises)

The Wandering Crowd (The Wandering Crowd, LLC) – 101 West River Drive – Temporary Outdoor Event October 4th – License Type: Class C Liquor (On-Premises)

Ward 6

Board & Brush Creative Studio – Quad Cities (Exline Signs and Things, LLC) – 5169 Utica Ridge Road – New License – License Type: Special Class C Beer/Wine (On-Premises)

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

Ward 1

Holy Name Society (St Alphonsus Church of Davenport, Iowa) - 2618 Boies Avenue - Outdoor Area - License Type: Special Class C Beer/Wine (On-Premises)

Ward 3

Raw Bar (RawBar) - 136 East 3rd Street Unit A - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 4

Rio Grande Mexican Restaurant Y Cantina, LLC (Rio Grande Mexican Restaurant Y Cantina, LLC) - 1414 West Locust Street - License Type: Class C Liquor (On-Premises)

Ward 6

Pho Fusion, LLC (Pho Fusion, LLC) - 5266 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

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 Emerald Drive (West 14th Street to West Locust Street) Reconstruction project by Langman Construction, Inc of Rock Island, Illinois in the amount of \$615,848.14, CIP #35062. [Ward 1]
2. Resolution accepting work completed under the Credit Island Causeway Repair project by Porter Brothers Construction of Rock Falls, Illinois in the amount of \$111,354.77, CIP #35061. [Ward 1]
3. Resolution accepting the storm sewer and sanitary sewer associated with the Ryan/TVS Warehousing site development. [Ward 8]
4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project, CIP #60042. [Ward 7]
5. Resolution authorizing submission of a grant application to the Iowa Clean Air Attainment Program (ICAAP) for financial assistance to construct a roundabout at the intersection of Utica Ridge Road and East 56th Street. [Ward 6]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

XV. FINANCE

1. Resolution approving the appointment of Assistant City Administrator Nicole Gleason to the position of Acting City Administrator effective October 1, 2025, until November 3, 2025, or such time when an Interim City Administrator is appointed. [All Wards]
2. Resolution approving an Employee Leasing Agreement with MGT Impact Solutions, LLC (formerly GovTemps) appointing Tim Gleason (no relation to Nicole Gleason) as Interim City Administrator for a term of six months, expiring May 3, 2026, with an option to renew the agreement for additional time if necessary. [All Wards]
3. Resolution authorizing staff to initiate discussions to purchase two single-family, owner-occupied homes at 2018 and 2024 North Ohio Avenue to assist in mitigating periodic, localized flash flooding as part of the North Ohio Avenue Flash Flood Mitigation project. [Ward 1]

XVI. Motion recommending discussion or consent for Finance items

XVII. PURCHASE ORDERS OF \$10,000 TO \$50,000 ENTERED AUGUST 16-31, 2025 (For Information Only)

1. Mississippi Valley Fair Inc | FY 2026 fair security support | Amount: \$10,000
2. WHKS & Co | 2025 bridge inspections | Amount: \$10,952.56
3. First Arriving LLC | PD recruitment | Amount: \$12,000
4. MityLite, Inc | 6' tables for RiverCenter (qty: 40) | Amount: \$12,000
5. Tyler Technologies Inc | annual Munis/Tyler support and update licensing | Amount: \$16,170
6. Labworks LLC | annual maintenance and support | Amount: \$16,170
7. Scott County Treasurer | property taxes for multiple locations | Amount: \$16,388
8. Clarey's Safety Equip Inc | gas monitors | Amount: \$16,736
9. Thomas Bus Sales Inc | tilt trailer for Sewers Division | Amount: \$19,646
10. Vicki L Cutforth Inc | Toro zero turn mower (qty: 2) | Amount: \$31,956
11. Dell Marketing LP | Dell desktop computers | Amount: \$34,151.50
12. Clarey's Safety Equip Inc | 2-year service plan renewal | Amount: \$34,200
13. Kunau Implement | Kubota utility tractor for Golf | Amount: \$34,584.55
14. RACOM Corporation | USDD maintenance and support renewal | Amount: \$36,100
15. Rehrig Pacific Company | 95-gallon garbage carts | Amount: \$39,538.38
16. Scott County Treasurer | property taxes Parcel L0021-01 | Amount: \$40,624

XVIII. Other Ordinances, Resolutions and Motions

1. Motion for suspension of the rules to vote on the listed items.
2. Resolution approving a street, lane, or public ground closure request on the listed date and time for an outdoor event.

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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