

**City of Davenport, Iowa**  
**City Council Meeting Minutes**  
**Wednesday, August 27, 2025**

The City Council of Davenport, Iowa met in regular session on Wednesday, August 27, 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, Reinartz, Gripp, Newton, Lynch, T. Dunn, Jobgen, and Burkholder; *Via telephone*: Meginnis).

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 August 13, 2025.

VI. City Administrator Update

VII. Report on Committee of the Whole

**APPROVED**

Approval of the Report on Committee of the Whole for August 20, 2025.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, August 20, 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 Alderman Jobgen. Upon the roll being called, all Aldermen were present (*In person*: R. Dunn, Kelly, Meginnis, Reinartz, Newton, Lynch, T. Dunn, Jobgen, and Burkholder; *Via telephone*: Gripp).

The following Public Hearings were held: **Community Development**: 1. 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. **Public Works**: 1. on the plans, specifications, form of contract, and estimate of cost for the Fire Station 4 Roof Replacement project, CIP #23092.

Action Items for Discussion: (Votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development**: Alderman Reinartz reviewed all items listed. A motion was moved by Alderman Reinartz and seconded by Alderwoman Meginnis to table item #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, to Section XVIII. Other Ordinance, Resolutions and Motions of the agenda for consideration and vote. Upon the roll being called, all Aldermen present voted aye, and the item was tabled as specified. On motion by Alderwoman Meginnis, second by Alderman Jobgen item #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, moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Public Safety**: Alderman Jobgen reviewed all items listed. On motion by Alderman T. Dunn, second by Alderwoman Newton all items moved to the Consent Agenda. **Public Works**: Alderman R. Dunn reviewed all items listed. On motion by Alderman Kelly, second by Alderwoman Meginnis item #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, moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Finance**: Alderwoman Newton reviewed the two items listed.

On motion by Alderwoman Lynch, second by Alderwoman Burkholder both items moved to the Discussion Agenda.

Other Ordinances, Resolutions and Motions: A motion for suspension of the rules to vote on the listed item was moved by Alderwoman Newton and seconded by Alderwoman Meginnis. Upon the roll being called, all Aldermen present voted aye, and the rules were suspended.

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

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.

**ADOPTED 2025-358**

Council adjourned at **7:20 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 R. Dunn and all Aldermen present voting aye except Alderman Kelly, the following Ordinance moved to second consideration.*

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]

**MOVED TO SECOND CONSIDERATION**

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

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]

**ADOPTED 2025-359**

Council recessed for a break at **7:17 p.m.** and reconvened at **7:27 p.m.**

3. *A motion to amend the City of Davenport Rules of Order Rule 9(B)(12) and Rule 9(C)(15) from three (3) minutes to five (5) minutes was moved by Alderwoman Newton and seconded by Alderwoman Burkholder. Upon the roll being called, all Aldermen present voted aye and the amendment was approved.*

*A motion to amend the City of Davenport Rules of Order to include final comments from Mayor and Council following the Public with Business currently seen at Rule 9(B)(12) and Rule 9(C)(15) was moved by Alderwoman Newton and seconded by Alderman R. Dunn. Alderman Jobgen moved a motion to amend the amendment to include a time limit for Council response to no greater than 30 seconds and only one opportunity to speak. The motion was seconded by Alderwoman Lynch, and upon the roll being called, all Aldermen present voted aye. Alderman Gripp moved a motion to amend the amendment to the amendment that during this time Council would refrain from discussing any items that were on that meeting's agenda. The motion was seconded by Alderman Jobgen, and upon the roll being called the following Aldermen voted aye: Gripp, Jobgen, Lynch, Meginnis, and Reinartz; the following Aldermen voted nay: Newton, R. Dunn, T. Dunn, Kelly, and Burkholder; and Mayor Matson voted aye to break the tie and that amendment was approved.*

*Upon the roll being called on the original amendment with the amendments, all Aldermen present voted aye except Alderman Jobgen and the amendment was approved.*

*A motion was moved by Alderman Jobgen to amend the City of Davenport Rules of Order as follows:*

*Rule 1: The sentence that starts with "In the event of the holiday" to now read: In the event of a holiday, the meeting shall be rescheduled to the previous business day unless otherwise determined by the City Administrator, without objection by the City Council.*

*Rule 2: The sentence that starts with "No new items" to now read: No new items may be added after the agenda is set. Changes, i.e. amendments and additions, to the agenda, after it is set, made during a meeting shall require a motion to suspend the rules and approval by a three-fourths vote Council members present.*

*Delete Rule 7 which stated, "Prior to roll call, the Mayor may ask for a moment of silence and the Pledge of Allegiance.", thus renumbering all subsequent rules.*

*Rule 8(A)(1): Add a sentence that reads "Motion to change the agenda, and any action items, shall be pursuant to Rule 2."*

*Rule 8: Adding Section D that reads "Changes to allotted speaking times must be made pursuant to Rule 26.*

*Rule 11(B): To now read "Enforce the Rules of Decorum, which shall be posted outside of Council Chambers, to preserve order, subject to a majority vote of the council members present to override enforcement decision."*

*Rule 26: To now read "An amendment to any of these rules, excluding a resolution to produce a new set of rules, may be performed at a regular council meeting by motion with two-third vote of all members upon oral or written notice at a preceding regular council meeting."*

*Rule 28: First sentence to now read: "The most recent edition of Robert's Rules of Order shall govern any questions as to procedure not covered under these rules."*

*The motion was seconded by Alderwoman Newton, and upon the roll being called all Aldermen present voted aye and the amendment was approved.*

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

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

**ADOPTED 2025-360**

*4. On motion by Alderwoman Newton, second by Alderwoman Burkholder and all Aldermen present voting aye, the following Resolution was adopted.*

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

**ADOPTED 2025-361**

X. Approval of All Items on the Consent Agenda

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

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] **ADOPTED 2025-362**

ORDINANCE NO. **2025-362**

AN ORDINANCE AMENDING SCHEDULE VII NO PARKING OF CHAPTER 10.96 ENTITLED "SCHEDULES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA BY ADDING VARIOUS STREETS IN THE PRAIRIE HEIGHTS SUBDIVISION.

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

Section 1. That Schedule VII No Parking of Chapter 10.96 entitled "Schedules" the Municipal Code of Davenport, Iowa be and the same is hereby amended by adding the following.

Olde Brandy Lane along the south and west side from Eastern Avenue to Parkview Lane

Olde Brandy Lane along the north and east side from Parkview Lane to western terminus

Parkview Lane along the north side from Eastern Avenue to Olde Brandy Lane.

Parkview Lane along the south side from Olde Brandy Lane to Mississippi Avenue.

Parkview Lane along the north side from Mississippi Avenue to Deere Creek Lane

Mississippi Avenue along the east side from Prairie Heights Park Road to Parkview Lane

Mississippi Avenue along the west side from Parkview Lane to northern terminus

Deere Creek Lane along the west side from Mississippi Avenue to Parkview Lane

Deere Creek Lane along the east side from Parkview Lane to Olde Brandy Lane

College Avenue along the east side from Parkview Lane to Olde Brandy Lane

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 provided by law.

Adopted 8/27/2025: Mike Matson, Mayor; Attest: Brian Krup, Deputy City Clerk

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] **MOVED TO THIRD CONSIDERATION**

3. 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] **ADOPTED 2025-363**

4. 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] **ADOPTED 2025-364**

5. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events. **ADOPTED 2025-365**

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]

6. 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] **ADOPTED 2025-366**

7. 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] **ADOPTED 2025-367**

8. 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] **ADOPTED 2025-368**

9. 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] **ADOPTED 2025-369**

10. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Fire Station 4 Roof Replacement project, CIP #23092. [Ward 5] **ADOPTED 2025-370**

11. Resolution approving the purchase of one Ford Transit van and four Ford trucks from Stivers Ford of Wauke, Iowa in the amount of \$237,168.50 using State of Iowa Department of Administrative Services contract #23033A. [All Wards] **ADOPTED 2025-371**

12. 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] **ADOPTED 2025-372**

13. 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] **ADOPTED 2025-373**

14. 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] **ADOPTED 2025-374**

15. 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] **ADOPTED 2025-375**

16. Motion approving noise variance requests on the listed dates and times for outdoor events. **PASSED 2025-376**

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]

17. Motion approving beer and liquor license applications. **PASSED 2025-377**

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)

18. 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]

**PASSED 2025-378**

19. 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]

**PASSED 2025-379**

20. 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]

**PASSED 2025-380**

21. 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]

**PASSED 2025-381**

22. Motion approving the purchase of workforce development training from Gillig LLC of Livermore, California in the amount of \$96,000, CIP #24035. [All Wards]

**PASSED 2025-382**

23. 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]

**PASSED 2025-383**

24. 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]

**PASSED 2025-384**

25. 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]

**PASSED 2025-385**

26. Motion approving a Memorandum of Agreement (MOA) with the Federal Aviation Administration for equipment installed at the Davenport Municipal Airport. [Ward 8]

**PASSED 2025-386**

#### XI. Other Ordinances, Resolutions and Motions

#### XII. Public with Business

#### XIII. Reports of City Officials

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

|                          |             |
|--------------------------|-------------|
| Property Taxes           | \$-         |
| Other City Taxes         | \$3,106,381 |
| Licenses & Permits       | \$190,786   |
| Intergovernmental        | \$2,036,312 |
| Charges for Services     | \$4,237,386 |
| Use of Monies & Property | \$76,142    |
| Fines & Forfeits         | \$206,785   |
| Bonds/Loan Proceeds      | \$36,298    |
| Miscellaneous            | \$322,340   |

XIV. Adjourn **8:28 p.m.**

Brian Krup  
Deputy City Clerk