

City of Davenport, Iowa
City Council Meeting Minutes
Wednesday, September 10, 2025

The City Council of Davenport, Iowa met in regular session on Wednesday, September 10, 2025, at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa with Mayor Pro Tem Meginnis presiding and all Aldermen present (R. Dunn, Kelly, Reinartz, Gripp, Meginnis, Newton, Lynch*, T. Dunn, Jobgen, and Burkholder).

**Left at 6:14 p.m.*

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderman Kelly

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

APPROVED

Approval of the City Council meeting minutes for August 27, 2025.

VI. City Administrator Update

VII. Report on Committee of the Whole

APPROVED

Approval of the Report on Committee of the Whole for September 3, 2025.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, September 3, 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 R. Dunn. Upon the roll being called, all Aldermen were present (R. Dunn, Kelly, Meginnis, Reinartz, Gripp, Newton, Lynch, T. Dunn, Jobgen, and Burkholder).

The following Public Hearings were held: **Community Development:** 1. 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; and 2. on the proposed conveyance of 735 square feet of City-owned property directly south of 2113 East 11th Street to Heights Holdings, LLC, Petitioner.

Action Items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderman Gripp reviewed all items listed. On motion by Alderman Reinartz, second by Alderwoman Meginnis item #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, and item #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, 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 Jobgen, second by Alderwoman Newton the street closure request for Ranch Riders Brotherhood under item #2 was deleted from the agenda and will appear on an upcoming agenda with the new event date. On motion by Alderman Jobgen, second by Alderwoman Meginnis the noise variance request for Ranch Riders Brotherhood under item #3 was deleted from the agenda and will appear on an upcoming agenda with the new event date. On motion by Alderman T. Dunn, second by Alderman Gripp item #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, 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 Kelly, second by Alderwoman Newton item #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, 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 Consent Agenda.

Council adjourned at **7:18 p.m.**

VIII. Appointments, Proclamations, Etc.

A. Proclamations

ISSUED 2025-387

1. Stillbirth Prevention and Awareness Day | September 19, 2025

IX. Presentations

HELD

1. Police Officer Swearing-In Ceremony

-Aaron Morgan

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. *On motion by Alderman Gripp, seconded by Alderman Reinartz and all Aldermen present voting aye, the following Ordinance moved to second consideration.*

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] **MOVED TO SECOND CONSIDERATION**

2. *On motion by Alderwoman Newton, seconded by Alderman R. Dunn and all Aldermen present voting aye, the following Resolution was adopted.*

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] **ADOPTED 2025-388**

3. *During discussion of the following Resolution, Council recessed for a break at 6:14 p.m. and reconvened at 6:19 p.m. (Alderwoman Lynch departed at 6:14 p.m.) The Resolution was moved by Alderman Jobgen and seconded by Alderman Reinartz. Upon the roll being called, the following Aldermen voted aye: Reinartz, T. Dunn, R. Dunn, Jobgen, Newton, and Gripp; the following Aldermen voted nay: Kelly and Burkholder; and Alderwoman Meginnis abstained, and the Resolution was adopted.*

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]

ADOPTED 2025-389

4. *On motion by Alderman Gripp, seconded by Alderman Jobgen and all Aldermen present voting aye, the following Motion passed.*

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]

PASSED 2025-390

XII. Approval of All Items on the Consent Agenda

On motion by Alderwoman Newton, seconded by Alderman Gripp and all Aldermen present voting aye, the Consent Agenda was approved as follows.

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] **ADOPTED 2025-391**

2. 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]

MOVED TO THIRD CONSIDERATION

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] **ADOPTED 2025-392**

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] **ADOPTED 2025-393**

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] **ADOPTED 2025-394**

6. 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] **ADOPTED 2025-395**

7. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events. **ADOPTED 2025-396**

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]

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]

8. 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] **ADOPTED 2025-397**

9. 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] **ADOPTED 2025-398**

10. 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] **ADOPTED 2025-399**

11. 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] **ADOPTED 2025-400**

12. 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] **ADOPTED 2025-401**

13. 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] **ADOPTED 2025-402**

14. 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] **ADOPTED 2025-403**

15. 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] **ADOPTED 2025-404**

16. Resolution adopting the FY 2027 Budget Policies. [All Wards] **ADOPTED 2025-405**

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

PASSED 2025-406

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]

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]

18. Motion approving beer and liquor license applications.

PASSED 2025-407

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) - 400 Beiderbecke Drive - 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) - 119 East 3rd Street - 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)

19. 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] **PASSED 2025-408**

20. 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] **PASSED 2025-409**

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

XV. Final Comments from Council Members and the Mayor

XVI. Executive Session

*On motion by Alderwoman Newton, seconded by Alderman Gripp and all Aldermen present voting aye, Council recessed to Executive Session at **6:59 p.m.** to discuss a real estate transaction pursuant to Iowa Code Section 21.5(1)(j). Council reconvened in Executive Session at **7:07 p.m.** with all*

*Aldermen present except Lynch (Burkholder, R. Dunn, T. Dunn, Gripp, Jobgen, Kelly, Meginnis, Newton, and Reinartz). Others present included City Administrator Doug Maxeiner, Corporation Counsel Sam Huff, Public Works Director/Assistant City Administrator Nicole Gleason, and Deputy City Clerk Brian Krup. On motion by Alderman Jobgen, seconded by Alderwoman Burkholder, the City Council returned to open session at **7:34 p.m.** On motion by Alderman R. Dunn, seconded by Alderman Reinartz, the City Council adjourned at **7:34 p.m.***

Brian Krup
Deputy City Clerk