

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, December 3, 2025; 5:30 PM

City Hall | 226 West 4th Street | Council Chambers

REVISED DECEMBER 1, 2025

- I. Moment of Silence
- II. Pledge of Allegiance
- III. Roll Call
- IV. Meeting Protocol and Decorum
- V. City Administrator Update
- VI. Public Hearings
 - A. Finance
 1. Public Hearing on the proposed conveyance of City-owned property located at 2301 East 11th Street to the Davenport Fire Antique and Restoration Society, 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. Third Consideration: Ordinance for Case ORD25-02 being the request of the City of Davenport to amend Title 17 entitled "Zoning" of the Municipal Code of Davenport, Iowa regarding solar farms as a principal use and freestanding solar panels as an accessory use. [All Wards]
2. Second Consideration: Ordinance for Case ORD25-03 being the request of Leverage Holdings LLC to amend Chapter 17.08 entitled "Uses" of the Municipal Code of Davenport, Iowa to allow wholesale establishment as a permitted use in the C-3 zoning district and add principal use standards for wholesale establishment. [All Wards]
3. Resolution of support for the submission of an application to the State of Iowa High

Quality Jobs program through a partial property tax exemption for improvements to a manufacturing facility, Electro Freeze, H.C. Duke and Sons, LLC, Petitioner. [Ward 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 V Four-Way Stop Intersections of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding East 3rd Street at LeClaire Street. [Ward 3]
2. First Consideration: Ordinance amending Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa by adding West 83rd Street from Northwest Boulevard to its western terminus as a 30-mph speed zone. [Ward 2]
3. Motion approving beer and liquor license applications.

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

Ward 3

Hotel Blackhawk (Innkeeper Hospitality Services, LLC) — 200 East 3rd Street - License Type: Class C Liquor (On-Premises)

Ward 6

Steel Plow Burger (Steel Plow Burger II, LLC) — 1430 East 52nd Street #3 - Outdoor Area - License Type: Class C Liquor (On-Premises)

Hy-Vee Food & Drugstore #3 (Hy-Vee, Inc) — 1823 East Kimberly Road - License Type: Class E Liquor (Carry-Out)

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 Locust Street (Grand Avenue to Eastern Avenue) Rehabilitation project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$1,370,465.21, CIP #35061. [Ward 5]
2. Resolution accepting work completed under the Emeis Park Phase II | Adaptive and

Inclusive Playground project by Hawkeye Paving Corporation of Davenport, Iowa in the amount of \$677,694.27, CIP #ARP10. [Ward 1]

3. Resolution accepting work completed under the Bus Barn Charging project by Rock River Electric, Inc of Colona, Illinois in the amount of \$385,802, CIP #24035. [Ward 7]
4. Resolution accepting work completed under the Ridgeview Drive (Cedar Street to Pacific Street) Reconstruction project by Five Cities Construction Company of Coal Valley, Illinois in the amount of \$376,605.67, CIP #35061. [Ward 8]
5. Resolution accepting work completed under the 2025 Sidewalk and ADA Ramp Program by Kelly Construction of Davenport, Iowa in the amount of \$349,897.54, CIP #28024 & 28028. [Wards 1, 2, 4, 5, 6, 7, & 8]
6. Resolution accepting work completed under the 2025 Sidewalk and ADA Ramp Repair Program by Leveraged Services, LLC of Bettendorf, Iowa in the amount of \$240,788.27, CIP #28024 & #28028. [Wards 3, 4, 5, & 6]
7. Resolution accepting work completed under the Dubuque Street (East 29th Street to East 32nd Street) Mill and Overlay project by Taylor Ridge Paving & Construction of Andalusia, Illinois in the amount of \$218,328.88, CIP #35062. [Ward 7]
8. Resolution accepting work completed under the West Lombard Court Reconstruction project by Ihrig Works, LLC of Long Grove, Iowa in the amount of \$217,984.90, CIP #35062. [Ward 1]
9. Resolution accepting work completed under the CY 2025 Pedestrian Curb Ramp Retrofit Program by Leveraged Services, LLC of Bettendorf, Iowa in the amount of \$166,391, CIP #35066. [All Wards]
10. Resolution awarding a contract for the Occupational Health and Wellness Clinic project to Bush Construction Company, Inc of Davenport, Iowa in the amount of \$738,680, CIP #60042. [Ward 7]
11. Resolution awarding a contract for engineering services for the PROTECT | Mound and River Drive Flood Mitigation project to HR Green, Inc of Cedar Rapids, Iowa for an amount not to exceed \$251,872.07, subject to Iowa Department of Transportation concurrence, CIP #68025. [Ward 5]
12. Resolutions approving and authorizing the use of condemnation and commencement of condemnation proceedings, if necessary, for a temporary construction easement associated with the PROTECT | 2nd and Gaines Flood Mitigation project, CIP #35067. [Ward 3]
13. Resolution approving and authorizing the use of condemnation and commencement of condemnation proceedings, if necessary, for rights-of-way and easements associated with the PROTECT | Marquette and 2nd Flood Mitigation project, CIP #68025. [Ward 4]

14. Resolution approving and authorizing the use of condemnation and commencement of condemnation proceedings, if necessary, for rights-of-way and easements associated with the PROTECT | 3rd and LeClaire project, CIP #35067. [Ward 3]
15. Resolution approving and authorizing the use of condemnation and commencement of condemnation proceedings, if necessary, for rights-of-way and easements associated with the Eastern Avenue Over Goose Creek Bridge Replacement project, CIP #21012. [Wards 6 & 7]
16. Resolutions approving and authorizing the use of condemnation and commencement of condemnation proceedings, if necessary, for temporary construction easements associated with the West Central Park (Fairmount Street to Lincoln Avenue) Reconstruction project, CIP #35064. [Wards 2 & 4]
17. Preliminary Resolution for the 2026 Alley Cost Share Program. [Wards 4 & 5]
18. Resolution setting a Public Hearing on establishing a public utility easement on City-owned property located east of Eastern Avenue and north of East 29th Street (Parcel D0001-02A). [Ward 7]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

XV. FINANCE

1. Third Consideration: Ordinance amending Chapter 6.04 entitled "Animals" of the Municipal Code of Davenport, Iowa to incorporate community cat recommendations from the joint task force between the Humane Society of Scott County and the City of Davenport. [All Wards]
2. Third Consideration: Ordinance amending Chapter 12.72 entitled "Conduct in Public Parks" of the Municipal Code of Davenport, Iowa to update language and requirements outlined in Iowa State Code Chapter 724.28. [All Wards]
3. Resolution authorizing the conveyance of City-owned property located at 2301 East 11th Street to the Davenport Fire Antique and Restoration Society, Petitioner. [Ward 5]
4. Resolution awarding a five-year contract for employee benefit brokerage consulting services to AssuredPartners of Davenport, Iowa for an amount not to exceed \$60,000 annually. [All Wards]
5. Resolution ratifying the Behavioral Health Services Agreement with the Iowa Primary Care Association (Iowa PCA) to provide funding for a Crisis Intervention Officer. [All Wards]
6. Resolution approving a one-year Co-Responder Services Agreement, with one

optional one-year renewal, with Vera French Community Health Center in an amount not to exceed \$200,000. [All Wards]

7. Resolution approving the Small Community-Oriented Renewal and Enhancement (SCORE) Program and authorizing the City Administrator to administer and execute program purchases. [All Wards]
8. Resolution approving the Agreement and Release from the Estate of James W. Victor. [All Wards]
9. Resolution approving the reallocation of a portion of the local sales and service tax revenue designated for capital improvements to Parks Operations. [All Wards]
10. Resolution of agreement and support for Hot Glass, Inc's fundraising efforts for a public art display at Main Street Landing. [Ward 3]
11. Motion approving Change Order #1 in the amount of \$81,000 to Naviant of Verona, Wisconsin for the Managed Services Agreement for OnBase support and maintenance. [All Wards]
12. Motion approving a contract with The Salvation Army in the amount of \$50,000 to support its housing and homelessness initiatives in Davenport. [Ward 5]
13. Motion approving a contract with Project Renewal in the amount of \$50,000 to support the second phase of their Youth Program Expansion and Renovation project. [Ward 3]
14. Motion approving the purchase of 140 ballistic helmets and chin straps from Team Wendy of Cleveland, Ohio in the amount of \$89,896.08, CIP #63026. [All Wards]

XVI. Motion recommending discussion or consent for Finance items

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

1. Iowa-Illinois Taylor Insulation Inc | Fire Station 6 duct insulation | Amount: \$10,727.19
2. Lange Sign Group Inc | replace damaged sign face at Modern Woodmen Park | Amount: \$11,284
3. Superior Seawalls, Inc | boathouse winter docking & storage | Amount: \$14,750
4. Willett, Hofmann & Associates, Inc | Rockingham Road engineering services | Amount: \$17,467.65
5. CDB Utility Contractors Inc | Annie Wittenmyer fiber repair, removal, and installation | Amount: \$19,903
6. Envisage Technologies LLC | Vector LMC membership | Amount: \$33,695
7. Northwest Carpet One Inc | floor installation at Freight House Suite 6 | amount: \$44,158.10

8. Dinges Partners Group LLC | Fire turnout gear | Amount: \$46,145

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. Executive Session

1. To evaluate the performance of an individual in closed session as requested by that individual pursuant to Iowa Code Section 21.5(1)(i).

XXII. Adjourn