

City of Davenport, Iowa
City Council Meeting Minutes
Wednesday, September 24, 2025

The City Council of Davenport, Iowa met in regular session on Wednesday, September 24, 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, Meginnis, Reinartz, Newton, Lynch, T. Dunn, Jobgen, and Burkholder; *Via telephone:* Gripp).

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderman Reinartz

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

APPROVED

Approval of the City Council meeting minutes for September 10, 2025.

VI. City Administrator Update

VII. Report on Committee of the Whole

APPROVED

Approval of the Report on Committee of the Whole for September 17, 2025.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, September 17, 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 Alderwoman Meginnis. 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. on the Consolidated Plan Annual Performance Evaluation Report for the year ending June 30, 2025; and 2. on the proposed amendment to the North Urban Renewal Area Plan to include the 2025 Internal TIF. **Public Works:** 1. on the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project, CIP #60042.

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. During the discussion of item #, 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, a motion was moved by Alderman R. Dunn and seconded by Alderman Reinartz to suspend the rules to vote on the item. Upon the roll being called, all Aldermen present voted aye. A motion to recess was moved by Alderwoman Newton and seconded by Alderwoman Lynch, and Council recessed at 6:06 p.m. Council reconvened at 6:13 p.m. Alderman R. Dunn moved a motion to reconsider suspension of the rules. The motion was seconded by Alderwoman Meginnis and upon the roll being called, all Aldermen present voted aye and the rules were no longer suspended. On motion by Alderman Reinartz, second by Alderman Jobgen item #2, 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, moved to the Discussion Agenda and all other items moved to the Consent Agenda. Council recessed for a break at 7:24 p.m. and reconvened at 7:31 p.m. **Public Safety:** Alderman Jobgen reviewed all items listed, noting that the street closure request and noise variance request for the Central High School Homecoming parade were requested to be voted on later on the agenda. On motion by Alderman T. Dunn, second by Alderwoman Burkholder 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 all items moved to the Consent Agenda. **Finance:** Alderwoman

Newton reviewed all items listed. On motion by Alderwoman Lynch, second by Alderwoman Burkholder item #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, moved to the Discussion Agenda and all other items moved to the Consent Agenda.

Other Ordinances, Resolutions and Motions: A motion for suspension of the rules and was moved by Alderwoman Newton and seconded by Alderman Gripp. Upon the roll being called, all Aldermen present voted aye and the rules were suspended. Earlier in the meeting, a motion was moved and seconded to place all Public Safety agenda items on the Consent Agenda and the Council voted unanimously to do so instead of noting the exception of the two items that would be voted on later on the agenda. A motion to remove the two items from the Consent Agenda was moved by Alderwoman Newton and seconded by Alderman Reinartz. A voice vote was taken with all Aldermen present voted aye.

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

Resolution approving a street, lane, or public ground closure request on the listed date and time for an outdoor event.

ADOPTED 2025-410

Davenport Community School District; Central High School Homecoming Parade; 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]

On motion by Alderwoman Newton, second by Alderwoman Meginnis and all Aldermen present voting aye, the following Motion passed.

Motion approving a noise variance request on the listed date and time for an outdoor event.

PASSED 2025-411

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]

Council adjourned at **8:18 p.m.**

VIII. Appointments, Proclamations, Etc.

A. Proclamations

ISSUED 2025-412

1. Fire Prevention Week | October 5 - 11, 2025
2. Metrocom NAACP Unit #4019 Day | September 27, 2025
3. National Good Neighbor Day | September 28, 2025

IX. Petitions and Communications from Council Members and the Mayor

X. Individual Approval of Items on the Discussion Agenda

1. On motion by Alderwoman Newton, seconded by Alderwoman Burkholder and all Aldermen present voting aye, the following Ordinance moved to third consideration.

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]

MOVED TO THIRD CONSIDERATION

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

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]

ADOPTED 2025-413

XI. Approval of All Items on the Consent Agenda

A motion was moved by Alderman Kelly to pull item #11 from the Consent Agenda and table for one cycle. The motion was seconded by Alderwoman Burkholder and upon the roll being called, all Aldermen present voted aye except Gripp, Jobgen, and Meginnis, and the item was tabled for one cycle and will appear on the October 1 Committee of the Whole agenda.

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

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]

ADOPTED 2025-414

ORDINANCE NO. **2025-414**

AN 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.

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

Section 1. The following described unit of Scott County, Iowa real estate is hereby rezoned to "IC Institutional Campus District."

The land referred to below is situated in the county of Scott, state of Iowa, and is described as follows:

Lot 2 of the final plat of Lakehurst Commercial Park Fifth Addition to the City of Davenport, Iowa.

Section 2. That the following findings are hereby imposed upon said rezoning:

1. The proposed zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Regional Commercial.
2. The proposed zoning map amendment to IC Institutional Campus District is appropriate for an 'Educational Facility-Primary or Secondary'.
3. The proposed zoning map amendment and submitted land use plan are compatible with the established commercial character of the area.
4. The proposed zoning map amendment is consistent with other uses permitted within the existing zoning classification.
5. The proposed zoning map amendment will not impact the public health, safety, and welfare of the City.
6. The proposed zoning map amendment does not create any nonconformities.

Section 3. At its August 5, 2025 meeting, the Plan and Zoning Commission voted to forward Case REZ25-04 to the City Council with a recommendation for approval subject to the listed findings.

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 by law provided.

Adopted 9/24/2025: Mike Matson, Mayor; Attest: Brian Krup, Deputy City Clerk

2. 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]

MOVED TO SECOND CONSIDERATION

3. 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]

MOVED TO SECOND CONSIDERATION

4. 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] **ADOPTED 2025-415**

5. 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]

ADOPTED 2025-416

6. Resolution approving an amendment to the North Urban Renewal Area Plan to include the 2025 Internal TIF. [Wards 2, 6, 7, & 8] **ADOPTED 2025-417**

7. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events. **ADOPTED 2025-418**

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]

8. 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] **ADOPTED 2025-419**

9. 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] **ADOPTED 2025-420**

10. Resolution accepting the storm sewer and sanitary sewer associated with the Ryan/TVS Warehousing site development. [Ward 8] **ADOPTED 2025-421**

11. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Total Wellness Center project, CIP #60042. [Ward 7] **TABLED ONE CYCLE**

12. 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] **ADOPTED 2025-422**

13. 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] **ADOPTED 2025-423**

14. 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] **ADOPTED 2025-424**

15. Motion approving expansion of the Davenport DREAM Project area to include additional neighborhoods (Ridgeview East and Central East). [Wards 5 & 8] **PASSED 2025-425**

16. Motion approving noise variance requests on the listed dates and times for outdoor events. **PASSED 2025-426**

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]

17. Motion approving beer and liquor license applications.

PASSED 2025-427

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. Other Ordinances, Resolutions and Motions

XIII. Public with Business

XIV. Final Comments from Council Members and the Mayor

XV. Adjourn **6:34 p.m.**

Brian Krup
Deputy City Clerk