

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, March 4, 2026; 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 for Case ORD26-01 being the request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]
2. Public Hearing for Case REZ26-01 being the request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. [Ward 3]
3. Public Hearing for Case ROW26-01 being the request of Palmer College of Chiropractic to vacate Palmer Drive, between Brady Street and Perry Street, and the southern 60 feet of the 20-foot-wide alley right-of-way located in Outlot 20 of LeClaire's 2nd Addition. [Ward 3]
4. Public Hearing for Case ROW26-02 being the request of Palmer College of Chiropractic to vacate East 10th Street, between Perry Street and Pershing Avenue, and the adjacent public alley rights-of-way located north and south of East 10th Street in Outlots 30 and 31 of LeClaire's 2nd Addition. [Ward 3]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Belle Avenue (East Locust Street to Elm Street) Mill and Overlay project, CIP #35062. [Ward 5]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost

for the Riverfront Quiet Zone (City Right-of-Way) Improvements project, CIP #ARP12. [Wards 3 & 5]

3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the PROTECT | 2nd and Gaines Flood Mitigation project, CIP#35067. [Ward 3]
4. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Taxiway C and Terminal Apron Entrance Taxiways Reconstruction project at the Davenport Municipal Airport, CIP# 20016. [Ward 8]

VII. Presentations

1. Firefighter Swearing-In Ceremony
 - Griffin Wilder
 - Tynan Numkena

VIII. Petitions and Communications from Council Members and the Mayor

IX. Action items for Discussion

COMMUNITY DEVELOPMENT

Matt Lienen, Chair; Mark Holloway, Vice Chair

X. COMMUNITY DEVELOPMENT

1. Third 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]
2. First Consideration: Ordinance for Case ORD26-01 being the request of Palmer College of Chiropractic to amend the Campus Land Use Plan, generally bounded by West 12th Street, Harrison Street, 6th Street, and Pershing Avenue. [Ward 3]
3. First Consideration: Ordinance for Case REZ26-01 being the request of Palmer College of Chiropractic to rezone 208 East 11th Street, 1111 Perry Street, 725 Perry Street, 727 Perry Street, 739 Perry Street, and 822 Pershing Avenue from R-MF Multi-Family Residential District and R-4C Single-Family and Two-Family Central Residential District to IC Institutional Campus District. [Ward 3]
4. First Consideration: Ordinance for Case ROW26-01 being the request of Palmer College of Chiropractic to vacate Palmer Drive, between Brady Street and Perry Street, and the southern 60 feet of the 20-foot-wide alley right-of-way located in Outlot 20 of LeClaire's 2nd Addition. [Ward 3]
5. First Consideration: Ordinance for Case ROW26-02 being the request of Palmer College of Chiropractic to vacate East 10th Street between Perry Street and Pershing

Avenue and the adjacent public alley rights-of-way located north and south of East 10th Street in Outlots 30 and 31 of LeClaire's 2nd Addition. [Ward 3]

6. Resolution setting a Public Hearing on the proposed conveyance of 3.12 acres of City-owned property located in the 3100 block of Research Parkway to Cornbelt Properties, LLC, Petitioner. [Ward 8]
7. Resolution approving Case F26-01 being the request of Blowing Up LLC for a final plat of Knight Nation Addition, a 2-lot subdivision on 4.715 acres located at 743 Schmidt Road. [Ward 3]

XI. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

XII. PUBLIC SAFETY

1. Second Consideration: Ordinance amending Schedule XI Resident Parking Only of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa, by adding 12th Street along the south side from a point 50 feet west of Christie Street, west 24 feet. [Ward 5]
2. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

Cornbelt Running Club; Brady Street Sprints; 6:00 p.m. - 9:00 p.m. Thursday, July 23, 2026; **Closure:** Brady Street from 4th Street to Palmer Drive. [Ward 3]

Cornbelt Running Club; Junior Bix; 12:00 p.m. - 9:00 p.m. Friday, July 24, 2026; **Closures:** East 4th Street from Pershing Avenue to River Drive; East 3rd Street from Iowa Street to River Drive; and Iowa and LeClaire Streets from East 3rd Street to East 4th Street. [Ward 3]

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

Kilkenny's; St. Patrick's Day Celebration; 300 West 3rd Street; 8:00 a.m. Saturday, March 14, 2026 - 12:00 a.m. Sunday, March 15, 2026; Outdoor music/band, over 50 dBA. [Ward 3]

4. Motion approving beer and liquor license applications.

A. New License, New Owner, Temporary Permit, Temporary Outdoor Area, Location Transfer, Etc. (as noted):

Ward 1

Family Dollar Store 21879 (Family Dollar Stores of Iowa, LLC) – 2378 Rockingham Road – New License – License Type: Class B Beer/Wine (Carry-Out)

Ward 3

Carriage Haus (Smoking Haus Entertainment) - 312 West 3rd Street - Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

Daiquiri Factory (Daq Fac, LLC) - 303 West 3rd Street - Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

Kilkenny's Pub & Eatery (Kilkenny's Pub, Inc) - 300 West 3rd Street - Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

Mac's Tavern (Failte, Inc) - 316 West 3rd Street – Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

The Office (Local 563 Cocktail Lounge, LLC) - 116 West 3rd Street - Temporary Outdoor Area March 14-15 - License Type: Class C Liquor (On-Premises)

Maldon Kitchen + Bar (Maldon, LLC) – 229 Brady Street #102 – New License – License Type: Class C Liquor (On-Premises)

River Music Experience (Common Chord) – 131 West 2nd Street – Recurring License – License Type: Class C Liquor (On-Premises)

Ward 4

Happy Joe's Pizza (Dynamic Restaurant Acquisition, Inc) - 1616 West Locust Street – New License - License Type: Special Class C Beer/Wine (On-Premises)

Ward 5

Riley's Sports Haus (The Clubhaus, LLC) – 2218 East 11th Street – New License/Owners - License Type: Class C Liquor (On-Premises)

Ward 7

El Gallo 502, LLC (El Gallo 502, LLC) – 3839 Brady Street – New License/Owners – License Type: Class C Liquor (On-Premises)

B. Annual License Renewals (with Outdoor Area as noted):

Ward 1

The Goods Spot (Inconvenience, Inc) - 2805 Telegraph Road - License Type: Class B Beer/Wine (Carry-Out)

Ward 3

Cru 221 (Cru 221, LLC) - 221 Brady Street - License Type: Class C Liquor (On-Premises)

Golden Mart (Golden Mart, Inc) - 1026 West River Drive - License Type: Class E Liquor (Carry-Out)

KCBrothers (KC 2 Brothers, Inc) - 214 Myrtle Street - License Type: Class E Liquor (Carry-Out)

Lopiez Pizza (Lopez Curse, LLC) - 429 East 3rd Street #1 - License Type: Class C Liquor (On-Premises)

Redstone Room (Common Chord) - 129 Main Street - License Type: Class C Liquor (On-Premises)

Ward 4

The Goods Spot (Inconvenience, Inc) - 1732 North Marquette Street - License Type: Class B Beer/Wine (Carry-Out)

Mississippi Valley Fairgrounds (Mississippi Valley Fair, Inc) - 2815 West Locust Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

The Pour House (Boss Lady, Inc) - 1502 West Locust Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 5

Brew in the Village (3 Blessings, Inc) - 1104 Jersey Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Grumpy's Saloon (2118-2120, Inc) - 2120 East 11th Street - License Type: Class C Liquor (On-Premises)

Ward 6

Buffalo Wild Wings (Blazin' Wings, Inc) - 4860 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Camp McClellan Cellars (Julie Keehn) - 2302 East 11th Street - License Type: Class B Beer/Wine (Carry-Out)

Crown Smoke & Vape (Crown Smoke & Vape, Inc) - 4810 Elmore Avenue - License Type: Class E Liquor (Carry-Out)

El Compita (El Compita Mexican Bar & Grill in Kimberly, Inc) - 1720 East Kimberly Road - License Type: Class C Liquor (On-Premises)

Los Agaves Mexican Grill (Los Agaves, Inc) - 4876 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Los Amigos (Los 3 Amigos 3, LLC) - 2843 East 53rd Street - License Type: Class C Liquor (On-Premises)

QC Mart (Bethany Enterprises, Inc) - 2415 East 53rd Street - License Type: Class B Beer/Wine (Carry-Out)

Ward 7

Lotus Asian Bistro (Double Chen Holdings, Inc) - 589 East 53rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 8

Super Market (Super Market, Inc) - 6723 Northwest Boulevard - License Type: Class E Liquor (Carry-Out)

C. Request for 19/20-Year-Old Exemption

Ward 3

Redstone Room (Common Chord) - 129 Main Street - License Type: Class C Liquor (On-Premises)

River Music Experience (Common Chord) – 131 West 2nd Street – Recurring License – License Type: Class C Liquor (On-Premises)

XIII. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Paul Vasquez Vice Chair

XIV. PUBLIC WORKS

1. Resolution accepting work completed under the Fairmount Library Roofing project by Sterling Commercial Roofing, Inc of Sterling, Illinois, in the amount of \$399,100, CIP #23093. [Ward 2]
2. Resolution awarding a contract for Glaspell Street Rehabilitation project to CDMI Concrete Contractors, Inc of Port Byron, Illinois, in the amount of \$419,569.50, CIP #35062. [Ward 1]

3. Resolution awarding a contract for the Jebens Avenue (West 61st Street to West 62nd Street) Reconstruction project to Feldman Concrete of Dyersville, Iowa, in the amount of \$231,458.60, CIP #35062. [Ward 2]
4. Resolution awarding a contract for the West 15th Street (Harrison Street to Brady Street) Mill and Overlay project to CDMI Concrete Contractors, Inc of Port Byron, Illinois, in the amount of \$200,844.80, CIP #35062. [Ward 5]
5. Resolution awarding a contract for the installation of traffic signals at the intersection of Brady Street and Lombard Street to Davenport Electric Contract Company of Davenport, Iowa, in the amount of \$181,201.38, CIP #38015. [Ward 5]
6. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Belle Avenue (East Locust Street to Elm Street) Mill and Overlay project, CIP #35062. [Ward 5]
7. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Riverfront Quiet Zone (City Right-of-Way) Improvements project, CIP #ARP12. [Wards 3 & 5]
8. Resolution approving the plans, specifications, form of contract, and estimate of cost for the PROTECT | 2nd and Gaines Flood Mitigation project, CIP#35067. [Ward 3]
9. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Taxiway C and Terminal Apron Entrance Taxiways Reconstruction project at the Davenport Municipal Airport, CIP #20016. [Ward 8]
10. Resolution amending the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5]
11. Resolution overruling objections for the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5]
12. Resolution adopting the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5]
13. Resolution ordering preparation of detailed plans, specifications, notice of hearing, notice to bidders, form of contract, and publication of the notice to bidders and notice of hearing covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5]
14. Resolution approving a grant agreement with the Iowa Department of Transportation in the amount of \$1,106,812 for the Utica Ridge Road and East 56th Street Roundabout project. [Ward 6]
15. Resolution approving a cost-share and reimbursement agreement with the Iowa Department of Transportation for three projects on Kimberly Road. [Wards 2, 6, & 7]
16. Motion determining property values for the FY 2026 Streambank Stabilization Cost-Share Program project at 1030 Meadowview Lane. [Ward 8]

17. Motion approving the purchase of one Ford F-250 pickup truck chassis in the amount of \$43,725 from Stivers Ford of Waukee, Iowa, using Iowa Department of Administrative Services contract #26063, and one Knapheide service body in the amount of \$39,326 from Truck Equipment of Des Moines, Iowa, using Iowa Department of Administrative Services contract #MA005-24134, CIP #24033. [All Wards]

XV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; John Blunk, Vice Chair

XVI. FINANCE

XVII. Motion recommending discussion or consent for Finance items

XVIII. PURCHASE ORDERS OF \$10,000 TO \$50,000 ENTERED FEBRUARY 1-15, 2026 (For Information Only)

1. Assured Partners Capital Inc | risk and occupation health consulting services | Amount: \$10,000
2. Humility of Mary Shelter | emergency winter shelter | Amount: \$10,000
3. Motion Industries Inc | conveyor belts for Compost | Amount: \$11,543.37
4. WRS Construction Inc | wall repair at Modern Woodmen Park | Amount: \$11,605
5. First Arriving LLC | PD recruitment | Amount: \$12,000
6. UB Holdings LLC | payment platform at RiverCenter | Amount: \$14,109.11
7. McClure Engineering Co Inc | Duck Creek planning project | Amount: \$15,310
8. MH Logistics Corp | TYMCO sweeper parts for stock | Amount: \$16,202.50
9. Watersmith Engineering | 37th/Welcome Way storm sewer engineering services | Amount: \$16,750
10. LeadsOnline | annual renewal | Amount: \$18,215
11. Klingner & Associates PC | West 90th Street reconstruction topographic survey | Amount: \$44,600

XIX. Other Ordinances, Resolutions and Motions

1. Resolution approving ten 2026 Open Prairie/Forest Cover property tax exemptions. [Wards 1, 2, 6, 7, & 8]
2. Resolution approving an increase to base salary for Corporation Counsel Samuel Huff and a modification to Section 8 of Huff's Employment Agreement. [All Wards]

XX. Motion recommending discussion or consent for Other Ordinances, Resolutions and Motions items

XXI. 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 complaints 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.

XXII. Final Comments from Council Members and the Mayor

XXIII. Adjourn