

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, March 18, 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 on the recommendations for Year 52 (July 1, 2026 – June 30, 2027) Community Development Block Grant (CDBG) funds. [All Wards]
2. Public Hearing on the proposed conveyance of approximately 3.12 acres of City-owned property located in the 3100 block of Research Parkway to Corn Belt Properties LLC, Petitioner. [Ward 8]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Division Street (West 9th Street to West 12th Street) Reconstruction project, CIP #35061. [Wards 3 & 4]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the East Garfield Street (Lorton Avenue to Forest Road) Reconstruction project, CIP #35062. [Ward 6]
3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Middle Road (East Street to Forest Road) Mill and Overlay project, CIP #35062. [Ward 5 & 6]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Matt Lienen, Chair; Mark Holloway, Vice Chair

IX. COMMUNITY DEVELOPMENT

1. Second 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]
2. Second 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]
3. Second 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]
4. Second 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]
5. Resolution authorizing the conveyance of approximately 3.12 acres of City-owned property located in the 3100 block of Research Parkway to Corn Belt Properties LLC, Petitioner. [Ward 8]
6. Motion approving the allocations for Year 52 (July 1, 2026– June 30, 2027) Community Development Block Grant (CDBG) funds and HOME Investment Partnership (HOME) funds.

X. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

XI. PUBLIC SAFETY

1. Third 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.

Project Renewal; Fit-Fest; 906 West 5th Street; 7:00 a.m. - 12:00 p.m. Saturday, April 18, 2026; **Closures**: West 6th Street from Marquette Street to Gaines Street; Warren Street from West 5th Street to West 6th Street. [Ward 3]

Cornbelt Running Club; Bix at 6 Training Runs; 5:00 p.m. - 8:00 p.m. on Thursday, June 18, 2026; Thursday, June 25, 2026; Thursday, July 2, 2026; and Thursday, July 9, 2026; **Closures:** East 5th Street from Pershing Avenue to Iowa Street; Pershing Avenue from East 4th Street to Kirkwood Boulevard; Kirkwood Boulevard from Pershing Avenue to Jersey Ridge Road; Jersey Ridge Road from Kirkwood Boulevard to Middle Road; Middle Road from Jersey Ridge Road to McClellan Boulevard; McClellan Boulevard from Middle Road to River Drive. [Wards 3 & 5]

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

Mississippi Valley Fair, Inc; 2026 Events; Mississippi Valley Fairgrounds | 2815 West Locust Street; various dates April through October 2026; Outdoor music/races, over 50 dBA. [Ward 4]

4. Motion approving beer and liquor license applications.

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

Ward 5

Jesse's Mart (Sewa Retails, LLC) - 412 East Locust Street - New License/Owners - License Type: Class B Beer/Wine (Carry-Out)

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

Ward 1

Gunchies (Conrad Holdings, LLC) - 2905 Telegraph Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 2

Applebee's Neighborhood Grill & Bar (Apple Corps, LP) - 3005 West Kimberly Road - License Type: Class C Liquor (On-Premises)

XII. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Paul Vasquez Vice Chair

XIII. PUBLIC WORKS

1. Resolution accepting work completed under the West Loop Trail Phase I project completed by Langman Construction, Inc of Rock Island, Illinois, in the amount of \$818,470.87, CIP #28032. [Ward 1]

2. Resolution accepting work completed under the Fire Station No. 4 Roof Replacement project by Koopman Roofing of Pella, Iowa, in the amount of \$121,272, CIP #23092. [Ward 5]
3. Resolution approving Change Order #3 in the amount of \$197,350.33 to Langman Construction, Inc of Rock Island, Illinois, for the 3rd Street Pavement Rehabilitation project, CIP #35055. [Ward 3]
4. Resolution awarding a contract for the East 90th Street (Harrison Street to Holden Drive) Reconstruction project to Midwest Concrete Inc of Peosta, Iowa, in the amount of \$1,898,975.39, CIP #35061. [Ward 8]
5. Resolution awarding a contract for the Fairmount Street (Heatherton Drive to Hickory Grove Road) Rehabilitation project to CDMI Concrete Contractors Inc of Port Byron, Illinois, in the amount of \$809,164.90, CIP #35061. [Wards 1 & 2]
6. Resolution awarding a contract for the Rockingham Road (South Farragut Street to South Elmwood Avenue) Reconstruction project to N.J. Miller, Inc of Bettendorf, Iowa, in the amount of \$685,513.05, CIP #35061. [Ward 1]
7. Resolution awarding a contract for the Riverfront Quiet Zone (City Right-of-Way) Improvements project to Centennial Contractors of the Quad Cities of Moline, Illinois, in the amount of \$385,330.56, CIP #ARP12. [Wards 3 & 5]
8. Resolution awarding a contract for the Belle Avenue (East Locust Street to Elm Street) Mill and Overlay project to CDMI Concrete Contractors Inc of Port Byron, Illinois, in the amount of \$235,281.25, CIP #35062. [Ward 5]
9. Resolution approving the plans, specifications, form of contract, and estimate of cost for the North Division Street (West 9th Street to West 12th Street) Reconstruction project, CIP #35061. [Wards 3 & 4]
10. Resolution approving the plans, specifications, form of contract, and estimate of cost for the East Garfield Street (Lorton Avenue to Forest Road) Reconstruction project, CIP #35062. [Ward 6]
11. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Middle Road (East Street to Forest Road) Mill and Overlay project, CIP #35062. [Wards 5 & 6]
12. Resolution authorizing submission of the FY 2027 Iowa Department of Transportation State Transit Assistance Program grant application in an approximate amount of \$538,657. [All Wards]
13. Resolution approving a 28E Intergovernmental Agreement with Scott County, Iowa, for the East 90th Street (Harrison Street to Holden Drive) Reconstruction project, CIP #35061. [Ward 8]
14. Motion awarding one-year contracts, with two possible one-year renewals, for

Nuisance Mowing Services to Elite Property Maintenance of DeWitt, Iowa, and Quad City Lawn & Landscape, Inc of Davenport, Iowa. [All Wards]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; John Blunk, Vice Chair

XV. FINANCE

1. Resolution setting April 8, 2026, as date for sale of General Obligation Corporate Bonds, Series 2026 and approving preliminary official statement. [All Wards]

XVI. Motion recommending discussion or consent for Finance items

XVII. PURCHASE ORDERS OF \$10,000 TO \$50,000 ENTERED FEBRUARY 16-28, 2026 (For Information Only)

1. Lane & Waterman LLP | litigation services | Amount: \$10,313
2. RACOM Corporation Inc | new radio system installation | Amount: \$10,618.38
3. Truck Equipment Inc | salt spreader and plow for Solid Waste vehicle | Amount: \$16,806
4. Watersmith Engineering | Eastern (16th to Kirkwood) storm sewer engineering services | Amount: \$17,400
5. Traffic Control Corporation | RM26-204 110th St/140th St signal cabinet replacement | Amount: \$19,200
6. Zimmer & Francescon Inc | digester pump | Amount: \$19,915
7. Manatts Inc | ready mix for Compost bunker | Amount: \$26,000
8. Xakia Technologies Inc | Xakia subscription | Amount: \$29,930
9. Carrier Access IT, LC | MS Teams migration and support | Amount: \$31,503.33
10. Cummins Inc | Fire Truck 8 engine overhaul | Amount: \$37,211.52
11. Johnson Hauling & Excavating LLC | 920 East 6th emergency demo | Amount: \$40,000
12. Pro Track and Tennis, Inc | pickleball court repair and paint at Northwest Park | Amount: \$45,200
13. VanDerGinst Law PC | RM19-304 settlement | Amount: \$50,000

XVIII. Other Ordinances, Resolutions and Motions

1. Motion approving professional service agreements for golf professional services with Brant McGivern, Matthew Hasley, and Ronnie Thrapp at Red Hawk, Duck Creek, and Emeis Golf Courses, respectively. [Wards 1, 6, & 8]
2. Motion awarding a one-year agreement, with four optional one-year renewals, to Atlantic Bottling Company, LLC of Des Moines, Iowa, for Davenport Parks & Recreation Exclusive Soft Drink Pouring and Vending Rights. [All Wards]

3. Motion approving a payment to CDW-G of Chicago, Illinois, in the amount of \$54,280 for a one-year subscription of Veeam software. [All Wards]
4. Motion approving payment to Lane & Waterman, LLP of Davenport, Iowa, in the amount of \$53,890.52 for litigation services. [All Wards]

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

XX. 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.

XXI. Final Comments from Council Members and the Mayor

XXII. Adjourn