

City of Davenport, Iowa
City Council Meeting Minutes
Wednesday, May 13, 2026

The City Council of Davenport, Iowa, met in regular session on Wednesday, May 13, 2026, at 5:30 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa, with Mayor Gordon presiding and all Aldermen present: R. Dunn, Vasquez, Holloway*, Lienen, Gripp, Newton, Blunk, T. Dunn, Jobgen, and Burkholder.

* *Via Teams*

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderman Jobgen

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

APPROVED

Approval of the City Council Meeting minutes for April 22, 2026.

VI. City Administrator Update

VII. Report on Committee of the Whole

APPROVED

A motion to correct the May 6, 2026, Committee of the Whole Report to reflect that Aldermen Rick Dunn and Tim Dunn left the Executive Session at 6:27 p.m. and returned at 6:57 p.m. was moved by Alderman Gripp and seconded by Alderwoman Newton. Upon the roll being called, all Aldermen present voted aye, and the correction was approved.

Approval of the Report on Committee of the Whole for May 6, 2026.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, May 6, 2026 -- The Davenport City Council met in Committee of the Whole at 5:30 p.m. with Mayor Gordon presiding. The Council observed a moment of silence. Pledge of Allegiance led by Alderman T. Dunn. Upon the roll being called, all Aldermen were present: R. Dunn, Vasquez, Holloway*, Lienen, Gripp, Newton, Blunk, T. Dunn, Jobgen, and Burkholder.

* *Via Teams*

The following Public Hearings were held: **Community Development:** 1. on the proposed conveyance of vacated Palmer Drive between Brady Street and Perry Street and the southern 60 feet of the 20-foot wide alley located in Outlot 20 of LeClaire's 2nd Addition to Palmer College of Chiropractic, Petitioner; and 2. on the proposed conveyance of vacated East 10th Street between Perry Street and Pershing Avenue and the adjacent alleys located north and south of East 10th Street in Outlots 30 and 31 of LeClaire's 2nd Addition to Palmer College of Chiropractic, Petitioner. **Public Works:** 1. on the plans, specifications, form of contract, and estimate of cost for the Pine Street (West 63rd Street to West 67th Street) Sanitary Sewer Extension Project, CIP #30067; 2. on the plans, specifications, form of contract, and estimate of cost for the Western Avenue (West 28 1/2 Street to West 31st Street) Reconstruction Project, CIP #35062; 3. on the plans, specifications, form of contract, and estimate of cost for the 2026 Manhole and Sewer Rehabilitation Project, CIP #30066; 4. on the plans, specifications, form of contract, and estimate of cost for Howell Street Lift Station Project, CIP #33054; and 5.

on the proposed Resolution of Necessity FY 2026 Streambank Stabilization Cost-Share Program Project at 1030 Meadowview Lane.

The following Proclamations were issued: 1. Military Appreciation Week | May 10-16, 2026, and 2. National Police Week | May 10-16, 2026, and Peace Officer Memorial Day | May 15, 2026, **2026-188**.

The following Presentation was held: Central High School FAME Show Choir Champion Recognitions.

Action Items for Discussion: (The votes on all motions were by voice vote. All votes were unanimous unless specifically noted.) **Community Development:** Alderman Lienen reviewed all items listed. On motion by Alderman Gripp, seconded by Alderman Jobgen all items moved to the Consent Agenda. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderman T. Dunn, seconded by Alderwoman Burkholder all items moved to the Consent Agenda. **Public Works:** Alderman R. Dunn reviewed all items listed. On motion by Alderman Vasquez, seconded by Alderman Jobgen all items moved to the Consent Agenda. **Finance:** Alderwoman Newton reviewed the one item listed. On motion by Alderman Blunk, seconded by Alderman R. Dunn the item moved to the Consent Agenda. **Other Ordinances, Resolutions and Motions:** Alderman Gripp reviewed the two items listed. On motion by Alderwoman Newton, seconded by Alderman R. Dunn item #1, Resolution adopting the 2026-2027 City Council Strategic Priorities, moved to the Discussion Agenda and the remaining item moved to the Consent Agenda.

On motion by Alderwoman Newton, seconded by Alderman Gripp and all Aldermen present voting aye, Council recessed to Executive Session to discuss strategy with counsel in matters involving litigation pursuant to Iowa Code Section 21.5(1)(c) at **6:17 p.m.** Council reconvened in Executive Session at **6:25 p.m.** with Mayor Gordon and all Aldermen present except Holloway: Blunk, Burkholder, R. Dunn (left room at 6:27 p.m.; returned at 6:57 p.m.), T. Dunn (left room at 6:27 p.m.; returned at 6:57 p.m.), Gripp (left at 8:10 p.m.), Jobgen, Lienen, Newton, and Vasquez. Others present included Attorney Brett Marshall from Lane & Waterman (left at 7:29 p.m.), Corporation Counsel Sam Huff, City Administrator Tim Gleason, and Deputy City Clerk Brian Krup. On motion by Alderman Jobgen and seconded by Alderman Lienen, Council returned to open session at **8:26 p.m.** On motion by Alderwoman Newton and seconded by Alderman Lienen, Council adjourned at **8:26 p.m.**

VIII. Appointments, Proclamations, Etc.

A. Proclamations

ISSUED 2026-189

1. Affordable Housing Month | May 2026
2. Mental Health Awareness Month | May 2026
3. Bike Month | May 2026
4. Public Works Week | May 17-23, 2026

IX. Presentations

HELD

1. Police Officer Swearing-In Ceremony
 - Amadou Ndiaye
 - Joseph Sylvia
 - Abram Warner
 - Travis Coleman
 - Robert Clark
 - Seth Soliz

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

A motion to adopt the following Resolution was moved by Alderwoman Newton and seconded by Alderman Gripp. Upon the roll being called, all Aldermen present voted aye, and the Resolution was adopted.

1. Resolution adopting the 2026-2027 City Council Strategic Priorities. [All Wards]

ADOPTED 2026-190

XII. Approval of All Items on the Consent Agenda

A motion for approval of all items on the Consent Agenda was moved by Alderman Gripp and seconded by Alderwoman Newton. Upon the roll being called, all Aldermen present voted aye, and the Consent Agenda was approved.

1. Third Consideration: Ordinance for Case REZ26-02 being the request of Patrick Fennelly to rezone approximately 2.71 acres of property located south of Telegraph Road and east of South Utah Avenue (Parcel #S3117-05) from AG Agricultural District to R -1 Single-Family Residential District. [Ward 1]

ADOPTED 2026-191

ORDINANCE NO. **2026-191**

AN ORDINANCE FOR CASE REZ26-02 BEING THE REQUEST OF PATRICK FENNELLY TO REZONE APPROXIMATELY 2.71 ACRES OF PROPERTY LOCATED SOUTH OF TELEGRAPH ROAD AND EAST OF SOUTH UTAH AVENUE (PARCEL #S3117-05) FROM AG AGRICULTURAL DISTRICT TO R-1 SINGLEFAMILY RESIDENTIAL DISTRICT.

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

Section 1. The following described units of Scott County, Iowa real estate are hereby rezoned to "R-1 Single-Family Residential District":

Part of the northwest quarter of section 31, township 78 north, range 3 east of the 5th principal meridian, City of Davenport, Scott County, Iowa, more particularly described as follows:

Commencing at the west quarter corner of said section 31, per corner certificate 01803-96; thence north 01°30'35" west, along the west line of the northwest quarter of said section 31, a distance of 1129.84 feet; thence north 88°03'42" east, a distance of 52.42 feet to the easterly right of way of South Utah Avenue; thence north 02°57'58" east along said easterly right of way, a distance of 150.06 feet to a point that is south 50 feet and perpendicular to the north line of the south half of the northwest quarter of said section 31; thence north 87°57'50" east along a line running parallel with the said north line, a distance of 780.45 feet; thence south 01°39'49" east, a distance of 150.85 feet; thence south 88°03'42" west, a distance of 792.56 feet to the point of beginning. Said real estate contains an area of 118,113 square feet, 2.712 acres, more or less. For the purpose of the above description, the west line of the northwest quarter of section 31, has an observed bearing of north 01°30'35" west.

Section 2. At its March 17, 2026, meeting, the City Plan and Zoning Commission voted to forward Case REZ26-02 to the City Council with a recommendation for approval subject to the listed findings.

That the following findings are hereby imposed upon said rezoning:

Findings

1. The zoning map amendment is consistent with the Davenport +2035 Land Use Plan, which identifies the property as Agricultural Reserve.
2. The proposed zoning map amendment to R-1 Single Family Residential District is compatible with the zoning of nearby developed property.
3. The zoning map amendment will enable the vacant site to be developed in a manner consistent with the surrounding area.
4. The proposed amendment will not negatively impact the public health, safety, and welfare of the City.
5. Rezoning the property to R-1 Single Family Residential District does not create any nonconformities.

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 5/13/2026: Jason Gordon, Mayor; Attest: Brian Krup, Deputy City Clerk

2. First Consideration: Ordinance amending Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa, by revising the speed limit on 36th Street from Brady Street to Kimberly Road from a 35-mph speed zone to a 30-mph speed zone. [Ward 7] **MOVED TO SECOND CONSIDERATION**

3. First Consideration: Ordinance amending Schedule VI Speed Limits of Chapter 10.96 entitled "Schedules" of the Municipal Code of Davenport, Iowa, by revising the speed limit on Warren Street from 5th Street to 6th Street from a 30-mph speed zone to a 25-mph speed zone. [Ward 3] **MOVED TO SECOND CONSIDERATION**

4. Resolution approving Case F26-04 being the request of Patrick Fennelly for a final plat of Fennelly's South Utah 2nd Addition, a 1-lot subdivision on 2.71 acres located south of Telegraph Road and east of South Utah Avenue. [Ward 1] **ADOPTED 2026-192**

5. Resolution authorizing the conveyance of vacated Palmer Drive between Brady Street and Perry Street and the southern 60 feet of the 20-foot wide alley located in Outlot 20 in LeClaire's 2nd Addition to Palmer College of Chiropractic, Petitioner. [Ward 3] **ADOPTED 2026-193**

6. Resolution authorizing the conveyance of vacated East 10th Street between Perry Street and Pershing Avenue and the adjacent alleys located north and south of East 10th Street in Outlots 30 and 31 of LeClaire's 2nd Addition to Palmer College of Chiropractic, Petitioner. [Ward 3] **ADOPTED 2026-194**

7. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events. **ADOPTED 2026-195**

Quad Cities Bicycle Club; Quad Cities Criterium; Village of East Davenport; 5:00 a.m. - 9:00 p.m. Monday, May 25, 2026; **Closures**: Mound Street from East 11th Street to East 12th Street; East 12th Street/Fulton Avenue from Mound Street to Glenwood Avenue; Glenwood Avenue from Fulton Avenue to Hillcrest Avenue; Hillcrest Avenue from Glenwood Avenue to River Street; East 11th Street from Mound Street to River Street. [Ward 5]

Village of East Davenport Business Association; Village Hops; Village of East Davenport; 11:00 a.m. - 8:00 p.m. Saturday, June 13, 2026; **Closures**: East 11th Street from Mound Street to Jersey Ridge Road; Christie Street from East 11th Street north to the alley. [Ward 5]

Top-Notch Productions, Inc; Riverfront Pops 2026; LeClaire Park | 400 Beiderbecke Drive; 8:00 a.m. Wednesday, August 19, 2026 - 5:00 p.m. Sunday, August 23, 2026; **Closures**: Ripley and Harrison Streets south of River Drive. [Ward 3]

8. Resolution accepting work completed under the Flood Mitigation | River Drive from Carey Avenue to East 3rd Street Project by Langman Construction, Inc of Rock Island, Illinois, in the amount of \$3,782,157.93, ARP #14. [Ward 3] **ADOPTED 2026-196**
9. Resolution accepting work completed under the Davenport Police Station Water Mitigation Project by Bill Bruce Builders, Inc of Eldridge, Iowa, in the amount of \$779,239.72, CIP #23085. [Ward 3] **ADOPTED 2026-197**
10. Resolution accepting work completed under the Newberry Street (Lincoln Court to North Pine Street) Reconstruction Project by N.J. Miller of Bettendorf, Iowa, in the amount of \$367,215.80, CIP #35062. [Ward 3] **ADOPTED 2026-198**
11. Resolution accepting work completed under the FY 2025 Contract Sewer Repair Program by JC Dillon, Inc of Davenport, Iowa, in the amount of \$304,729.68, CIP #30064 and #33001. [All Wards] **ADOPTED 2026-199**
12. Resolution approving Change Order #1 in the amount of \$350,410.60 to Canadian Pacific Kansas City (CPKC) Railway for the crossings at Oneida, Carey, Pershing, and Harrison within the Riverfront Quiet Zone Project, CIP #ARP12. [Ward 3] **ADOPTED 2026-200**
13. Resolution approving Change Order #1 in the amount of \$108,900 to Stanley Consultants, Inc of Muscatine, Iowa, for the Water Pollution Control Plant Digester Improvements Project, CIP #39017. [Ward 1] **ADOPTED 2026-201**
14. Resolution awarding a contract for the Middle Road (East Street to Forest Road) Mill and Overlay Project to Manatts Inc – Eastern Iowa Division of Camanche, Iowa, in the amount of \$461,743.70, CIP #35062. [Wards 5 & 6] **ADOPTED 2026-202**
15. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Pine Street (West 63rd Street to West 67th Street) Sanitary Sewer Extension Project, CIP #30067. [Ward 8] **ADOPTED 2026-203**
16. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Western Avenue (West 28 1/2 Street to West 31st Street) Reconstruction Project, CIP #35062. [Ward 7] **ADOPTED 2026-204**
17. Resolution approving the plans, specifications, form of contract, and estimate of cost for the 2026 Manhole and Sewer Rehabilitation Project, CIP #30066. [Wards 2, 7, & 8] **ADOPTED 2026-205**
18. Resolution approving the plans, specifications, form of contract, and estimate of cost for Howell Street Lift Station Project, CIP #33054. [Ward 1] **ADOPTED 2026-206**
19. Resolution approving a Federal-aid Agreement with the Iowa Department of Transportation in the amount of \$1,544,000 for the Veterans Memorial Parkway and Eastern Avenue Roundabout Project. [Ward 8] **ADOPTED 2026-207**
20. Resolution introducing the Proposed Resolution of Necessity covering the FY 2026 Streambank Stabilization Cost-Share Program Project at 1030 Meadowview Lane. [Ward 8] **ADOPTED 2026-208**

21. Resolution amending the proposed Resolution of Necessity covering the FY 2026 Streambank Stabilization Cost-Share Program Project at 1030 Meadowview Lane. [Ward 8]

ADOPTED 2026-209

22. Resolution overruling objections to the adoption of the Resolution of Necessity covering the FY 2026 Streambank Stabilization Cost-Share Program Project at 1030 Meadowview Lane. [Ward 8]

ADOPTED 2026-210

23. Resolution adopting the Resolution of Necessity covering the FY 2026 Streambank Stabilization Cost-Share Program Project at 1030 Meadowview Lane. [Ward 8]

ADOPTED 2026-211

24. Resolution approving and adopting the preliminary plans and specifications and plat and schedule covering the FY 2026 Streambank Stabilization Cost-Share Program Project at 1030 Meadowview Lane. [Ward 8]

ADOPTED 2026-212

25. Resolution ordering preparation of detailed plans, specifications, notice of hearing, and publication of notice of hearing covering the FY 2026 Streambank Stabilization Cost-Share Program Project at 1030 Meadowview Lane. [Ward 8]

ADOPTED 2026-213

26. Resolution amending the FY 2026 Operating and Capital Improvement Budgets. [All Wards]

ADOPTED 2026-214

27. Resolution approving a Settlement Agreement and authorizing payment in the amount of \$100,000 to legal counsel for Case No. LACE135222. [All Wards]

ADOPTED 2026-215

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

PASSED 2026-216

Village of Davenport Business Association; Village Hops; Village of East Davenport; 2:00 p.m. - 6:00 p.m. Saturday, June 13, 2026; Outdoor music/band, over 50 dBA. [Ward 5]

The Meat Market; Annual Kick-Off to Summer Bash; 1629 Washington Street; 2:00 p.m. - 5:00 p.m. Saturday, June 27, 2026; Outdoor music/band, over 50 dBA. [Ward 4]

German American Heritage Center and Museum; Best of the Wurst; 712 West 2nd Street; 12:00 p.m. - 4:00 p.m. Sunday, July 12, 2026; Outdoor music/band, over 50 dBA. [Ward 3]

Top-Notch Productions, Inc; Riverfront Pops 2026; LeClaire Park | 400 Beiderbecke Drive; 9:00 a.m. - approximately 9:45 p.m. Saturday, August 22, 2026; Outdoor music, over 50 dBA. [Ward 3]

29. Motion approving beer and liquor license applications.

PASSED 2026-217

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

Ward 3

Lozo's (Dochterman, Ashlyn) – 246 West 3rd Street – New License – License Type: Class C Liquor (On-Premises)

Mac's Tavern (Failte, Inc) – 316 West 3rd Street – Temporary Extended Outdoor Area June 6-7 – License Type: Class C Liquor (On-Premises)

Daiquiri Factory (Daq Fac, LLC) – 303 West 3rd Street - Temporary Outdoor Area June 6-7 – License Type: Class C Liquor (On-Premises)

River Music Experience (Common Chord) - 121 West 2nd Street – Temporary Outdoor Area June-August 8 - License Type: Class C Liquor (On-Premises)

Ward 4

The Putnam (Putnam Museum and Science Center) Temporary Outdoor Area May 29-June 1 – License Type: Class C Liquor (On-Premises)

Ward 5

Grilled Cheese Bar (Grilled Cheese Bar, LLC) – 1019 Mound Street #101 – New License/Owners – License Type: Class C Liquor (On-Premises)

Village East Davenport (Wide River Winery, LLC) - 1128 Mound Street – Temporary Event with Outdoor Area - License Type: Class C Native Wine (On-Premises)

Ward 6

The Gypsy Highway Bar and Grill (The Gypsy Highway Corp) – 5320 Corporate Park Drive – Temporary Event with Outdoor Area May 27-31, June 10-14, July 22-26, August 19-23 – License Type: Class C Liquor (On-Premises)

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

Ward 2

Hickory Creek Event Center (Chariot, LLC) - 3504 Hickory Grove Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Rudy's Tacos (K & J 2024, Inc) - 3502 West Kimberly Road - License Type: Class C Liquor (On-Premises)

Hawkeye Sports Bar & Grill (Ortiz Holdings, LLC) - 4646 Cheyenne Avenue – Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 3

Duck City Delicatessen & Bistro (Moskowitz Llewellyn Restaurant Systems, Inc) – 115 East 3rd Street - License Type: Class C Liquor (On-Premises)

Ward 5

Rudy's Tacos (Larosa S A, Inc) - 2214 East 11th Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 6

Portillo's Hot Dogs (Portillo's Hot Dogs, LLC) - 2741 East 53rd Street - Outdoor Area - License Type: Special Class C Beer/wine (On-Premises)

QC Marts (Bethany Enterprises, Inc) - 2845 East 53rd Street - License Type: Class B Beer/Wine (Carry-Out)

Red Robin America's Gourmet Burgers & Spirits (Red Robin International, Inc) – 3903 East 53rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Sam's Club #8238 (Sam's West, Inc) - 3887 Elmore Avenue - License Type: Class E Liquor (Carry-Out)

Ward 7

Olive Garden Italian Restaurant #1144 (GMRI, Inc) - 330 West Kimberly Road - License Type: Class C Liquor (On-Premises)

Ward 8

Girl + Food by Café Fresh (Girl + Food, LLC) - 5345 Belle Avenue - Outdoor Area - License Type: Class C Liquor (On-Premises)

30. Motion awarding a contract for acquisition services for the South Concord Railroad Grade Separation Project to JCG Land Services, Inc of Ames, Iowa, for an amount not to exceed \$64,005, CIP #21013. [Ward 1] **PASSED 2026-218**

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

XV. Final Comments from Council Members and the Mayor

XVI. Executive Session

A motion to go into Executive Session to discuss a real estate transaction pursuant to Iowa Code Section 21.5(1)(j) was made by Alderwoman Newton and seconded by Alderman Gripp. Upon the roll being called, all Aldermen present voted aye, and Council recessed to Executive Session at **6:38 p.m.** Council reconvened in Executive Session at **6:44 p.m.** with Mayor Gordon and all Aldermen present except Holloway: Blunk, Burkholder, R. Dunn (left room at 7:42 p.m.; returned at 7:43 p.m.), T. Dunn, Gripp, Jobgen, Lienen, Newton, and Vasquez. Others present included Assistant City Administrator Nicole Gleason, Corporation Counsel Sam Huff, CFO Basia Gerlach, Development and Planning Administrator Laura Berkley (left at 7:07 p.m.), and Deputy City Clerk Brian Krup. On motion by Alderman Gripp and seconded by Alderman Jobgen, Council returned to open session at **7:59 p.m.** On motion by Alderwoman Newton and seconded by Alderwoman Burkholder, Council adjourned at **8:00 p.m.**

Brian Krup
Deputy City Clerk