

City of Davenport, Iowa
City Council Meeting Minutes
Wednesday, March 11, 2026

The City Council of Davenport, Iowa, met in regular session on Wednesday, March 11, 2026, at 5:31 p.m. in the Council Chambers at Davenport City Hall, 226 West 4th Street, Davenport, Iowa, with Mayor Gordon presiding and all Aldermen present except Gripp (*In person*: R. Dunn, Vasquez, Holloway, Newton, Blunk, T. Dunn, Jobgen, and Burkholder; *Virtual*: Lienen).

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderwoman Burkholder

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

APPROVED

Approval of the City Council Meeting minutes for February 25, 2026.

VI. City Administrator Update

VII. Report on Committee of the Whole

APPROVED

Approval of the Report on Committee of the Whole for March 4, 2026.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, March 4, 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 Jobgen. Upon the roll being called, all Aldermen were present (*In person*: R. Dunn, Vasquez, Holloway, Lienen, Newton, Blunk, T. Dunn, Jobgen, and Burkholder; *Virtual*: Gripp).

The following Public Hearings were held: **Community Development**: 1. 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; 2. 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; 3. 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; and 4. 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. **Public Works**: 1. 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; 2. on the plans, specifications, form of contract, and estimate of cost for the Riverfront Quiet Zone (City Right-of-Way) Improvements project, CIP #ARP12; 3. on the plans, specifications, form of contract, and estimate of cost for the PROTECT | 2nd and Gaines Flood Mitigation project, CIP#35067; and 4. 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.

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. A motion to amend item #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, to change wholesale establishment from a permitted use to a special use in the C-3 Zoning District was moved by Alderman Holloway and seconded by Alderwoman Newton. Upon the roll being called, all Aldermen present voted aye and the amendment was approved. On motion by Alderman Holloway, seconded by Alderman Jobgen items #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; #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; #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; #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; and #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, moved to the Discussion Agenda and all other items moved to the Consent Agenda. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderman T. Dunn, seconded by Alderwoman Newton all items moved to the Consent Agenda. **Public Works:** Alderman R. Dunn reviewed all items listed. On motion by Alderman Vasquez, seconded by Alderwoman Newton all items moved to the Consent Agenda. **Finance:** There were no items on the Finance agenda. **Other Ordinances, Resolutions and Motions:** Alderwoman Newton reviewed the two items listed. On motion by Alderman Blunk, seconded by Alderman Jobgen both items moved to the Consent Agenda.

Council adjourned at **6:41 p.m.**

VIII. Appointments, Proclamations, Etc.

A. Appointments

APPROVED 2026-96

1. Quad City Garage Policy Group

-Jeff Wolf, Transit Operations Supervisor

IX. Presentations

HELD

1. Art in City Hall Recognition

X. Petitions and Communications from Council Members and the Mayor

XI. Individual Approval of Items on the Discussion Agenda

1. *On motion by Alderman Jobgen, seconded by Alderman Holloway and all Aldermen present voting aye, the Ordinance was adopted.*

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 special use in the C-3 zoning district and add principal use standards for wholesale establishment. [All Wards]

ADOPTED 2026-97

ORDINANCE NO. **2026-97**

AN ORDINANCE FOR CASE ORD25-03 BEING THE REQUEST OF LEVERAGED HOLDINGS LLC TO AMEND CHAPTER 17.08 ENTITLED "USES" OF THE MUNICIPAL CODE OF DAVENPORT, IOWA, TO ALLOW WHOLESALE ESTABLISHMENT AS A SPECIAL USE IN THE C-3 ZONING DISTRICT AND ADD PRINCIPAL USE STANDARDS FOR WHOLESALE ESTABLISHMENT.

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

Section 1. That Section 17.08.020 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to add "Wholesale Establishment" as a special use in the C-3 zoning district on Table 17.08-1: Use Matrix.

Section 2. That Section 17.08.030 of the Municipal Code of Davenport, Iowa, be and the same is hereby amended to add a new subsection EE, with all subsequent subsections re-lettered accordingly, and to update the Use Standard column of Table 17.08-1 in Section 17.08.020 to reflect this change.

EE. Wholesale Establishment

1. The principal use and any associated accessory uses shall not emit any dust, odors, gases, or pollution and shall not emit excessive noise or vibrations.
2. The storage of aggregate materials shall be prohibited.
3. The following additional standards apply to all outdoor storage:
 - a. The storage area must be completely enclosed by a solid fence or wall a minimum of six feet in height including ingress and egress.
 - b. Fences or walls shall meet principal use setback requirements.
 - c. Outdoor storage of any kind is prohibited outside the fence or wall.

Section 3. At the March 4, 2026, Committee of the Whole Meeting, the City Council approved an amendment to the Ordinance changing wholesale establishment from a permitted use to a special use in the C-3 zoning district.

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 3/11/2026: Jason Gordon, Mayor; Attest: Brian Krup, Deputy City Clerk

2. On motion by Alderwoman Newton, seconded by Alderman Holloway and all Aldermen present voting aye, the Ordinance moved to second consideration.

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]

MOVED TO SECOND CONSIDERATION

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

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]

MOVED TO SECOND CONSIDERATION

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

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]

MOVED TO SECOND CONSIDERATION

5. *On motion by Alderwoman Newton, seconded by Alderman R. Dunn and all Aldermen present voting aye, the Ordinance moved to second consideration.*

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] **MOVED TO SECOND CONSIDERATION**

XII. Approval of All Items on the Consent Agenda

On motion by Alderwoman Newton, seconded by Alderman R. Dunn and all Aldermen present voting aye except Alderman Vasquez, the Consent Agenda was approved as follows.

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]

MOVED TO THIRD CONSIDERATION

2. 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]

ADOPTED 2026-98

3. 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]

ADOPTED 2026-99

4. Resolution approving street, lane, and public ground closure requests on the listed dates and times for outdoor events.

ADOPTED 2026-100

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]

5. 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]

ADOPTED 2026-101

6. 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]

ADOPTED 2026-102

7. 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]

ADOPTED 2026-103

8. 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] **ADOPTED 2026-104**

9. 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] **ADOPTED 2026-105**

10. 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] **ADOPTED 2026-106**

11. 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] **ADOPTED 2026-107**

12. 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] **ADOPTED 2026-108**

13. 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] **ADOPTED 2026-109**

14. Resolution amending the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5] **ADOPTED 2026-110**

15. Resolution overruling objections for the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5] **ADOPTED 2026-111**

16. Resolution adopting the Resolution of Necessity covering the 2026 Alley Cost Share Program, CIP #35038. [Wards 4 & 5] **ADOPTED 2026-112**

17. 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] **ADOPTED 2026-113**

18. 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] **ADOPTED 2026-114**

19. Resolution approving a cost-share and reimbursement agreement with the Iowa Department of Transportation for three projects on Kimberly Road. [Wards 2, 6, & 7] **ADOPTED 2026-115**

20. Resolution approving ten 2026 Open Prairie/Forest Cover property tax exemptions. [Wards 1, 2, 6, 7, & 8] **ADOPTED 2026-116**

21. 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] **ADOPTED 2026-117**

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

PASSED 2026-118

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]

23. Motion approving beer and liquor license applications.

PASSED 2026-119

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)

24. Motion determining property values for the FY 2026 Streambank Stabilization Cost-Share Program project at 1030 Meadowview Lane. [Ward 8] **PASSED 2026-120**

25. Motion approving the purchase of one Ford F-250 pickup truck chassis in the amount of \$43,725 from Stivers Ford of Waukeg, 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] **PASSED 2026-121**

XIII. Other Ordinances, Resolutions and Motions

XIV. Public with Business

XV. Final Comments from Council Members and the Mayor

XVI. Adjourn **6:12 p.m.**

Brian Krup
Deputy City Clerk