

City of Davenport, Iowa
City Council Meeting Minutes
Wednesday, August 12, 2026

The City Council of Davenport, Iowa, met in regular session on Wednesday, August 12, 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.

I. Moment of Silence

II. Pledge of Allegiance | Led by Alderman R. Dunn

III. Roll Call

IV. Meeting Protocol and Decorum

V. Approval of Minutes

APPROVED

A motion for approval of the City Council Meeting minutes for July 22, 2026, was moved by Alderman Gripp and seconded by Alderman Jobgen. Upon a voice vote, all votes cast were aye, and the minutes were approved.

VI. City Administrator Update

VII. Report on Committee of the Whole

APPROVED

A motion for approval of the Report on Committee of the Whole for August 5, 2026, was moved by Alderman Gripp and seconded by Alderman Jobgen. Upon a voice vote, all votes cast were aye, and the report was approved.

CITY HALL, 226 WEST 4TH STREET, COUNCIL CHAMBERS, Davenport, Iowa, Wednesday, August 5, 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 Alderwoman Burkholder. 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. Alderman Lienen opened the Public Hearing on the proposed additions to the Davenport 2026 Urban Revitalization Area Plan. A motion to close the Public Hearing was moved by Alderman Lienen and seconded by Alderman Jobgen. Upon a voice vote, all votes cast were aye. Alderman Gripp, who was attending via Teams, did not cast a vote. The Public Hearing was closed. **Public Works:** 1. Alderman R. Dunn opened the Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Goose Creek Park Environmental Restoration Project, CIP #33060. A motion to close the Public Hearing was moved by Alderman R. Dunn and seconded by Alderwoman Burkholder. Upon a voice vote, all votes cast were aye. Alderman Gripp, who was attending via Teams, did not cast a vote. The Public Hearing was closed. 2. Alderman R. Dunn opened the Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Goose Creek Park Water Quality Initiative (WQI) Project, CIP #33060. A motion to close the Public Hearing was moved by Alderman R. Dunn and seconded by Alderman Lienen. Upon a voice vote, all votes cast were aye. Alderman Gripp, who was attending via Teams, did not cast a vote. The Public Hearing was closed. 3. Alderman R. Dunn opened the Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Eastern Avenue Widening and Signal Modification Project, CIP #35061. A motion to close the Public Hearing was moved by Alderman R. Dunn and seconded by Alderwoman Burkholder. Upon a voice vote, all votes cast were aye. Alderman Gripp, who was attending via Teams, did not cast a vote. The Public Hearing was closed.

The following Presentation was held: Youth Recognition | Assumption High School Class 3A State Baseball Champions.

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 Holloway, seconded by Alderman R. Dunn, all items were referred to the Consent Agenda. Upon a voice vote, all votes cast were aye. Alderman Gripp, who was attending via Teams, did not cast a vote. **Public Safety:** Alderman Jobgen reviewed all items listed. On motion by Alderman T. Dunn, seconded by Alderwoman Burkholder, all items were referred to the Consent Agenda. Upon a voice vote, all votes cast were aye. Alderman Gripp, who was attending via Teams, did not cast a vote. **Public Works:** Alderman R. Dunn reviewed all items listed. On motion by Alderman Vasquez, seconded by Alderman Lienen, all items were referred to the Consent Agenda. Upon a voice vote, all votes cast were aye. Alderman Gripp, who was attending via Teams, did not cast a vote. **Finance:** Alderwoman Newton reviewed the one item listed. On motion by Alderman Blunk, seconded by Alderwoman Burkholder, the item was referred to the Consent Agenda. Upon a voice vote, all votes cast were aye. Alderman Gripp, who was attending via Teams, did not cast a vote. **Other Ordinances, Resolutions and Motions:** A motion for suspension of the rules to add the street closures and a fireworks noise variance for the rescheduled Red, White & BOOM! on August 15, 2026, to the Public Safety agenda was moved by Alderman Jobgen and seconded by Alderwoman Newton. Upon the roll being called, all Aldermen present voted aye, and the motion carried. A motion to amend the street closures to add Pershing Avenue from River Drive to East 2nd Street beginning at 8:00 p.m. was moved by Alderman Jobgen and seconded by Alderwoman Newton. Upon the roll being called, all Aldermen present voted aye, and the amendment was approved. On motion by Alderwoman Newton, seconded by Alderwoman Burkholder, both items were referred to the Consent Agenda. Upon a voice vote, all votes cast were aye. Alderman Gripp, who was attending via Teams, did not cast a vote.

A motion to adjourn was moved by Alderwoman Newton and seconded by Alderman R. Dunn. Upon a voice vote, all votes cast were aye. Alderman Gripp, who was attending via Teams, did not cast a vote. Council adjourned at **6:08 p.m.**

VIII. Appointments, Proclamations, Etc.

A. Appointments

APPROVED 2026-344

A motion for approval of the following appointment was moved by Alderman R. Dunn and seconded by Alderman Gripp. Upon a voice vote, all votes cast were aye, and the appointment was approved.

1. Library Board of Trustees
-Kathleen Bates (new appointment)

IX. Petitions and Communications from Council Members and the Mayor

X. Individual Approval of Items on the Discussion Agenda

XI. Approval of All Items on the Consent Agenda

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

1. Third Consideration: Ordinance for Case REZ26-05 being the request of Rooted Counseling Center, PLLC to rezone 2721 North Harrison Street from R-4C Single-Family and Two-Family Central Residential District to C-T Commercial Transitional District. [Ward 7]

ADOPTED 2026-345

ORDINANCE NO. **2026-345**

AN ORDINANCE FOR CASE REZ26-05 BEING THE REQUEST OF ROOTED COUNSELING CENTER, PLLC TO REZONE 2721 NORTH HARRISON STREET FROM R-4C SINGLE-FAMILY AND TWO-FAMILY CENTRAL RESIDENTIAL DISTRICT TO C-T COMMERCIAL TRANSITIONAL ZONING 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 "C-T Commercial Transitional Zoning District."

Lot 4 in Block 17 in James Grant's Subdivision of a part of the N.E. 1/4 of Sec. 23 and part of the N.W. 1/4 of Sec. 24 in Twp. 78 N., Rng. 3 East of the 5th P.M., in the City of Davenport, Scott County, Iowa. Commonly known as: 2721 Harrison Street, Davenport, IA 52803, Parcel B0023-05.

Section 2. 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 Residential General and Urban Corridor.
2. The proposed zoning map amendment to C-T Commercial Transitional District is compatible with the zoning of nearby property.
3. The request maintains compatibility with the established neighborhood character.
4. The proposed zoning map amendment promotes the public health, safety, and welfare of the City.
5. The proposed map amendment creates minor nonconformities.

Section 3. At its June 16, 2026, meeting, the Plan and Zoning Commission voted to forward Case REZ26-05 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 8/12/2026: Jason Gordon, Mayor; Attest: Brian Krup, Deputy City Clerk

2. Resolution approving an amendment to the Lease Agreement with BZE Holdings, Inc., d/b/a Boozie's Bar & Grill, at the Freight House to revise Article 1, "Premises." [Ward 3]

ADOPTED 2026-346

3. Resolution establishing the date and time for the annual Halloween Parade as Sunday, October 25, 2026, at 2:00 p.m., and the date and time for trick-or-treating as Saturday, October 31, 2026, from 5:30 p.m. to 7:30 p.m. [All Wards]

ADOPTED 2026-347

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

ADOPTED 2026-348

Third Missionary Baptist Church; Community Block Fest; 222 West 14th Street; 9:00 a.m. - 6:00 p.m. Saturday, August 15, 2026; **Closure:** West 14th Street from Harrison Street to Main Street. [Ward 5]

City of Davenport and Downtown Davenport Partnership; Red, White and Boom!; LeClaire Park | 400 Beiderbecke Drive; 5:00 p.m. - 11:00 p.m. Saturday, August 15, 2026; **Closures:** (starting at 5:00 p.m.) Marquette and Gaines Streets south of River Drive with limited access to Ripley Street and Harrison Street; (starting at approximately 8:00 p.m.) River Drive between

4th Street and Marquette Street; Main, Harrison, Brown, Warren, and Myrtle Streets between River Drive and 2nd Street; Harrison Street south of the intersection at 4th Street; Pershing Avenue between River Drive and East 2nd Street. [Ward 3]

Davenport Community School District; High School Football Games; Roger Craig Stadium | 3603 North Brady Street; 3:45 p.m. - 9:00 p.m. various dates August 2026 through October 2026 (see attached schedule); **Closure:** East 36th Street from Brady Street to Davenport Avenue. [Ward 7]

Soul Ties; One-Year Anniversary Celebration; 118 East 4th Street; 3:00 p.m. Friday, August 28, 2026, through 6:00 p.m. Saturday, August 29, 2026; **Closure:** East 5th Street from Brady Street to Perry Street; Perry Street from East 4th Street to East 5th Street. [Ward 3]

5. Resolution accepting work completed under the Freight House Window and Door Replacement Project by Bi-State Masonry, Inc. of Rock Island, Illinois, in the amount of \$779,532.27, CIP #23091. [Ward 3] **ADOPTED 2026-349**

6. Resolution accepting work completed under the 2025 Residential Alley Program by Langman Construction, Inc of Rock Island, Illinois, in the amount of \$518,820, CIP #35038. [Ward 5] **ADOPTED 2026-350**

7. Resolution accepting work completed under the Glaspell Street Rehabilitation Project by CDMI Concrete Contractors, Inc. of Port Byron, Illinois, in the amount of \$283,985.65, CIP #35062. [Ward 1] **ADOPTED 2026-351**

8. Resolution approving an amendment to the engineering services contract for the Water Pollution Control Plant Blower Replacement Project with H.R. Green, Inc. of Cedar Rapids, Iowa, increasing the contract amount by \$90,800. [Ward 1] **ADOPTED 2026-352**

9. Resolution approving Change Order #5 in the amount of \$63,671 to Petersen Plumbing & Heating of Davenport, Iowa, for the 2024 Sewer Lateral Repair Program, CIP #30062. [All Wards] **ADOPTED 2026-353**

10. Resolution approving Change Order #1 in the amount of \$50,919.70 to Langman Construction, Inc of Rock Island, Illinois, for the Duck Creek Park Court Improvements Project, CIP #64101. [Ward 6] **ADOPTED 2026-354**

11. Resolution awarding a contract for the 2026 Neighborhood Streets Preservation Program – Package A (Sealcoat) to Langman Construction, Inc. of Rock Island, Illinois, in the amount of \$245,985, CIP #35062. [Wards 1 & 2] **ADOPTED 2026-355**

12. Resolution awarding a contract for the Annie Wittenmyer Utility Separation | Civil Site Upgrades Project to Petersen Plumbing & Heating of Davenport, Iowa, in the amount of \$65,752.50, CIP #64130. [Ward 5] **ADOPTED 2026-356**

13. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Goose Creek Park Environmental Restoration Project, CIP #33061. [Ward 8] **ADOPTED 2026-357**

14. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Goose Creek Park Water Quality Initiative (WQI) Project, CIP #33060. [Ward 8]

ADOPTED 2026-358

15. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Eastern Avenue Widening and Signal Modification Project, CIP #35061. [Ward 5]

ADOPTED 2026-359

16. Resolution approving a grant agreement with the Iowa Department of Transportation for an amount up to \$549,256 for the South Clark Street Bridge (South) Over Black Hawk Creek Replacement Project. [Ward 1]

ADOPTED 2026-360

17. Resolution approving a grant agreement with the Great Outdoors Foundation for an amount up to \$125,000 for the Goose Creek Park Environmental Restoration Project and authorizing the Public Works Director/Assistant City Administrator or designee to execute necessary documents. [Ward 8]

ADOPTED 2026-361

18. Resolution authorizing submission of a grant application to the Iowa Department of Transportation's Traffic Safety Improvement Program for financial assistance with improvements to traffic signals along Kimberly Road between Elsie Avenue and Elmore Avenue. [Wards 2, 6, & 7]

ADOPTED 2026-362

19. Resolution authorizing submission of a grant application to the Iowa Department of Transportation's Traffic Safety Improvement Program for financial assistance to install an over-height warning system on Kirkwood Boulevard at the railroad bridge near Mound Street. [Ward 5]

ADOPTED 2026-363

20. Resolution approving the purchase of one 2026 Larue D30 snow blower attachment from MacQueen Equipment of Des Moines, Iowa, in the amount of \$198,072.69 using Sourcewell contract #062222-JAL. [All Wards]

ADOPTED 2026-364

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

PASSED 2026-365

Third Missionary Baptist Church; Community Block Fest; 222 West 14th Street; 9:00 a.m. - 5:00 p.m. Saturday, August 15, 2026; Outdoor music, over 50 dBA. [Ward 5]

Gypsy Highway; Live Music on the Patio; 2606 West Locust Street; 7:00 p.m. - 11:00 p.m. Saturdays through the end of October; 6:00 p.m. - 9:00 p.m. Wednesday, August 19, 2026; 4:00 p.m. - 7:00 p.m. Sunday, August 30, 2026; and 4:00 p.m. - 7:00 p.m. occasional Sundays through the end of October; Outdoor music/band, over 50 dBA. [Ward 4]

City of Davenport and Downtown Davenport Partnership; Red, White and Boom!; LeClaire Park | 400 Beiderbecke Drive; approximately 9:30 p.m. for 25-30 minutes on Saturday, August 15, 2026; Fireworks, over 50 dBA. [Ward 3]

J&M Displays; Riverfront Pops Fireworks; LeClaire Park | 400 Beiderbecke Drive; beginning after the concert between 9:30 p.m. and 9:45 p.m. for 20-25 minutes Saturday, August 22, 2026; Fireworks, over 50 dBA. [Ward 3]

Soul Ties; One-Year Anniversary Celebration; 100 block of East 5th Street; 5:00 p.m. - 11:00 p.m. Friday, August 28, 2026, and 11:00 a.m. - 4:00 p.m. Saturday, August 29, 2026; Outdoor music/band, over 50 dBA. [Ward 3]

22. Motion approving beer and liquor license applications.

PASSED 2026-366

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

Ward 3

Front Street Brewery (Front Street Brewery, Inc) - 119 East 3rd Street – Temporary Outdoor Event August 13-17 - License Type: Class C Liquor (On-Premises)

Great River Brewery (AFS GRB BrewCo Davenport, LLC) - 400 Beiderbecke Drive – Temporary Outdoor Event August 22nd – License Type: Class C Liquor (On-Premises)

Jerry's (Jerry's, LLC) – 400 Beiderbecke Drive – Temporary Outdoor Event August 22nd – License Type: Class C Liquor (On-Premises)

Ward 7

Hooters of Davenport (PWW Davenport, LLC) – 110 East Kimberly Road – New Owners/License with Outdoor Area – License Type: Class C Liquor (On-Premises)

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

Ward 1

Casey's #2077 (Casey's Marketing Company) - 3700 West Locust Street – License Type: Class B Beer/Wine (Carry-Out)

Ward 3

M Lounge (Alleyah, LLC) - 217 Brady Street - License Type: Class C Liquor (On-Premises)

Moti's Food (QC Diner, LLC) - 1717 West 3rd Street - License Type: Class E Liquor (Carry-Out)

Soulties (Strictly Good Eats) - 118 East 4th Street - License Type: Class C Liquor (On-Premises)

Ward 6

Holiday Inn & Suites / J-Bar (HOA Hotels, LLC) - 4215 Elmore Avenue - Outdoor Area - License Type: Class C Liquor (On-Premises)

Kimberly Mart (Pak Foods, Inc) - 1714 East Kimberly Road - License Type: Class E Liquor (Carry-Out)

Ward 7

Van's Pizza Pub and Grill (Reedcan, LLC) - 3333 North Harrison Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

Bowlmor Lanes (Davenport Bowlers, Inc) - 2952 Brady Street - License Type: Class C Liquor (On-Premises)

23. Motion awarding a contract for acquisition consultant services for Phase II of the Water Pollution Control Plant Flood Mitigation Project, Northern Levee System, to JCG Land Services, Inc. of Ames, Iowa, in the amount of \$66,829, CIP #39012. [Ward 1] **PASSED 2026-367**

24. Motion approving the purchase and installation of an HVAC control system from Environmental Control Solutions, Inc. of Cedar Rapids, Iowa, in the amount of \$69,995 using OMNIA Partners contract #159051. [Ward 7] **PASSED 2026-368**

25. Motion approving a payment to the Bi-State State Regional Commission in the amount of \$59,722 for FY 2027 membership dues. [All Wards] **PASSED 2026-369**

XII. Other Ordinances, Resolutions and Motions

A motion for suspension of the rules to add the item listed below was moved by Alderman Jobgen and seconded by Alderman Gripp. Upon the roll being called, all Aldermen present voted aye except Aldermen Jobgen and Gripp, who voted nay, and the motion to suspend the rules carried.

Passage of the Motion was moved by Alderwoman Newton and seconded by Alderwoman Burkholder. A motion to postpone the item for one cycle was moved by Alderman Jobgen and seconded by Alderwoman Newton. Upon the roll being called, all Aldermen present voted aye. The motion to postpone carried, and the item will appear on the August 19 Committee of the Whole agenda.

1. Motion directing staff to implement Council priorities and maintain fiscal discipline. [All Wards] **POSTPONED**

XIII. Public with Business

XIV. Final Comments from Council Members and the Mayor

XV. Adjourn

A motion to adjourn was moved by Alderwoman Newton and seconded by Alderman Gripp. Upon a voice vote, all votes cast were aye, and City Council adjourned at **7:05 p.m.**

Brian Krup
Deputy City Clerk