

COMMITTEE OF THE WHOLE MEETING

CITY OF DAVENPORT, IOWA

Wednesday, March 20, 2024; 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 recommended allocations for Year 50 (July 1, 2024 – June 30, 2025) Community Development Block Grant (CDBG) funds. [All Wards]

B. Public Works

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Garfield Park ADA Access Improvements project, CIP #64071. [Ward 5]
2. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Colony Drive (Brown Street to Gaines Street) Reconstruction project, CIP #35062. [Ward 7]
3. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Colony Drive (Western Avenue to Ripley Street) Reconstruction project, CIP #35062. [Ward 7]

C. Finance

1. Public Hearing on the plans, specifications, form of contract, and estimate of cost for the Skate Park Improvements project. [Ward 3]

VII. Petitions and Communications from Council Members and the Mayor

VIII. Action items for Discussion

COMMUNITY DEVELOPMENT

Kyle Gripp, Chair; Paul Reinartz, Vice Chair

IX. COMMUNITY DEVELOPMENT

1. Third Consideration: Ordinance for Case ORD24-01 amending Chapter 17 of the Municipal Code of Davenport, Iowa entitled "Zoning" by amending Table 17.08-1: Use Matrix to allow "Bed and Breakfast" and "Reception Facility" as a special use in the C-T Commercial Transitional Zoning District. [All Wards]
2. Third Consideration: Ordinance for Case ROW24-01 being the request of the City of Davenport to vacate a portion of unimproved Marquette Street right-of-way located south of West 76th Street. [Ward 8]
3. Third Consideration: Ordinance for Case REZ24-01 being the request of the City of Davenport to rezone approximately 31.9 acres of land at 2800 Eastern Avenue from S-IC Institutional Campus District to C-T Commercial Transitional District and establish a Planned Unit Development in accordance with the submitted Preliminary Plan. [Ward 5]
4. Resolution conditionally approving the City HOME funding application for the Carol's Village Apartments housing project in the 800 block of Harrison Street (Vera French Mental Health Center, Petitioner). [Ward 3]
5. Resolution conditionally approving the City HOME funding application for The Enclave at Sheridan housing project in the 5000 block of Sheridan Street (Commonwealth Companies, Petitioner). [Ward 7]
6. Resolution conditionally approving the City HOME funding application for the Fairmount Apartments housing project in the 4300 block of Fairmount Street (Gratus Development, Petitioner). [Ward 2]
7. Resolution conditionally approving the City HOME funding application for the Priester Building housing project at 601 Brady Street (Newbury Living, Petitioner). [Ward 3]
8. Resolution approving an Intergovernmental Agreement among the City of Moline, Illinois; the City of Rock Island, Illinois; and the City of Davenport, Iowa to complete a regional Housing Needs Assessment. [All Wards]
9. Resolution approving an Intergovernmental Agreement among the City of Moline, Illinois; the City of Rock Island, Illinois; and the City of Davenport, Iowa to complete an Analysis of Impediments to Fair Housing Choice. [All Wards]
10. Resolution setting a Public Hearing on the proposed conveyance of vacated public right-of-way, that being a part of West 43rd Street lying between El Rancho Drive and Rodeo Road (Del Vecchio, Frost, and Infante, Petitioners). [Ward 2]
11. Motion approving the allocations for Year 50 (July 1, 2024 – June 30, 2025) Community Development Block Grant (CDBG) funds and HOME Investment Partnership (HOME) funds. [All Wards]

X. Motion recommending discussion or consent for Community Development items

PUBLIC SAFETY

Ben Jobgen, Chair; Tim Dunn, Vice Chair

XI. PUBLIC SAFETY

1. 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 20, 2024; **Closures:** West 6th Street from Gaines Street to Marquette Street; Warren Street from West 5th Street to West 6th Street. [Ward 3]

Brian Doerrfeld; The Cities Spring Classic; Brady Street Stadium | 3603 North Brady Street; 7:30 a.m. - 11:00 a.m. Saturday, April 20, 2024: **Closures:** East George Washington Boulevard from Brady Street to Farnam Street; Farnam Street from East George Washington Boulevard to East 32nd Street. [Ward 5]

Cornbelt Running Club; Quad-City Times Bix 7 and Prairie Farms Quick Bix; Saturday, July 27, 2024 4:00 a.m. – 12:00 p.m. (unless otherwise noted); **Closures:** Brady Street from River Drive to Kirkwood Boulevard; Kirkwood Boulevard from Brady Street to Jersey Ridge Road; Jersey Ridge Road from Kirkwood Boulevard to Middle Road; Middle Road from Kirkwood Boulevard to McClellan Boulevard; McClellan Boulevard from Middle Road to River Drive; East 4th St from Main Street to River Drive (East 4th Street from Pershing Avenue to River Drive closed beginning at 1:00 p.m. Friday, July 26); East 3rd Street from Main Street to River Drive (East 3rd Street from Iowa Street to River Drive closed beginning at 1:00 p.m. on Friday, July 26 to set up finish line); East 2nd Street from Main Street to Perry Street; East 15th Street from Brady Street to Perry Street; Perry Street from East 15th Street to East 4th Street; LeClaire Street from East 2nd Street to East 4th Street (beginning at 11:00 a.m. on Friday, July 26); Iowa Street from East 3rd Street to East 4th Street (beginning at 1:00 p.m. Friday, July 26); River Street from McClellan Boulevard to Hillcrest Avenue. [Wards 3 & 5]

2. Motion approving beer and liquor license applications.

A. New license, new owner, temporary permit, temporary outdoor area, location transfer, etc (as noted):

Ward 3

RME Courtyard (Common Chord) - 121 West 2nd Street - Outdoor Area - Recurring Temporary License - License Type: Class C Liquor (On-Premises)

Ward 7

Assumption High School (Assumption High School) - 1020 West Central Park Avenue -

Recurring Temporary Event - License Type: Class C Liquor (On-Premises)

B. Annual license renewals (with outdoor area renewals as noted):

Ward 1

QC Marts (Bethany Enterprises, Inc) - 2747 Rockingham Road - License Type: Class C Beer (Carry-Out)

Ward 2

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

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

Las Margaritas Mexican Restaurant (Rubio Brothers, LLC) - 3559 West Kimberly Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 3

Devon's Complaint Dept (Triple Crown Whiskey Bar, LLC) - 304 East 3rd Street - Outdoor Area - License Type: Class C Liquor (On-Premises)

La Finca (La Finca, LLC) - 916 West 2nd Street - License Type: Class C Liquor (On-Premises)

Ward 4

Hy-Vee Market Cafe (Hy-Vee, Inc) - 2351 West Locust Street (Cafe Area) - License Type: Class C Liquor (On-Premises)

Wise Guys Pizza & Pub (PB&B, LLC) - 2824 West Locust Street #3a - 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)

Stadium Club (Sis, Inc) - 2828 Brady Street - License Type: Class C Liquor (On-Premises)

Ward 6

Camp McClellan Cellars (Julie Keehn) - 2302 East 11th Street - License Type: Class B

Beer/Wine (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)

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

R Bar-QCA, LLC (R Bar-QCA, LLC) - 4907 Utica Ridge Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 7

Los Portales Mexican Restaurant 2, Inc (Los Portales Mexican Restaurant 2, Inc) - 1012 East Kimberly Road - Outdoor Area - License Type: Class C Liquor (On-Premises)

Ward 8

QC Marts (Bethany Enterprises, Inc) - 6807 Northwest Boulevard - License Type: Class C Beer (Carry-Out)

XII. Motion recommending discussion or consent for Public Safety items

PUBLIC WORKS

Rick Dunn, Chair; Tim Kelly, Vice Chair

XIII. PUBLIC WORKS

1. First Consideration: Ordinance amending Chapter 12.16 entitled "Curbs" of the Municipal Code of Davenport, Iowa by eliminating sections and updating language. [All Wards]
2. First Consideration: Ordinance amending Section 13.34.130 entitled "Storm Sewers" of the Municipal Code of Davenport, Iowa by updating language for storm sewer inspections. [All Wards]
3. First Consideration: Ordinance amending Section 16.28.050 entitled "Sewers" of the Municipal Code of Davenport, Iowa by updating language for sanitary sewer inspections and sewer extensions. [All Wards]
4. Resolution accepting work completed under the Goose Creek Trail Phase II project by Midwest Concrete, Inc of Peosta, Iowa in the amount of \$1,891,393.60, CIP #28019. [Wards 7 & 8]

5. Resolution awarding a contract for the Forest Road (East Kimberly Road to East 39th Street) Reconstruction project to N.J. Miller, Inc of Bettendorf, Iowa in the amount of \$524,395.25, CIP #35062. [Ward 6]
6. Resolution awarding a contract for the Lorton Place Intersection (at Lombard Street and Lorton Avenue) Reconstruction project to Midwest Concrete, Inc of Peosta, Iowa in the amount of \$487,654.90, CIP #35062. [Ward 6]
7. Resolution awarding a contract for CY 2024 Contract Milling Program to Porter Brothers Construction of Rock Falls, Illinois in the amount of \$146,719.24, CIP #35041. [All Wards]
8. Resolution awarding the Davenport Municipal Airport 5-Year On-Call Aviation Consulting and Engineering Service Agreement to McClure Engineering Co, of Coralville, Iowa. [Ward 8]
9. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Garfield Park ADA Access Improvements, CIP #64071. [Ward 5]
10. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Colony Drive (Brown Street to Gaines Street) Reconstruction project, CIP #35062. [Ward 7]
11. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Colony Drive (Western Avenue to Ripley Street) Reconstruction project, CIP #35062. [Ward 7]
12. Resolution approving the purchase of wetland credits from Nahant Marsh in the amount of \$298,760 for the Water Pollution Control Plant and Compost Facility Flood Mitigation, Stormwater, and Effluent Pumping System project (EDA Project #06-79-06258), CIP #39012. [Ward 1]

XIV. Motion recommending discussion or consent for Public Works items

FINANCE

Jazmin Newton, Chair; Mhisho Lynch, Vice Chair

XV. FINANCE

1. Resolution setting a Public Hearing on amending the FY 2024 Operating and Capital Improvement Budgets. [All Wards]
2. Resolution setting April 10, 2024 as date for sale of General Obligation Corporate Bonds, Series 2024 and approving preliminary official statement. [All Wards]
3. Resolution adopting the CY 2024 City Administrator's Workplan. [All Wards]
4. Resolution approving the plans, specifications, form of contract, and estimate of cost for the Skate Park Improvements project. [Ward 3]

5. Resolution approving a five-year contract extension for printer maintenance services with Managed Solutions Group of Dubuque, Iowa. [All Wards]
6. Resolution approving a one-year agreement with The Humane Society of Scott County, Iowa for animal protection and shelter services. [All Wards]
7. Motion directing the City Administrator and related staff to implement an internal Animal Services Unit and negotiate any related contracts or agreements. [All Wards]

STAFF RECOMMENDS DELETION

XVI. Motion recommending discussion or consent for Finance items

XVII. PURCHASES OF \$10,000 TO \$50,000 (For Information Only)

1. Siemens Industry Inc | HVAC controls at Public Works yearly contract | Amount: \$10,927.16
2. Willett Hofmann & Associates Inc | Forest Road reconstruction design | Amount: \$11,670.77
3. Ray O'Herron Co Inc | training and duty ammunition | Amount: \$13,960
4. Hawkeye Intl Trucks Inc | remanufactured engine for T996 | Amount: \$14,827.94
5. Musco Sports Lighting Inc | multi-sport court basketball goals | Amount: \$15,659.28
6. Austin Engineering Co Inc | Colony Drive (Western to Ripley) engineering services | Amount: \$16,430
7. Paragon Commercial | 40 replacement chairs for Eastern Library study tables | Amount: \$17,578
8. Ultimate Training Munitions Inc | training ammunition | Amount: \$18,655.60
9. Custom Fire Apparatus Inc | Engine 3 overhaul/corrosion control | Amount: \$24,586.26
10. OMNI Inc | right-of-way and temporary construction easement from Parcel X0149-04E for VMP trail extension | Amount: \$26,497.44
11. Ed Stivers Ford | Ford F150 for Solid Waste | Amount: \$42,991

XVIII. Other Ordinances, Resolutions and Motions

XIX. Reports of City Officials

XX. Executive Session

1. To discuss strategy with counsel in matters involving litigation pursuant to Iowa Code Section 21.5(1)(c).

XXI. Adjourn

