



**CITY OF DUBUQUE, IOWA  
CITY COUNCIL MEETING**  
Historic Federal Building: 350 W. 6th  
Street - Second-Floor Council  
Chambers.  
July 21, 2025 at 6:30 PM

**Council meetings are streamed live and archived at  
[www.cityofdubuque.org/media](http://www.cityofdubuque.org/media) and broadcast on CityChannel Dubuque  
Mediacom cable channel 8 or digital 117.2 and ImOn channel 5.**

### **PROVIDING VIRTUAL PUBLIC INPUT**

Log into GoToMeeting using the information listed below. If you are joining by computer, use the chat function to indicate the item you would like to speak on or state your intention to speak during the appropriate section. If you are joining by phone, indicate the item you would like to speak on during the appropriate section. All comments, whether audio or written, must include your name and address.

Use the following link to join the meeting from your computer, tablet or smartphone.

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You can also dial in using your phone:

United States (Toll Free): 1-877-568-4106

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Access Code: 337-661-181

### **ROLL CALL ORDER FOR MEETING**

Farber, Jones, Resnick, Wethal, Roussell, Cavanagh, Sprank

### **WORK SESSION**

#### **5:00 PM - Old Mill Lift Station Construction Project Update - Taking Place at 1580 Old Mill Rd.**

City staff will provide a brief presentation and viewing of the Old Mill Lift Station Construction Project. This update will occur at the Old Mill Road Lift Station, located at 1580 Old Mill Rd. Parking is available in the job trailer area across the street from the lift station.

City Council will then travel to the Historic Federal Building for the 6:00 p.m. work session.

#### **6:00 PM - Dubuque Nature Everywhere**

Dubuque Nature Everywhere will provide an update on their progress in establishing a community-wide Nature Everywhere vision and developing an implementation plan that focuses on strategies for connecting young children (ages 0-6) with nature.

### **REGULAR SESSION**

**6:30 PM**

**PLEDGE OF ALLEGIANCE**

**PRESENTATIONS**

**1. Service Member Patriot Award**

Assistant City Manager Cori Burbach will recognize Acting Project and Facilities Manager Marie Ware for receiving the Service Member Patriot Award.

**PROCLAMATIONS**

**1. Community of Colleges Week (July 28 through August 1, 2025)**

On behalf of Greater Dubuque Development Corporation and area colleges and universities.

**CONSENT ITEMS**

**1. Minutes and Reports Submitted**

City Council Proceedings of July 7 and 14, 2025; Equity and Human Rights Commission of May 13, 2025; Equity and Human Rights Commissions Goals Subcommittee of May 27, 2025; Library Board of Trustees Update of June 23, 2025; Park and Recreation Commission of June 10, 2025; Proof of Publication for City Council Proceedings of June 16, 2025.

**Suggested Disposition: Receive and File**

**2. Notice of Claims and Suits**

Carol Oberfoell for vehicle damage.

**Suggested Disposition: Receive and File; Refer to City Attorney**

**3. Disposition of Claims**

City Attorney advising that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Cathleen Avenarius for vehicle damage; Craig DeMoss for property damage; Samantha Giglio for vehicle damage; Edward Marinko for property damage.

**Suggested Disposition: Receive and File; Concur**

**4. Approval of City Expenditures**

City Manager recommending City Council approval for payment of City expenditures.

**RESOLUTION** Authorizing the Chief Financial Officer/City Treasurer to make certain payments of bills that must be paid and approved for payment in accordance with City procedures

**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**5. CLG Grant Report for 20th Century Neighborhood Surveys**

City Manager transmitting the Certified Local Government (CLG) grant reports and project products for two 20th century neighborhood surveys, as required for the FY2024 grant received from the Iowa Economic Development Authority (IEDA), and is recommending City Council approve the submitted grant reporting documents and have the mayor sign the Request for Reimbursement and the Certificates for each grant on behalf of the City of Dubuque.

**Suggested Disposition: Receive and File; Approve**

**6. Dubuque City Assessor Letter on 2025 Assessment Appeals**

Correspondence from Dubuque City Assessor Troy Patzner regarding appeals of the Dubuque City Board of Review decisions on 2025 assessments.

**Suggested Disposition: Receive and File**

**7. Signed Contract(s)**

Independent Contractor Agreement with Fowler Public Sector Consulting LLC; Vendor Service Agreement with Wenzel Towing.

**Suggested Disposition: Receive and File**

**8. Approval of Retail Alcohol Licenses**

City Manager recommending City Council approval of retail alcohol licenses as submitted.

**RESOLUTION** Approving applications for retail alcohol licenses, as required by City of Dubuque Code of Ordinances Title 4 Business and License Regulations, Chapter 2 Liquor Control, Article B Liquor, Beer and Wine Licenses and Permits

**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**9. Approval of Retail/Device Tobacco, Alternative Nicotine, and Vapor Product Permit Applications**

City Manager recommending City Council approval of the retail tobacco, tobacco products, alternative nicotine products, vapor products, and device permits as submitted.

**RESOLUTION** Approving Applications for Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permits, as Required by Iowa Code 453A.47A and 453E.3

**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**ITEMS SET FOR PUBLIC HEARING**

**These agenda items are being scheduled for a future public hearing on the date indicated.**

**1. Auburn-Custer Utility and Roadway Reconstruction Project - Initiate Public Bidding Process and Setting Date for a Public Hearing**

City Manager recommending City Council authorize the public bidding process and set a public hearing for August 4, 2025, and to preliminarily approve the plans, specifications, form of contract and estimated cost of \$1,617,162.80 for the

Auburn-Custer Utility and Roadway Reconstruction Project through the adoption of the attached resolution.

**RESOLUTION** Auburn-Custer Utility And Roadway Reconstruction Project: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids

**Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for August 4, 2025**

**2. Setting A Public Hearing On The Proposed Lease Agreement Between The City Of Dubuque And The LAMAR Companies**

City Manager recommending City Council set a public hearing for August 4, 2025, to approve the attached Lease Agreement between the City of Dubuque and The LAMAR Companies for a billboard located at the north edge of the city-owned parking lot at 8th and White Street.

**RESOLUTION** Setting A Public Hearing To Consider The Lease Agreement By And Between The City Of Dubuque And The Lamar Companies For Real Property Located On White Street

**Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for August 4, 2025**

**3. North Schmitt Island Collection System Contract #1 Contracting Services**

City Manager recommending City Council preliminary approval of the proposed plans, specifications, form of contract and construction estimate of \$200,000.00 for the North Schmitt Island Collection System Project – Contract #1 and recommends establishing August 4, 2025, as the date of the public hearing, and authorizing the Engineering Department to advertise for bids for the project.

**RESOLUTION** North Schmitt Island Collection System Project – Contract #1: Preliminary Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost; Setting Date Of Public Hearing On Plans, Specifications, Form Of Contract, And Estimated Cost; And Ordering The Advertisement For Bids

**Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for August 4, 2025**

**4. Setting Public Hearing for a Proposed Development Agreement between the City of Dubuque, Iowa and Greater Dubuque Impact Investment Fund**

Assistant City Attorney recommending City Council adopt the attached resolution setting a public hearing for September 2, 2025, to consider the attached Development Agreement between the City of Dubuque and Greater Dubuque Impact Investment Fund for the redevelopment of 1550 Elm Street as community health and related office facilities.

**RESOLUTION** 1) Approving The Minimum Requirements, Competitive Criteria, And Offering Procedures For The Development And The Sale Of Certain Real Property And Improvements In The Greater Downtown Urban Renewal District; (2) Determining That The Offer To Purchase Submitted By Greater Dubuque Impact Investment Fund Satisfies The Offering Requirements With Respect To The Real

Property And Improvements And Declaring The Intent Of The City Council To Approve The Sale To Greater Dubuque Impact Investment Fund In The Event That No Competing Proposals Are Submitted; And (3) Soliciting Competing Proposals  
**Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for September 2, 2025**

## **BOARDS/COMMISSIONS**

### **1. Boards and Commission Application Review**

Applicants are invited to address the City Council regarding their desire to serve on the following Boards/Commissions. Applicant appointments will be made at the next City Council meeting.

#### **Transit Advisory Board**

One, 3-Year term through July 30, 2027 (Vacant term of Esser)

Applicant:

Katie Bailey, 1085 West 5<sup>th</sup> St.

### **2. Boards and Commission Appointments**

Appointments to the following commissions to be made at this meeting.

#### **Transit Advisory Board**

One, 3-Year term through July 30, 2028 (Vacant term of Gerdemann)

Applicant:

Alex Kruse, 3578 Keymont Dr.

## **PUBLIC HEARINGS**

**Residents are invited to address the City Council on the following agenda items. Please come to the podium and state your name and address when the item you wish to speak to is being considered.**

### **1. Request to Rezone 2167 Jackson Street**

Proof of publication on notice of public hearing to consider City Council approve a request from Michelle Mihalakis to rezone 2167 Jackson Street from R-2A Alternate Two-Family Residential to C-4 Downtown Commercial zoning district, and Zoning Advisory Commission recommending approval.

**ORDINANCE** Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 2167 Jackson Street From R-2A Alternate Two-Family Residential District To C-4 Downtown Commercial District

**Suggested Disposition: Receive and File; Motion B; Motion A**

### **2. Request to Rezone Property at Bluff Street**

Proof of Publication on notice of public hearing to consider a request from Freddy Kammiller to rezone property at Bluff Street, PIN 1025401021 from R-2 Two-Family

Residential to OR Office Residential zoning district, and Zoning Advisory Commission recommending approval.

**ORDINANCE** Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property From R-2 Two-Family Residential To OR Office Residential Zoning District

**Suggested Disposition: Receive and File; Motion B; Motion A**

**3. Request to Rezone 4178 Peru Road**

Proof of publication on notice of public hearing to consider City Council approve a request from Dan Miller, Miller Family Property, LLC to rezone 4178 Peru Road from AG Agriculture to R-1 Single-Family Residential zoning district, and Zoning Advisory Commission recommending approval.

**ORDINANCE** Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 4178 Peru Road From AG Agriculture District To R-1 Single-Family Residential District

**Suggested Disposition: Receive and File; Motion B; Motion A**

**4. Unified Development Code Amendment for Wall and Free Standing Signs**

Proof of publication on notice of public hearing to consider City Council approve a request from the City of Dubuque to amend the Unified Development Code C-5 Central Business zoning district requirements for wall and freestanding signs, and Zoning Advisory Commission recommending approval.

**ORDINANCE** Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Amending Section 16-15-11.10 C-5 Central Business Zoning District Sign Regulations

**Suggested Disposition: Receive and File; Motion B; Motion A**

**5. 2025 Maintenance Dredging Project Public Hearing**

Proof of publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract, and estimated cost of \$270,100.00 for the 2025 Maintenance Dredging Project through adoption of the attached resolution, and City Manager recommending approval.

**RESOLUTION** Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost For The 2025 Maintenance Dredging Project

**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**PUBLIC INPUT**

At this time, anyone in the Council Chambers may address the City Council on the Action Items on the agenda or on matters under the control of the City Council.

Residents are asked to approach the podium and state their name and address before proceeding with their comments. Individual remarks are limited to 5 minutes and the overall Public Input period is limited to 30 minutes. Under the Iowa Open Meetings Law, the City Council can take no formal action on comments given during Public Input which do not relate to Action Items on the Agenda.

## **ACTION ITEMS**

**These are items where discussion is held by the City Council - public comments are not allowed except where authorized by the Mayor.**

### **1. Quarterly Update Video on New Housing Development Projects**

A brief video highlighting progress on new housing projects under construction in the community will be shown. The video can also be seen on the City's YouTube channel at <https://youtu.be/SO-EjMM92R4>

The updated publication on new housing units approved, under review, under construction, or completed is also enclosed.

**Suggested Disposition: Receive and File; Video**

## **COUNCIL MEMBER REPORTS**

### **CLOSED SESSION**

**Pending Litigation and Purchase or Sale of Real Estate – Chapter 21.5(1)(c),(j)  
Code of Iowa**

### **ADJOURNMENT**

The agenda with supporting documents may be accessed at [www.cityofdubuque.org](http://www.cityofdubuque.org) or at the City Clerk's Office at [cityclerk@cityofdubuque.org](mailto:cityclerk@cityofdubuque.org) or by mail to 50 W. 13th Street, during regular business hours.

This notice is given pursuant to Chapter 21, Code of Iowa, and applicable local regulations of the City of Dubuque, Iowa and/or governmental body holding the meeting.

Written comments regarding the above items may be submitted to the City Clerk's Office at [cityclerk@cityofdubuque.org](mailto:cityclerk@cityofdubuque.org) or by mail to 50 W. 13th St., Dubuque, IA 52001, before said time of meeting.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible at (563) 589-4100, [cityclerk@cityofdubuque.org](mailto:cityclerk@cityofdubuque.org). Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.