



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
September 15, 2025 at 6:30 PM

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

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Access Code: 337-661-181

ROLL CALL ORDER FOR MEETING

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

WORK SESSION

5:15 PM - Serve Dubuque Update

Community Impact staff will present on the Serve Dubuque program.

5:45 PM - Imagine Dubuque Update

Planning Services staff will present an update on the implementation of the Imagine Dubuque plan.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Barry Lindahl Savvy Over 60 Award Recognition

Senior Counsel Barry Lindahl will be recognized for receiving the TH Media's Savvy Over 60 Award.

PROCLAMATIONS

1. National See Tracks? Think Train Week (September 15 - 21, 2025)

On behalf of CN Railroad North America.

CONSENT ITEMS

1. Minutes and Reports Submitted

City Council Proceedings of August 27, September 2, and September 4, 2025; Arts and Cultural Affairs Advisory Commission of July 29, 2025; Community Development Advisory Commission of July 16, 2025; Civic Center Advisory Commission of June 2, 2025; Housing Trust Fund Advisory Committee of September 12, 2024 and August 28, 2025; Investment and Cash Management Oversight Advisory Commission of April 25, 2025; Library Board of Trustees of July 24 and August 20, 2025; Resilient Community Advisory Commission of August 7, 2025; Zoning Advisory Commission of August 6, 2025; Zoning Board of Adjustment of July 24, 2025; Proof of Publication of City Council Proceedings of August 4 and August 18, 2025.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Tim Hitzler for property damage; Daniel Reich for vehicle damage; Alex Stein 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: Key City Creative Center for property damage; Daniel Reich for vehicle damage; Alex Stein for vehicle 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. Bunker Hill Foundation Repair Project Acceptance

City Manager recommending City Council adopt the attached resolution to accept

the Bunker Hill Foundation Repair Project and authorize the payment of the contract amount of \$290,647.21 to Tricon General Construction, Inc.

RESOLUTION Accepting The Bunker Hill Foundation Repair Project And Authorizing The Payment Of The Contract Amount To The Contractor

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

6. Adoption of Supplement Number 2025 S-17 to the City of Dubuque Code of Ordinances

City Clerk recommending approval of the resolution adopting Supplement No. 2025 S-17 as part of the Code of Ordinances of the City of Dubuque.

RESOLUTION Adopting Supplement No. 2025 S-17 To The Code Of Ordinances Of The City Of Dubuque, Iowa

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

7. Updated Boards and Commissions Application

City Clerk providing an updated version of the application for boards and commissions and the discontinuation of optional demographic data collection.

Suggested Disposition: Receive and File

8. Final Plat Oakland Ridge Estates Plat 2

City Manager recommending City Council adopt a resolution for the Final Plat of Oakland Ridge Estates Plat 2 subject to allowing 22-foot paving width for Lauren Ridge, Alea Lane, and Kylin Lane, and subject to waiving Section 11-20 Water Supply, 11-21 Sanitary Sewer, 11-23 Obligation to Install Improvements, and 11-24 Improvement Guarantees.

RESOLUTION Approving The Final Plat Of Oakland Ridge Estates Plat 2, Dubuque County, Iowa

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

9. September Utility Bill Insert: Parks and Recreation "Let's Go" Fall Programs and Events

City Manager providing a copy of the "Let's Go" Fall Programs and Events flier promoting Parks and Recreation Department programs and events that will be distributed with City utility bills from September 17 through October 8.

Suggested Disposition: Receive and File

10. City of Dubuque Patent

City Manager providing information on the patent that has been granted to the City as the applicant/assignee and Water Resources Project Supervisor Todd Irwin is listed as the inventor.

Suggested Disposition: Receive and File

11. Southwest Arterial / US52 Corridor Right-of-Way Survey & Replat: AECOM - Consultant Services Supplemental Agreement No. 2

City Manager recommending City Council authorize the City Manager to execute the Consultant Professional Services - Supplemental Agreement with AECOM

Technical Services, Inc. to complete land survey and replating of property along the Southwest Arterial / US52 Corridor from US Highway 20 to US Highway 61 / 151 to allow for the roadway and interchange property to be conveyed from the City to the State of Iowa.

RESOLUTION Approving The Consultant Professional Services - Supplemental Agreement No. 2 Between AECOM Technical Services, Inc. And The City Of Dubuque To Complete Land Survey And Replating Of Property Along The Southwest Arterial / US52 Corridor From US Highway 20 To US Highway 61 / 151
Suggested Disposition: Receive and File; Adopt Resolution(s)

12. Signed Contract(s)

Advantage Sheet Metal, Inc for Services Repairs for Transportation Services Department; A & G Electric for Service Repairs to Buildings for Transportation Services; All Star Environmental for Asbestos Removal at Fire Headquarters; Communications Engineering Company for City of Dubuque - Fiber Terminations at MFC; Dorner Company for Cla-Val Link2Valves Inspection/Cataloging; Dubuque Sign Company for Sign Replacement / Repairs for Transportation Services; Fransyl Equipment for Equipment Inspection & Repairs; Geisler Brothers Company for Hvac Repairs/Service to Buildings for Transportation Services; Grandview Painting for Interior Painting for Fire Headquarters; Haasco Ltd. for HVAC Replacement at Fire Hdq.; Jaeger Plumbing and Pump, Inc. for Environmental One (E-ONE) Sewage Pump Service Contract; Jaeger Plumbing and Pump, Inc. for Transportation - Service Repairs for Plumbing; Kinsella Concrete Construction for Concrete Replacement - Town Clock Plaza Area 6th and Main St.; MacQueen for Various repairs and service to fire equipment; Molo Plumbing & Heating for Plumbing Repairs to Buildings for Transportation Services; Woodman Controls Company for the Port Ramp Tech Support / Service Calls.

Suggested Disposition: Receive and File

13. Improvement Contracts / Performance, Payment, and Maintenance Bonds

Eastern Iowa Excavating & Concrete, LLC for the Auburn-Custer Utility and Roadway Reconstruction; Top Grade Excavating, Inc. for the Old Mill Road Lift Station and Force Main Project - Phase 2; Tschiggfrie Excavating for the North Schmitt Island Collection System Project - Contract #1.

Suggested Disposition: Receive and File; Approve

14. Request to Temporarily Increase WRRRC Employee Complement to add an Equipment Mechanic

City Manager recommending City Council authorization to temporarily increase the Water & Resource Recovery Center's (WRRRC) authorized employee complement by one Equipment Mechanic position.

Suggested Disposition: Receive and File; Approve

15. Authorization to Submit FY25/PY24 Community Development Block Grant CAPER

City Manager recommending City Council adopt a resolution authorizing

submission to HUD of the Consolidated Annual Performance and Evaluation Report (CAPER) for the period of July 1, 2024, through June 30, 2025.

RESOLUTION Authorizing The Submission Of A Consolidated Annual Performance And Evaluation Report (CAPER) For The Period Commencing July 1, 2024 And Concluding June 30, 2025

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

16. Lease Agreement with Hawkeye Area Community Action Program

City Manager recommending City Council approval of the attached agreement between the City of Dubuque and Hawkeye Area Community Action Program (HACAP).

RESOLUTION Approving The Lease Agreement By And Between The City Of Dubuque And Hawkeye Area Community Action Program For Real Property Located On Central Avenue

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

17. Request for City Council Ratification of the First Amendment to the Dubuque Professional Firefighters Association (DPFA) July 1, 2024 Collective Bargaining Agreement

City Manager recommending City Council ratification of the First Amendment to the Dubuque Professional Firefighters Association (DPFA) Collective Bargaining Agreement that became effective July 1, 2024.

Suggested Disposition: Receive and File; Approve

18. City Attorney's Office Restructure, State Law Impacts

City Manager recommending City Council approval of the City Attorney's Office restructuring plan.

Suggested Disposition: Receive and File; Approve

19. City Manager Retirement - June 2027

City Manager sharing correspondence to the City Council regarding plans to retire as City Manager of Dubuque in June 2027.

Suggested Disposition: Receive and File

20. Iowa Economic Development Authority Workforce Housing Tax Credit Awards - Two Awards in Dubuque

City Manager sharing information on Iowa Economic Development Authority Workforce Housing Tax Credit Awards, with Dubuque receiving two awards totaling \$2 million and tying with Council Bluffs for the highest awards.

Suggested Disposition: Receive and File

21. 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,

ITEMS SET FOR PUBLIC HEARING

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

1. Resolution Setting Public Hearing to Adopt a Lake Ridge Urban Revitalization Plan

City Manager recommending City Council adopt the attached resolution setting a public hearing for October 6, 2025, to consider approval of the proposed Lake Ridge Urban Revitalization Plan.

RESOLUTION Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa, Finding An Area Referred To As The Lake Ridge Urban Revitalization Area Hereinafter Described, Appropriate For Public Improvements Related To Housing And Residential Development And Construction Of Residential Development, Including Single Or Multifamily Housing Necessary In The Interest Of Public Health, Safety, Or Welfare Of The Residents Of The City And Setting A Public Hearing On Creation Of The Lake Ridge Urban Revitalization Area

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for October 6, 2025

2. Resolution Setting a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque, Iowa and Outfly Development, LLC providing for the Sale of City-owned Real Estate to Outfly Development, LLC and the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement

City Manager recommending City Council set a public hearing for October 6, 2025 on a proposed Development Agreement by and between the City of Dubuque, Iowa and Outfly Development, LLC providing for the sale of City-owned real estate to Outfly Development, LLC and the issuance of urban renewal tax increment revenue grant obligations pursuant to the Development Agreement.

RESOLUTION Intent To Dispose Of An Interest In City Of Dubuque Real Estate By Sale To Outfly Development, LLC Pursuant To A Development Agreement By And Between The City Of Dubuque, Iowa And Outfly Development, LLC And Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On The Development Agreement Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Grant Obligations To Outfly Development, LLC And Providing For The Publication Of Notice Thereof

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for October 6, 2025

3. Initiate Public Bidding Process and Setting Date for a Public Hearing for the 2025 Water & Resource Recovery Center MCC Communications and PLC Upgrades Project

City Manager recommending City Council adopt a resolution authorizing the public bidding process and the advertisement for bids; setting a public hearing for October 6, 2025; and preliminarily approving the proposed plans, specifications, form of contract, and construction estimate of \$2,950,000.00 for the 2025 Water & Resource Recovery Center Motor Control Center (MCC) Communications and PLC Upgrades project.

RESOLUTION To provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the 2025 Water & Resource Recovery Center MCC Communication and PLC Upgrades Project, and the taking of bids therefor

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for October 6, 2025

4. Proceedings to Set Public Hearing on October 6, 2025 for the Issuance of Not to Exceed \$2,330,000 Water Revenue Capital Loan Notes (State Revolving Loan Fund Program) North English Road Water Main

City Manager recommending that a public hearing be set for October 6, 2025, on the issuance of a not to exceed \$2,330,000 Water Revenue Capital Loan Notes, State Revolving Loan Fund Program, the proceeds of which will be used to fund the North English Road Water Main.

RESOLUTION To fix a date for a public hearing on proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$2,330,000

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for October 6, 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.

Airport Commission

One, 4-Year term through September 14, 2029 (Expiring term of Brotherton)

Applicant:

Ron Vaughn, 2973 Castle Wood Ln.

Investment and Cash Management Oversight Advisory Commission

One, 3-Year term through July 1, 2028 (Vacant term of Merritt)

Applicant:

Daniel Scott, 2435 Kaufmann Ave.

2. Boards and Commission Appointments

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

Airport Commission

One, 4-Year term through September 14, 2029 (Expiring term of Kutz-Weber)

Applicant:

Mariann Kurtz-Weber, 955 Prince Phillip 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 Conditionally Rezone Property at West 32nd Street

Proof of publication on notice of public hearing to consider a request from Sherry Ehrlich to rezone property at West 32nd Street - PIN 1016227007, from R-1 Single-Family Residential to ORc Office Residential with conditions, 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 3185 West 32nd Street (PIN 1016227007) From R-1 Single-Family Residential District To OR Office Residential District With Conditions As Established In The Attached Memorandum Of Agreement

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

2. Request to Rezone Property at the Northwest Corner of Key Way Drive and Keystone Drive

Proof of publication on notice of public hearing to consider a request from Gregory Williams to rezone property located at the northwest corner of Keystone Drive and Key Way Drive (PIN 1021408022) from R-2 Two-Family Residential to R-3 Moderate Density Multi-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 The Northwest Corner Of The Intersection Of Keystone Drive And Key Way Drive (PIN 1016227007) From R-2 Two-Family Residential District To R-3 Moderate Density Multi-Family Residential District

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

3. Request to Rezone Property at 1550 Elm Street and 411 East 15th Street

Proof of publication on notice of public hearing to consider a request from the City of Dubuque to rezone property located at 1550 Elm Street (PIN 1024283003) and 411 East 15th Street (PIN 1024283004) from HI Heavy Industrial 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 1550 Elm Street (PIN 1024283003) And 411 East 15th Street (PIN

1024283004) From HI Heavy Industrial District To C-4 Downtown Commercial District

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

4. Approving a Development Agreement by and between the City of Dubuque, Iowa and Adam Vogel Building, LLC for the Redevelopment of 1701 Central Avenue, Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement

Proof of publication on notice of public hearing to consider City Council adopt the attached resolution approving a Development Agreement by and between the City of Dubuque, Iowa and Adam Vogel Building, LLC for the Redevelopment of 1701 Central Avenue, providing for the issuance of Urban Renewal Tax Increment Revenue Grant Obligations, and City Manager recommending approval.

RESOLUTION Approving A Development Agreement By And Between The City Of Dubuque, Iowa, And Adam Vogel Building, LLC For The Redevelopment Of 1701 Central Avenue, Including The Issuance Of Urban Tax Increment Revenue Obligations

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

5. Approving a Development Agreement by and between the City of Dubuque, Iowa and ASJS Properties, LLC for the Redevelopment of 1913 Jackson Street, Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement

Proof of publication on notice of public hearing to consider City Council adopt the attached resolution approving a Development Agreement by and between the City of Dubuque, Iowa and ASJS Properties, LLC for the Redevelopment of 1913 Jackson Street, providing for the issuance of Urban Renewal Tax Increment Revenue Grant Obligations, and City Manager recommending approval.

RESOLUTION Approving A Development Agreement By And Between The City Of Dubuque, Iowa, And ASJS Properties, LLC For The Redevelopment Of 1913 Jackson Street, Including The Issuance Of Urban Tax Increment Revenue Obligations

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

6. Approving a Development Agreement by and between the City of Dubuque, Iowa and Dubuque Initiatives 1700, LLC for the Redevelopment of 1739-1763 Central Avenue, Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement

Proof of publication on notice of public hearing to consider City Council adopt the attached resolution approving a Development Agreement by and between the City of Dubuque, Iowa and Dubuque Initiatives 1700, LLC for the Redevelopment of 1739-1763 Central Avenue, providing for the issuance of Urban Renewal Tax Increment Revenue Grant Obligations, and City Manager recommending approval.

RESOLUTION Approving A Development Agreement By And Between The City Of Dubuque, Iowa, And Dubuque Initiatives 1700, LLC For The Redevelopment Of 1739- 1763 Central Avenue, Including The Issuance Of Urban Tax Increment

Revenue Obligations

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. Notice of Award and Request to Execute Reimagine Comiskey Park-Phase 2 National Park Service Outdoor Recreation Legacy (ORLP) Grant

City Manager providing information on the award of the \$1,980,698.75 Reimagine Comiskey Park-Phase 2 National Park Service Outdoor Recreation Legacy Grant and recommending City Council approve and execute the grant agreement.

Suggested Disposition: Receive and File; Approve

2. Commercial Air Service Minimum Revenue Guarantee

City Manager providing an update on efforts related to commercial air service and to request City Council approval to commit additional funds for the minimum revenue guarantee needed to maintain the existing daily commercial air service at the Dubuque Regional Airport.

Suggested Disposition: Receive and File; Council Direction

3. Award of Public Improvement Construction Contract for Rustic Point Park Development Project

City Manager recommending City Council adopt a resolution to approve the Rustic Point Park Development Project and award the Public Improvement Construction Contract for the project in the amount of \$212,130.10 to Eastern Iowa Excavating and Concrete, LLC.

RESOLUTION Awarding The Public Improvement Construction Contract For The Rustic Point Park Development Project

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

4. Update of the Sustainable Dubuque Community Grant Program

City Manager recommending City Council approval of changes to the guidelines and application process for Sustainable Dubuque Community Grant program, to comply with Iowa State Law (House File 856, Chapter 19, passed in May 2025), effective immediately.

Suggested Disposition: Receive and File; Approve

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 or at the City Clerk's Office at ctyclerk@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 ctyclerk@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, ctyclerk@cityofdubuque.org. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.