

ROLL CALL ORDER FOR MEETING OF August 19, 2024

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

Viewing and Participation Options

The public has the option to view and participate in the meeting in City Council Chambers or virtually. The meeting will be aired live on CityChannel Dubuque (Mediacom cable channels 8 and 117.2), streamed live and archived on the City's website at www.cityofdubuque.org/media, and streamed live on the City's Facebook page at www.facebook.com/cityofdubuque.

The public can provide in-person, audio, and written input during sections of the agenda where public input is accepted. For in-person input, please reference the instructions on speaking within the Consent Items, Public Hearing, and Public Input sections.

Virtual input options during the live meeting include:

- Log into GoToMeeting using the login links, phone numbers and access code below. This option includes audio input and written "chat" input. If you are participating via computer, indicate which item you would like to speak to in the Chat function, or note you would like to speak during the appropriate section. If you are participating via phone, indicate which item you would like to speak to during the appropriate section. All comments, whether audio or written, must be accompanied by a name and address.

Please join the meeting from your computer, tablet or smartphone.

- www.CityOfDubuque.org/VirtualMeeting
- You can also dial in using your phone.
- United States (Toll Free): [1 877 568 4106](tel:18775684106)
United States: [+1 \(571\) 317-3129](tel:+15713173129)
Access Code: 337-661-181

Additionally, written public input can be accepted prior to or during the meeting by:

- Contacting the City Council directly from the City's webpage at www.cityofdubuque.org/councilcontacts
- Through the City Clerk's Office email at ctyclerk@cityofdubuque.org



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th Street - Second-Floor Council Chambers.
Virtual participation options are also available. Please see the information above for options.
August 19, 2024

Council meetings are video streamed live and archived at www.cityofdubuque.org/media and on Dubuque's CityChannel on the Mediacom cable system at cable channel 8 and digital 117.2

SPECIAL SESSION

1. [2024 Iowa Community of Character Community Celebration *Occurring prior to the official City Council meeting.](#)

A community celebration will take place in Washington Park from 4:00 to 5:30 p.m. to recognize the City of Dubuque for receiving the 2024 Iowa Community of Character award. The public is invited to attend the celebration.

**Note: this event is not part of the official City Council meeting.*

WORK SESSION

1. [5:15 PM - Regional Workforce Landscape and Other Initiatives](#)

Greater Dubuque Development Corporation staff will present information on the regional workforce landscape and other initiatives.

2. [6:00 PM - Imagine Dubuque Update](#)

Planning Services staff will present an update on the comprehensive plan: Imagine Dubuque 2037: A Call to Action.

REGULAR SESSION**6:30 PM****PLEDGE OF ALLEGIANCE****PRESENTATION(S)****1. [Iowa 2024 Community of Character Award Presentation](#)**

Scott Raecker, Executive Director of The Robert D. and Billie Ray Center at Drake University, will present the Iowa 2024 Community of Character Award. A video will also be shown.

PROCLAMATION(S)**1. [The University of Dubuque Aviation Day \(August 19, 2024\)](#)**

On behalf of the University of Dubuque.

CONSENT ITEMS

The consent agenda items are considered to be routine and non-controversial and all consent items will be normally voted upon in a single motion without any separate discussion on a particular item. If you would like to discuss one of the Consent Items, please go to the microphone and be recognized by the Mayor and state the item you would like removed from the Consent Agenda for separate discussion and consideration.

1. [Minutes and Reports Submitted](#)

Airport Commission of April 23, 2024; Arts and Cultural Affairs Advisory Commission of June 25, 2024; City Council Proceedings of July 29 and August 5, 2024; Housing Commission of January 23, 2024; Resilient Community Advisory Commission of April 4 and July 11, 2024; Zoning Advisory Commission of July 2, 2024; Proof of Publication for City Council Proceedings of July 15, 2024.

Suggested Disposition: Receive and File

2. [Notice of Claims and Suits](#)

Josh Heisdorf for vehicle damage; Jeff Jones for vehicle damage; Tishana Suiter 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: Camille Baker for vehicle damage; Julianne Geraghty for property damage; Richard Powers for vehicle damage; William Sand Jr. for property damage; Tishana Suiter 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. [Authorized Depository Institutions](#)

City Manager recommending City Council approval of a resolution that increases the depository limit of DuTrac Community Credit Union to \$60 million.

RESOLUTION Naming Depositories

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

6. [Application to ECIA for Brownfields Assessment Funds for Newt Properties](#)

City Manager recommending City Council grant permission for the Economic Development Director to sign the application to ECIA for the use of its brownfields assessment funds for the Newt properties listed in the application in order to support redevelopment of the sites in the South Port.

Suggested Disposition: Receive and File; Approve

7. [Radio Dubuque and Dubuque Jaycees Fireworks Request 2025](#)

Correspondence from Perry Mason, General Manager for Radio Dubuque, requesting approval for Radio Dubuque and the Dubuque Jaycees to conduct a fireworks display on July 3, 2025 from 9:00 p.m. to 10:30 pm. in conjunction with the closure of indicated streets and use of A.Y. McDonald Park as part of a special event request. The rain date is July 4.

Suggested Disposition: Receive and File; Approve

8. [Rob McDonald Fireworks Permit](#)

City Manager recommending City Council approval to issue a permit to Rob McDonald for a fireworks display on September 14, 2024, at his private residence, 3399 Roosevelt Street.

Suggested Disposition: Receive and File; Approve

9. [New Ladder Truck - Static Display](#)

City Manager transmitting that Fire Department staff plan to display the new 2024 Pierce ladder truck before the Tuesday, September 3rd City Council meeting starting at 5:45 p.m. in front of the Historic Federal Building on 6th Street.

Suggested Disposition: Receive and File

10. [3000 Jackson Dubuque Brewing and Malting Project Update](#)

City Manager submitting a status update on the Dubuque Brewing and Malting project at 3000 Jackson Street.

Suggested Disposition: Receive and File

11. [Signed Contract\(s\)](#)

Dubuque Community Schools for Before and After School Programming; Strand Associates, Inc for the Well No. 11 Source Water Project.

Suggested Disposition: Receive and File

12. [Stone Cliff Winery, Inc. Lease Agreement Approval](#)

City Manager recommending City Council approval of a 2+ year lease agreement with the Stone Cliff Winery, Inc for a portion of the Alliant Amphitheater for an outdoor service patio.

Suggested Disposition: Receive and File; Approve

13. [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)

14. [Approval of Retail Tobacco, Alternative Nicotine, and Vapor Product Permit Application](#)

City Manager recommending City Council approval of annual tobacco, alternative nicotine, and vapor product permit as submitted.

RESOLUTION Approving applications for retail permits to sell Tobacco, Tobacco Products, Alternative Nicotine Products, and Vapor Products, as required by Iowa Code §453A.47A

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. [Setting a Public Hearing for a First Amendment to Development Agreement by and between the City of Dubuque, Iowa and CARich Properties, LLC to Redevelop Property at 1706 Central Avenue](#)

City Manager recommending City Council adopt the attached resolution setting a public hearing for September 3, 2024, for the First Amendment to Development Agreement between the City of Dubuque and CARich Properties, LLC for the redevelopment of 1706 Central Avenue.

RESOLUTION Fixing the date for a public hearing of the City Council of the City of Dubuque, Iowa on a First Amendment to Development Agreement by and between the City of Dubuque, Iowa and CARich Properties, LLC, including the proposed issuance of urban renewal tax increment revenue obligations relating thereto, and providing for the publication of notice thereof

Suggested Disposition:

Receive and File; Adopt Resolution(s), Set Public Hearing for September 3, 2024

2. [Keymont Drive Pavement Rehabilitation Project](#)

City Manager recommending City Council adoption of the attached resolution granting preliminary approval of the proposed plans, specifications, form of contract, and construction estimate of \$327,635.00; establishing the date of the public hearing for September 3, 2024; and authorizing the City Engineer to advertise for bids for the Keymont Drive Pavement Rehabilitation Project.

RESOLUTION Keymont Drive Pavement Rehabilitation 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 September 3, 2024

3. [Water Department Operations SCADA System Upgrade Project - Project Initiate and Set the Public Hearing](#)

City Manager recommending City Council grant preliminary approval to the construction plans and specifications; estimated cost of \$1,850,000; and establish September 3, 2024, as the date of the public hearing; and adopt the resolution to hereby authorize the Water Department Director to advertise for bid proposals for the Water Department Operations SCADA System Upgrade Project.

RESOLUTION Water Treatment Plant SCADA System Upgrade Project: preliminary approval of plans, specifications, form of contract, and estimated cost; setting the date of the 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 September 3, 2024**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.

Historic Preservation Commission

Two, 3-Year terms through July 1, 2027 (Vacant At-Large terms of Cassill and Doyle)

Applicants:

- Bill Doyle, 1591 White St.
- Cole Hansen, 408 Burch St.
- Heidi Pettitt, 3116 Central Ave.

Housing Commission

Two, 3-Year terms through August 17, 2027 (Expiring terms of Janes and Kehoe)

Applicants:

- Ross Janes, 2741 Muscatine St.
- Renee Kehoe, 1209 Lincoln Ave.

Housing Trust Fund Advisory Committee

Two, 3-Year terms through August 17, 2027 (Expiring terms of Becwar and Holz)

Applicants:

- Michelle Becwar, 2115 Coates St.
- Jim Holz, 3010 Indiana Crt.

Library Board of Trustees

One, 4-Year term through July 1, 2028 (Vacant term of Armstrong)

Applicant:

- Tom Brennan, 3275 Cider Rdg.

Long Range Planning Advisory Commission

One, 3-Year term through July 1, 2027 (Expired term of McGrath)

Applicant:

- Beth McGrath, 2385 Clarke Crest Dr.

PUBLIC HEARINGS

Residents are invited to address the City Council regarding 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. [8301 Seippel Court Rezoning Request](#)

Proof of publication on notice of public hearing to consider City Council approve a request from Ron Breiner to rezone property located at 8301 Seippel Court from CS Commercial Service and Wholesale to C-3 General Commercial, 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 8301 Seippel Court from CS Commercial Service and Wholesale District to C-3 General Commercial District

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

2. [Peru Road Rezoning Request](#)

Proof of publication on notice of public hearing to consider a request from Zoro Investments, LLC to rezone property located at Peru Road (PIN 1012183002, 1012183005, 1012183008, & 1012183007) from R-3c Moderate Density Multi-Family Residential with conditions to R-3

Moderate Density Multi-Family Residential, 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 along Peru Road between Walker and Toledo Street (Pins 1012183002, 1012183005, 1012183008, and 1012183007) from R-3C Moderate Density Multi-Family Residential District With Conditions to R-3 Moderate Density Multi-Family Residential District

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

3. [405, 575, and 595 Cedar Cross Road Rezoning Request](#)

Proof of publication on notice of public hearing to consider a request from Merfeld Properties, LLC, Julie Merfeld to rezone property located at 405, 575, and 595 Cedar Cross Road from R-1 Single-Family Residential to CS Commercial Service and Wholesale. Zoning Advisory Commission recommending approval only of the rezoning of 595 Cedar Cross Road.

ORDINANCE Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 595 Cedar Cross Road from R-1 Single-Family Residential District to CS Commercial Services and Wholesale District

or

ORDINANCE Amending Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, by reclassifying hereinafter described property located at 405, 575 and 595 Cedar Cross Road from R-1 Single-Family Residential District to CS Commercial Services and Wholesale District

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

4. [Old Mill Road Lift Station and Force Main Project - Phase I 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 \$18,720,314.19 for the Old Mill Road Lift Station and Force Main Project - Phase I through the adoption of the attached resolution, and City Manager recommending approval.

RESOLUTION Approval of plans, specifications, form of contract, and estimated cost for the Old Mill Lift Station and Force Main Project – Phase I

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

5. [Hold Public Hearing to Approve Contract with Tucktara, LLC for Construction of a Single-Family Home on a City-Owned Infill Lot at 2527 Washington Street](#)

Proof of publication on notice of public hearing to consider City Council approve a contract with Tucktara, LLC, for construction of a single-family home on a City-owned infill lot located at 2527 Washington Street and authorize the Mayor to execute the Contract for this Project, and City Manager recommending approval.

RESOLUTION Approval of contract for construction of a single-family home on a city-owned infill lot located at 2527 Washington Street, in the City of Dubuque, Iowa

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

6. [Well No. 7 Rehabilitation Project 2024 - Phase 2 Public Hearing](#)

Proof of publication on notice of public hearing to consider City Council adopt the resolution approving the plans, specifications, form of contract, and estimated cost of \$540,000 for the Well No. 7 Rehabilitation Project 2024 – Phase 2, and City Manager recommending approval.

RESOLUTION Approval of plans, specifications, form of contract, and estimated cost for the Well No. 7 Rehabilitation Project 2024 – Phase 2

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 five 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 as authorized by the Mayor.

1. [Proposed Additional Housing Development Incentive](#)

City Manager recommending City Council approval of an additional incentive to facilitate low- and moderate-income housing development outside of the Greater Downtown Urban Renewal Area.

Suggested Disposition: Receive and File; Approve

2. [2024 Police Department CALEA Accreditation Acceptance](#)

City Manager reporting that on July 27, 2024, the Dubuque Police Department was awarded Advanced Law Enforcement Accreditation by the CALEA board of commissioners for the 10th time.

Police Department staff will make a presentation.

Suggested Disposition:

Receive and File; Presentation

3. [Work Session Request: Central Avenue and White Street Corridor Traffic Study](#)

City Manager recommending City Council schedule a special work session on Monday, September 30, 2024, at 6:30 p.m. to present the results of the survey, evaluation matrix with three alternatives, and cross-section concepts for the Central Avenue and White Street Corridor.

Suggested Disposition: Receive and File; Council

4. [Work Session Request: Smart Parking & Mobility Management Plan](#)

City Manager recommending City Council schedule a work session on October 7, 2024, at 5:30 p.m. for an update of the Smart Parking & Mobility Management Plan.

Suggested Disposition: Receive and File; Council

5. [Water Distribution Crew Employee Feature Video](#)

Public Information Office staff will show a video featuring Marty Kearney, a member of the City of Dubuque Water Distribution crew. The video can be viewed at https://youtu.be/ri46EJuVs-M?si=oGDgHp-WcRH_ellj

Suggested Disposition:

Receive and File; Video

6. [City Life in Marshallese Video](#)

Public Information Office staff will show a video produced in collaboration with the Office of Shared Prosperity and Neighborhood Support to promote the next City Life sessions, which will be presented in Marshallese. The video can be viewed at: <https://youtu.be/Wlu1UEqtjx4>

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 or at the City Clerk's Office, 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, 50 W. 13th St., Dubuque, IA 52001, before or at said time of meeting.

Individuals with limited English proficiency, vision, hearing or speech impairments or 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.