



CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
November 4, 2024 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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ROLL CALL ORDER FOR MEETING

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

WORK SESSION

5:30 PM - Microsoft Co-Pilot Implementation

Chief Information Officer Chris Kohmann will discuss the City of Dubuque's strategy and plans for the implementation of Microsoft CoPilot.

6:00 PM - Update on Grant Initiatives and Grant Funding

Andrew Seth of Sustainable Strategies DC will join City Technical Grant Analyst/Assistant Justin Thiltgen and Director of Strategic Partnerships Teri Goodmann for an update on Grant Initiatives and Grant Funding.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. **Hospice and Palliative Care Month (November 2024)**
On behalf of Hospice of Dubuque.
2. **National League of Cities Centennial Day (November 7, 2024)**
On behalf of the City of Dubuque.
3. **The 150th Anniversary Year of the Sisters of the Presentation (November 13, 2024)**
On behalf of the Sisters of the Presentation of the Blessed Virgin Mary of Dubuque, Iowa.
4. **Pancreatic Cancer Awareness Day (November 21, 2024)**
On behalf of the Michael W. Oglesby Foundation.

CONSENT ITEMS

1. **Minutes and Reports Submitted**
Airport Commission of September 24, 2024; Arts & Cultural Affairs Advisory Commission of September 24, 2024; Cable Television Commission of February 28, 2024; Community Development Advisory Commission of September 4, 2024; Equity and Human Rights Commission of September 10, 2024; Five Flags Civic Center Commission of June 13, 2024; Historic Preservation Commission of September 19, 2024; Housing Commission of July 23, 2024; Park and Recreation Commission of August 13 and September 10, 2024; Resilient Community Advisory Commission of September 5, 2024.
Suggested Disposition: Receive and File
2. **Notice of Claims and Suits**
Jacqueline Fetter for personal injury; Roger Wilming for vehicle damage; State Farm Mutual Insurance a/s/o Casey Smith 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: Jacqueline Fetter for personal injury; Roger Wilming 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. Reimbursement Resolution – Fire Facilities and Equipment

City Manager recommending City Council approval of a reimbursement resolution to serve as “official intent” to reimburse the project expenditures for Fire Department facilities and equipment capital expenditures, as required under the federal tax-exempt bond regulation.

RESOLUTION Relating to the financing of proposed projects and acquisitions to be undertaken by the City of Dubuque, Iowa; establishing compliance with reimbursement bond regulations under the Internal Revenue Code

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

6. Tschiggfrie Parcel

City Manager recommending City Council adopt the resolution accepting the deed to a parcel owned by Edward and Joan Tschiggfrie.

RESOLUTION Accepting The Deed To Certain Real Estate In Dubuque County, Iowa From Edward And Joan Tschiggfrie

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

7. City Hall Annex Roof Replacement Project - Project Code: 5565000001

City Manager recommending City Council adopt the attached resolution to accept the Public Improvement Construction Contract and to authorize the payment of the contract amount of \$182,160.00 to Giese Roofing Company for the City Hall Annex Roof Replacement Project.

RESOLUTION Accepting The City Hall Annex Roof Replacement Project And Authorizing Final Payment To The Contractor

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

8. 2024-2026 Dubuque City Council Goals & Priorities Handout

City Manager providing a copy of the 2024-2026 Dubuque City Council Goals and Priorities Handout. The publication will be mailed with City utility bills from Nov. 13 through Dec. 11.

Suggested Disposition: Receive and File

9. Updated Housing Incentives - New Units Handout

City Manager providing a copy of the updated handout on new housing units approved, under review, under construction, or completed recently in Dubuque.

Suggested Disposition: Receive and File

10. Housing Commission Cross Representation Appointment

Housing Commission requesting City Council approval on the appointment of commissioner Renee Kehoe, 1209 Lincoln Ave., to the Cross Representation term on the Community Development Advisory Commission that will expire on August 17, 2027.

Suggested Disposition: Receive and File; Approve

11. Grass and weed cutting and garbage collection assessments

City Manager recommending City Council adopt the attached resolution authorizing the City to certify grass and weed cutting and garbage collection charges to the Dubuque County Treasurer in order to establish real property liens for collection of such charges.

RESOLUTION Authorizing The City To Collect Delinquent Grass And Weed Cutting And Garbage Collection Charges In Accordance With Title 6-4-3A And Title 6-8-2 Of The Code Of Ordinances Of The City Of Dubuque, Iowa

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

12. School Resource Officer Contract with Dubuque Community School District

City Manager recommending City Council approve and sign the 2024-2025 contract for School Resource Officer services between the City of Dubuque and Dubuque Community School District.

Suggested Disposition: Receive and File; Approve

13. Iowa Department of Transportation HMA Resurfacing and Paved Shoulders Project Notification

Correspondence from Jesse Tibodeau, Assistant District Engineer, notifying the City Council of HMA resurfacing and HMA paved shoulders on US-20 from Swiss Valley to Old Highway Road.

Suggested Disposition: Receive and File

14. Signed Contract(s)

Tricon General Construction, Inc. for the Old Mill Road Lift Station and Force Main Project - Phase 1

Suggested Disposition: Receive and File

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

Eastern Iowa Excavating & Concrete, LLC for the Iowa Amphitheater at Schmitt Island Bid Package 1: Site Preparation

Suggested Disposition: Receive and File; Approve

16. Approval of 2023 City Council Official Proceedings

City Clerk recommending City Council approval of the completed and indexed 2023 City Council Official Proceedings for calendar year 2023.

Suggested Disposition: Receive and File; Approve

17. Approving a Third Amendment to Development Agreement by and between the City of Dubuque, Iowa and Union at the Marina, LP adding Impact Housing Indiana Corp. as a Party

City Manager recommending City Council adopt the attached resolution approving a Third Amendment to Development Agreement adding Impact Housing Indiana Corp. as a party and providing that the Property Acquisition Grants provided for in the Development Agreement will be paid to Impact Housing Indiana Corp. which will loan the proceeds of the Grants to Union at the Marina, LP as part of a

separate financing agreement between those two parties.

RESOLUTION Approving A Third Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Union At The Marina, LP

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. Resolution Setting a Public Hearing on a Proposed Development Agreement by and between the City of Dubuque and Dubuque Racing Association, Ltd. Providing for the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement

City Manager recommending City Council adopt the attached resolution setting a November 18, 2024, public hearing on the Development Agreement providing for the issuance of Urban Renewal Tax Increment Revenue Grant Obligations for the development of a PinSeekers facility on Chaplain Schmitt Island.

RESOLUTION Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On A Development Agreement By And Between The City Of Dubuque, Iowa And Dubuque Racing Association, Ltd., 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 November 18, 2024

2. Iowa Amphitheater on Schmitt Island Project - Bid Backage No. 2 (Utilities, Paving & Amphitheater Stage) - Initiate Public Bidding Process and Setting Date for Public Hearing

City Manager recommending City Council authorize initiating the public bidding process and set a public hearing on November 18th, 2024, and to preliminarily approve the plans, specifications, form of contract and estimated cost of \$9,702,000.00 for the Iowa Amphitheater on Schmitt Island Project - Bid Package No. 2 through the adoption of the attached resolution.

RESOLUTION Iowa Amphitheater On Schmitt Island Project - Bid Package No. 2 (Utilities, Paving & Amphitheater Stage): 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 November 18, 2024

3. Initiate Bid Process and Set Public Hearing for the Bunker Hill Irrigation Replacement Project Phase 3

City Manager recommending City Council approval of the construction plans and specifications; estimated construction cost of \$360,000; and establish November

18, 2024, as the date of the public hearing and hereby authorize the Recreation Division Manager to advertise bids for the Bunker Hill Irrigation Replacement Project Phase 3 through adoption of the attached resolution.

RESOLUTION Bunker Hill Golf Course – Phase 3 Irrigation 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

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for November 18, 2024

BOARDS/COMMISSIONS

1. Boards and Commission Appointments

Appointments to the following commissions to be made at this meeting

Catfish Creek Watershed Management Authority

One, 4-Year term through July 16, 2028 (Vacant term of McGovern)

Applicant:

William H. Hendricks, 1801 S. Grandview

Equity and Human Rights Commission

One, 3-Year term through January 1, 2026 (Vacant term of Sanchez)

Applicants:

Luselena Bravo, 781 Cottage Place

Traci Phillipson, 2120 Rhomberg Ave

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. 2024 SRF Green Alley 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 \$1,342,614.00 for the 2024 SRF Green Alley Project through the adoption of the enclosed resolution, and City Manager recommending approval.

RESOLUTION Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost For The 2024 SRF Green Alley Project

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

2. 2024 SRF Green Alley Project Special Assessments

Proof of publication on notice of public hearing to consider City Council approve the Schedule of Assessments for the 2024 SRF Green Alley Project through the adoption of the enclosed resolutions, and City Manager recommending approval.

RESOLUTION With Respect To The Adoption Of The Resolution Of Necessity Proposed For The SRF Green Alley Bid 2024 SRF Green Alley Project

RESOLUTION Approving Schedule Of Assessments And Estimate Of Total Cost For The 2024 SRF Green Alley Bid Project

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

3. Petition to Vacate the Alley Right of Way in the block bounded by Finley Street, Green Street, and Bunker Hill Road in Finley's Addition in the City of Dubuque, Iowa For Vacating Petition (Agreement Between City of Dubuque and Interstate Power and Light)

Proof of publication on notice of public hearing to consider City Council approve the vacating and disposal of the alley right of way property described as Lot 186A Finley's Addition in the City of Dubuque, Iowa in response to a request from adjacent property owner Interstate Power and Light Company be approved through the adoption of the enclosed resolutions, and City Manager recommending approval.

RESOLUTION Vacating The Alley Between The West Line Of Finley Street And The East Line Of Bunker Hill Road, In Finley's Addition To The City Of Dubuque, In The City Of Dubuque, Iowa, To Be Known As Lot 186A Finley's Addition In The City Of Dubuque, Iowa

RESOLUTION Disposing Of City Interest In Lot 186A Finley's Addition In The City Of Dubuque, Iowa

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

4. Kerper Boulevard Lift Station 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 \$1,626,615.00 for the Kerper Boulevard Lift Station Project 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 Kerper Blvd Lift Station Project

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

5. Broadway Sanitary Sewer Improvements 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 \$321,946.00 for the Broadway Sanitary Sewer Improvements Project 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 Broadway Street Sanitary Sewer Improvement Project

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

6. Ruby Sutton Building 2nd Floor Renovation 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 \$840,000.00 for the Ruby Sutton Building 2nd Floor Renovation 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 Ruby Sutton Building 2nd Floor Renovation Project
Suggested Disposition: Receive and File; Adopt Resolution(s)

7. Resolution Approving a Development Agreement by and between the City of Dubuque, Iowa and Dubuque Housing, LLC

Proof of publication on notice of public hearing to consider City Council adopt a resolution approving a Development Agreement by and between the City of Dubuque, Iowa and Dubuque Housing, LLC for the creation of 48 new Low- and Moderate-Income (LMI) housing units, and City Manager recommending approval.
RESOLUTION Approving A Development Agreement By And Between The City Of Dubuque, Iowa And Dubuque Housing, LLC, Including The Issuance Of Urban Renewal Tax Increment Revenue Obligations

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

8. Public Hearing to approve the revised Administrative Plan for the Housing Choice Voucher Program

Proof of publication on notice of public hearing to consider City Council approve the revised Administrative Plan for the Housing Choice Voucher Program, and City Manager recommending approval.

RESOLUTION Resolution Approving The Revision Of The Public Housing Authority (PHA) Administrative Plan For The Housing Choice Voucher Program

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. Commercial Banking Services Recommendation

City Manager recommending City Council approval of Dubuque Bank and Trust as the bank to provide financial services to the City of Dubuque for a five-year period. Chief Financial Officer Jennifer Larson will make a presentation.

Suggested Disposition: Receive and File; Approve; Presentation

2. Proposed Modification to the Downtown Rehabilitation Program Awards

City Manager recommending City Council approval of a proposed modification to the Downtown Rehabilitation Program awards to blend the Façade, Planning &

Design, and Financial Consultant Grants to create one, \$35,000 Rehabilitation Grant.

RESOLUTION Authorizing The City Manager To Amend The City Of Dubuque Downtown Rehabilitation Grant Award Program

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

3. Resolution Authorizing the Submission of an Iowa Economic Development Authority Business Financial Assistance Application by Universal Tank & Fabrication Inc.

City Manager recommending City Council adopt the attached resolution approving the Economic Development Assistance Application on behalf of Universal Tank & Fabrication, Inc. for the proposed investment of approximately \$4,925,000 for the expansion of its operations in Dubuque.

RESOLUTION Authorizing The Filing Of An Application With The Iowa Economic Development Authority For Business Financial Assistance On Behalf Of Universal Tank & Fabrication, Inc.

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

4. Pest Infestation Enforcement, Including Bed Bugs

City Manager recommending City Council approval of the attached ordinance to provide a clearer direction regarding pest elimination for occupants and owners of structures within the City of Dubuque.

ORDINANCE Amending City Of Dubuque Code Of Ordinances Title 14 Building And Development, Chapter 1 Building Codes, Article J Property Maintenance Code, Section 14-1J-2 International Property Maintenance Code Amendments

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

5. Work Session Request: Introduction to the Office of Community Impact and Review of the Equitable Fine and Fee Service Program

City Manager recommending City Council schedule a work session on November 18, 2024, at 5:15 p.m. to introduce the newly established Office of Community Impact and to provide an update on the equitable fines and fees service program.

Suggested Disposition: Receive and File; Council

6. New Housing Projects Update Video

Public Information Office staff will show a video featuring footage of examples of new housing projects throughout the community. The video can be seen

at: <https://youtu.be/0PHmgW1v-Ro?si=YTr6tpUnoZa6BHUL>

Suggested Disposition: Receive and File; Video

COUNCIL MEMBER REPORTS

CLOSED SESSION

Purchase or Sale of Real Estate – Chapter 21.5(1)(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.