



**CITY OF DUBUQUE, IOWA  
CITY COUNCIL MEETING**  
Historic Federal Building: 350 W. 6th  
Street - Second-Floor Council  
Chambers.  
December 2, 2024 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.  
[www.CityOfDubuque.org/VirtualMeeting](http://www.CityOfDubuque.org/VirtualMeeting)

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

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

### **REGULAR SESSION**

**6:30 PM**

### **PLEDGE OF ALLEGIANCE**

### **PROCLAMATIONS**

- 1. Eradication of Generational Poverty Day (December 7, 2024)**  
On behalf of the Fountain of Youth Program.

### **CONSENT ITEMS**

- 1. Minutes and Reports Submitted**

Cable TV Commission of October 23, 2024; City Council Proceedings of November 18, 2024; Community Development Advisory Commission of October 16, 2024; Equity and Human Rights Commission of October 8, 2024; Five Flags Civic Center Advisory Commission of September 9, 2024; Historic Preservation Commission of October 17, 2024; Library Board of Trustees Update of October 24, 2024; Park and Recreation Commission of October 15, 2024; Zoning Advisory Commission of October 2, 2024; Zoning Board of Adjustment of October 24, 2024.

**Suggested Disposition: Receive and File**

**2. Notice of Claims and Suits**

Denise Ellison for personal injury; Bryn Kittle 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: Jamie Doyle for personal injury and vehicle damage; Denise Ellison for personal injury.

**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. Investment and Debt Management Software Recommendation**

City Manager recommending City Council approval of SymPro Treasury Management Solutions for the City's investment and debt management software.

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

**6. Fiscal Year 2024 City Street Financing Report**

City Manager transmitting the annual City Street financing report that has been filed with the Iowa Department of Transportation.

**Suggested Disposition: Receive and File**

**7. Application for EPA Brownfields Assessment Grant**

City Manager recommending City Council approval to apply for a 2025 round of EPA Brownfields Assessment Grant in an amount of \$500,000.

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

**8. Updated Boards and Commissions Application and Demographic Information**

City Clerk providing an updated application and demographics information for boards and commissions.

**Suggested Disposition: Receive and File**

**9. 2024 Maintenance Dredging Project No. 1 - Acceptance of Public Improvement Construction Contract - Project Number: 5546000001-304-67990 Harbor Area Dredging**

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 \$311,300.00 to Newt Marine Service for the 2024 Maintenance Dredging Project No. 1.

**RESOLUTION** Accepting The 2024 Maintenance Dredging Project No. 1 And Authorizing Final Payment To The Contractor

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

**10. Seippel Road Water Main Lowering Project - Acceptance of Public Improvement Construction Contract - Project Code: 4281000059**

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 \$172,651.98 to Top Grade Excavating, Inc. of Farley, Iowa, for the Seippel Road Water Main Lowering Project.

**RESOLUTION** Accepting The Seippel Road Water Main Lowering Project And Authorizing Final Payment To The Contractor

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

**11. Travel Dubuque Request for Funding for Field of Dreams Project**

City Manager recommending City Council approval of the Memorandum Agreement with Travel Dubuque regarding funding for the Field of Dreams Project.

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

**12. Signed Contract(s)**

Strand Associates, Inc. for Amendment No. 2 to Task Order No. 22-03 for the Water Treatment Plant and Water Distribution System Supervisory Control and Data Acquisition System Upgrade.

**Suggested Disposition: Receive and File**

**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.

**Arts and Cultural Affairs Advisory Commission**

One, 3-Year term through June 30, 2025 (Vacant Business Professional, lives or works inside cultural district term of Robins)

One, 3-Year term through June 30, 2026 (Vacant Public Member 3 term of Riedel)

One, 3-Year term through June 30, 2027 (Vacant Business Professional Term of Neuhaus)

Applicants:

	<b>Business Professional, lives or works inside cultural district 6/30/25 Term</b>	<b>Public Member 3 6/30/26 Term</b>	<b>Business Professional 6/30/27 Term</b>
David Barba, 2400 Central Ave.		X	X
Gail Chavenelle, 1155 Kelly Ln.		X	X
Aaron Hefel, 515 1/2 W. 8th St.	X	X	X
Bree Hernandez, 1298 Locust St.	X	X	X
Jessica Ochoa, 1970 Hale St.		X	X

#### **Equity and Human Rights Commission**

One, 3-Year term through January 1, 2027 (Vacant term of Sampson-Brown)

Applicants:

DeLano Cain-Watson, 994 Patricia Ann Dr.

Traci Phillipson, 2120 Rhomberg Ave.

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

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

#### **Housing Appeals and Mediation Board**

One, 3-Year term through January 1, 2027 (Vacant term of Spence)

Applicant:

Cole Hansen, 408 Burch St.

#### **Housing Commission**

Two, 3-Year terms through August 17, 2027 (Vacant terms of White and Wooden)

Applicants:

Matt Henick, 2115 Golden Eagle Dr. (Additional Applicant)

David Wall, 1710 ½ White St.

#### **Resilient Community Advisory Commission**

One, 3-Year term through July 1, 2026 (Vacant At Large term of Chamberland)

Applicant:

## 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. Resolution Approving a Proposed Development Agreement with Miller Companies, LLC**

Proof of publication on notice of public hearing to consider City Council approval of a resolution for a proposed Development Agreement including the issuance of Urban Renewal Tax Increment Revenue Grant Obligations (TIF) by and between the City of Dubuque, Iowa and Miller Companies, LLC for the redevelopment of 744 Main Street, and City Manager recommending approval.

**RESOLUTION** Approving A Development Agreement By And Between The City Of Dubuque, Iowa And Miller Companies, LLC, Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Obligations

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

**2. Resolution Approving a Proposed Development Agreement with Limestone Legacy, LLC**

Proof of publication on notice of public hearing to consider City Council approval of a resolution for a proposed Development Agreement including the issuance of Urban Renewal Tax Increment Revenue Grant Obligations (TIF) by and between the City of Dubuque, Iowa and Limestone Legacy, LLC for the redevelopment of 1602 Central Avenue, and City Manager recommending approval.

**RESOLUTION** Approving A Development Agreement By And Between The City Of Dubuque, Iowa And Limestone Legacy, LLC, Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Obligations

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

**3. Resolution Approving a Proposed Development Agreement with 1400 Central, LLC**

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 1400 Central, LLC for the redevelopment of 1400 Central Avenue. including the issuance of Urban Renewal Tax Increment Revenue Grant Obligations (TIF), and City Manager recommending approval.

**RESOLUTION** Approving A Development Agreement By And Between The City Of Dubuque, Iowa And 1400 Central, LLC, Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Obligations

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

**4. Resolution Approving a Proposed Development Agreement with Nia Neighborhoods Opportunity Zone Fund, LLC**

Proof of publication on notice of public hearing to consider City Council approval of

a resolution for a proposed Development Agreement including the issuance of Urban Renewal Tax Increment Revenue Grant Obligations (TIF) by and between the City of Dubuque, Iowa and Nia Neighborhoods Opportunity Zone Fund, LLC (Nia Neighborhoods) for the redevelopment of 1390 White Street, and City Manager recommending approval.

**RESOLUTION** Approving A Development Agreement By And Between The City Of Dubuque, Iowa And Nia Neighborhoods Opportunity Zone Fund, LLC, Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Obligations  
**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**5. Approving a Proposed Development Agreement with SJR Properties, L.L.C. and Universal Tank & Fabrication, Inc.**

Proof of publication on notice of public hearing to consider City Council approval of a resolution for a proposed Development Agreement including the issuance of Urban Renewal Tax Increment Revenue Grant Obligations (TIF) by and among the City of Dubuque, Iowa, SJR Properties, L.L.C. and Universal Tank & Fabrication, Inc., and City Manager recommending approval.

**RESOLUTION** Approving A Development Agreement By And Among The City Of Dubuque, Iowa, SJR Properties, L.L.C., And Universal Tank & Fabrication, Inc., Including The Issuance Of Urban Tax Increment Revenue Obligations  
**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**6. Public Hearing and Approval of Second Amendment to the Lease Agreement by and Between the City of Dubuque, Iowa and the Dubuque County Historical Society**

Proof of publication on notice of public hearing to consider City Council adopt the attached resolution approving the Second Amendment to the Lease Agreement between the City of Dubuque, Iowa and the Dubuque County Historical Society, and City Manager recommending approval.

**RESOLUTION** Approving A Second Amendment To The Lease Agreement By And Between The City Of Dubuque, Iowa, And Dubuque County Historical Society  
**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. Kerper Boulevard Lift Station Project - Award Public Improvement Contract - Project No. 5581500047**

City Manager recommending City Council award the Public Improvement Construction Contract for the Kerper Boulevard Lift Station Project to Tschiggfrie Excavating Co. in the amount of \$1,843,385.90, which is 13.06% over the engineers estimate.

**RESOLUTION** Awarding Public Improvement Construction Contract For The Kerper Boulevard Lift Station Project

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

**2. Councilmember Susan Farber Appointment to National League of Cities Information Technology and Communications Committee**

City Manager transmitting that Dubuque City Council Ward One Representative and Mayor Pro Tem Susan Farber has been appointed to serve as vice chair of the [National League of Cities](#) (NLC) 2025 Information Technology and Communications Federal Advocacy Committee.

**Suggested Disposition: Receive and File**

**3. Work Session Request: Sustainable Dubuque**

City Manager recommending City Council schedule a work session on February 17, 2025, at 5:30 p.m. to get information about the city's greenhouse gas emissions, science-based targets, and specific reduction goals broken down into residential, industrial and municipal targets as we near 2030 and our 50% goal.

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

**4. Work Session Request: Iowa Jobs for America's Graduates (iJAG) City Life Student Presentation to City Council**

City Manager recommending City Council schedule a work session on May 5, 2025 at 5:30 p.m. for students from Iowa Jobs for America's Graduates (iJAG) program to present about their experience participating in City Life

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

**COUNCIL MEMBER REPORTS**

**CLOSED SESSION**

**Confidential Records, Pending Litigation, and Purchase or Sale of Real Estate – Chapter 21.5(1)(a),(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 [ctyclerk@cityofdubuque.org](mailto: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](mailto: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](mailto:ctyclerk@cityofdubuque.org). Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.