



**CITY OF DUBUQUE, IOWA  
CITY COUNCIL MEETING**

**Historic Federal Building: 350 W. 6th  
Street - Second-Floor Council  
Chambers.**

**January 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.**

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**ROLL CALL ORDER FOR MEETING**

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

**WORK SESSION**

**6:00 PM - Capital Improvement Project GIS Application**

GIS Coordinator/Analyst Nikki Rosemeyer will introduce the Capital Improvements Project GIS application.

**REGULAR SESSION**

**6:30 PM**

**PLEDGE OF ALLEGIANCE**

**CONSENT ITEMS**

**1. Minutes and Reports Submitted**

City Council Proceedings of January 6, 2025; Civil Service Commission of December 11 and December 19, 2024; Community Development Advisory Commission of November 20, 2024; Equity and Human Rights Commission of December 17, 2024; Library Board of Trustees Update of December 19, 2024; Resilient Community Advisory Commission of November 7, 2024; Zoning Advisory Commission of November 6, 2024; Proof of Publication for City Council Proceedings of December 16, 2024.

**Suggested Disposition: Receive and File**

**2. Notice of Claims and Suits**

David Rupp for property 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: Elijah Callahan for vehicle damage; Daniel Dunne for vehicle damage; Elizabeth Gonner for vehicle damage; David Rupp 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. First Amendment to Development Agreement between the City of Dubuque and HG APT LLC for the Rehabilitation of 2901 Central Avenue**

City Manager recommending City Council approval of the attached Resolution approving the First Amendment to Development Agreement between the City of Dubuque and HG APT LLC.

**RESOLUTION** Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And HG Apt LLC

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

**6. John F. Kennedy Road and W. 32nd Street Intersection Improvement Project - Acceptance of Public Improvement Construction Contract - PROJECT 5521000048**

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 \$454,326.89 to Eastern Iowa Excavating and Concrete, LLC, of Cascade, IA, for the John F. Kennedy Road and W. 32nd Street Intersection Improvement Project.

**RESOLUTION** Accepting The John F. Kennedy Road And W. 32<sup>nd</sup> Street

Intersection Improvement Project And Authorizing Final Payment To The Contractor

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

**7. Acceptance of a Quit Claim Deed for Highway Access Rights from Switch Homes, LLC**

City Manager recommending City Council acceptance of a Quit Claim Deed from Switch Homes, LLC, conveying their interest in certain highway access rights across part of The Farm Subdivision in the City of Dubuque, Iowa.

**RESOLUTION** Accepting A Quit Claim Deed From Switch Homes, LLC, For Certain Highway Access Rights Across Part Of The Farm Subdivision, In The City Of Dubuque, Iowa

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

**8. Acceptance of Certain Public Subdivision Improvements in Phase I of The Farm Subdivision**

City Manager recommending City Council accept the public improvements in Phase 1 of the Farm Subdivision as described.

**RESOLUTION** Accepting Public Improvements In Phase 1 Of The Farm Subdivision, In The City Of Dubuque, Iowa

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

**9. Acceptance of a Storm Water Detention Basin and Berm Easement from Ehrlich Properties, LLC over Lot 2-10 of North Grandview Estates No. 2, in the City of Dubuque Iowa**

City Manager recommending City Council adopt a resolution accepting the Grant of Storm Water Detention Basin and Berm Easement through, over and across Part of Lot 2-10 of North Grandview Estates No. 2, in the City of Dubuque Iowa, as shown on the attached Plat of Survey of Plat of Survey off Lot 1-10 and Lot 2-10 of North Grandview Estates No. 2, in the City of Dubuque Iowa, recorded as Instrument Number 2024-00012271 in the Dubuque County Recorder's Office, to facilitate the future ownership and maintenance of the south detention basin facility in North Grandview Estates No. 2.

**RESOLUTION** Accepting A Grant Of Permanent Easement For Storm Water Detention Basin And Berm, Over And Across Part Of Lot 2-10 Of North Grandview Estates No. 2, In The City Of Dubuque, Iowa

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

**10. Iowa Department of Transportation Bridge Cleaning Project Notification**

Correspondence from Jesse Tibodeau, Assistant District Engineer with the Iowa Department of Transportation, notifying the City Council of bridge cleaning on US-20 over the Mississippi River.

**Suggested Disposition: Receive and File**

**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. Electric Fuel Excise Tax and Charging Fee Increase Recommendation**

City Manager recommending City Council adopt a resolution increasing the established fee (\$0.17/kWh fee) to \$0.25/kWh for use of public electric vehicle (EV) charging stations in public parking facilities, to recover the state excise tax, electric vehicle service equipment (EVSE) transaction fees and cloud plan, and electricity, as well as adopt an overstay fee of \$2.00/hour upon vehicles reaching 85% of battery capacity.

**RESOLUTION** Establishing Rates And Charges For Electric Vehicle Charging

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

**13. Approval of Tree City USA application**

City Manager recommending City Council adopt the resolution for the approval to submit an application for Dubuque to become recertified and designated as a Tree City USA.

**RESOLUTION** Retroactively Authorizing The Filing Of An Application For Designation As A Tree City USA With The Arbor Day Foundation

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

**14. Five Flags Civic Center Operations Management Services RFP**

City Manager recommending City Council approval on the Five Flags Civic Center Operations Management Services RFP.

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

**15. US Census Boundary and Annexation Survey**

City Manager sharing information that the Planning Services Department staff reviewed the boundary the Census Bureau has for the city as part of the annual Boundary and Annexation Survey (BAS) and found it to be accurate.

**Suggested Disposition: Receive and File**

**16. Final Plat of North English Estates**

City Manager recommending City Council adopt a resolution approving the Final Plat of North English Estates as it is in compliance with the City of Dubuque's Unified Development Code and the City's policy for sustainability points when receiving public assistance.

**RESOLUTION** Approving The Final Plat Of North English Estates, Dubuque County, Iowa

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

**17. Final Plat of Sandman Homestead**

Zoning Advisory Commission recommending approval of the Final Plat of Sandman Homestead subject to waiving the street frontage requirement for Lot 1 and Lot 3.

**RESOLUTION** Approving the Final Plat of Sandman Homestead, Dubuque County, Iowa

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

**18. City of Dubuque and Theisen's Warehouse, LLC Property Right of Way Plats and Dedications – for Future Intersection Improvements at Chavenelle Road and South Heacock Road and Future Extension of South Heacock Road**

City Manager recommending City Council approval of the above-described Acquisition Plats for future roundabout improvements at the intersection of Chavenelle Road and South Heacock Road and for the future northerly extension of South Heacock Road, and acceptance of the corresponding reservations and dedication of said lots for Right of Way for street and utility purposes, through the adoption of the enclosed resolution.

**RESOLUTION** Approving The Acquisition Plats Of Lot A Of Lot 1-2 McFadden Farm Place No. 4, Lot 1a Of McFadden Farm Place No. 5, And Lot 2a Of Dubuque Industrial Center West 9th Addition, All In The City Of Dubuque, Dubuque County, Iowa

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

**19. Public Works Staffing Request - Project and Facilities Manager**

City Manager recommending City Council approval of a full-time Project and Facilities Manager (G-18) increasing the Public Works personnel complement by +1.00 FTE, or 2080 hours.

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

**20. Civil Service Certified Lists - Firefighter-Paramedic / Firefighter-EMT and Police Officer**

Civil Service Commission submitting the certified lists for the positions of Firefighter-Paramedic / Firefighter-EMT and Police Officer.

**Suggested Disposition:** Receive and File; Make Matter of Record

**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, Chapter 2 Liquor Control, Article B Liquor, Beer and Wine Licenses and Permits

**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. ImOn Ice Arena Dehumidification System Upgrade Project - Initiate Public**

**Bidding Process and Setting Date for a Public Hearing Project No.  
284990004**

City Manager recommending City Council preliminary approval of the proposed plans, specifications, form of contract and construction estimate of \$1,265,800.00 for the ImOn Ice Arena Dehumidification System Upgrade Project, establishing the date of the public hearing for February 3, 2025, and authorizing the Engineering Department to advertise for bids for the project.

**RESOLUTION** ImOn Ice Arena Dehumidification System Upgrade 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 February 3, 2025**

**BOARDS/COMMISSIONS**

**1. Boards and Commission Appointments**

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

**Building Code Advisory and Appeals Board**

One, 3-Year term through January 1, 2027 (Vacant Multidisciplinary Rep. term of Schoenhard)

Applicant:

Michael Shimkus, 4917 Twilight Dr. (Qualifies for Multidisciplinary Rep.)

**Community Development Advisory Commission**

One, 3-Year term through February 15, 2027 (Vacant Low/Moderate Income Rep. term of Hammel Jr.)

One, 3-Year term through February 15, 2028 (Expiring At-Large term of Boles)

Applicants:

Dean Boles, 1715 Geraldine Dr. (Qualifies for At-Large)

Dale L. Campbell Jr., 210 Jones St. (Qualifies for At-Large and Low/Moderate Income Rep.)

**Equity and Human Rights Commission**

Two, 3-Year terms through January 1, 2028 (Expiring terms of Baumhover and Freiburger)

Applicants:

Rick Baumhover, 601 Garfield Ave.

Michaela Freiburger, 1718 Diane Ct.

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. Central Avenue and White Street Corridor Traffic Study Summary Report Public Hearing**

Proof of publication on notice of public hearing to consider City Council adopt a resolution approving the Central Avenue and White Street Corridor Traffic Study Summary Report and adopting the Multi-Modal Alternative as the selected alternate which will function as a guide and the City's long-term master plan for the redevelopment and revitalization of the Central Avenue and White Street corridors, in conjunction with the previously adopted Central Avenue Corridor Streetscape Master Plan, and City Manager recommending approval.

**RESOLUTION Approval Of The Central Avenue And White Street Corridor Traffic Study Summary Report**

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

**2. Dubuque Gate & Pump Station Flood Mitigation (16th St Detention Basin) Public Hearing**

Proof of publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract, and construction estimate of \$25,400,000.00 for the Dubuque Gate & Pump Station Flood Mitigation (16<sup>th</sup> St Detention Basin) project, and City Manager recommending approval.

**RESOLUTION Approval Of Plans, Specifications, Form Of Contract, And Estimated Cost For The Dubuque Gate & Pump Station Flood Mitigation (16th St Detention Basin)**

**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. Grand River Center Presentation of FY 2024 Annual Report**

City Manager sharing information for the OVG 360 Grand River Center General Manager Ryan Bonifas to give a presentation to the City Council for the FY 2024 Annual Report.

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

**2. Proceedings to Complete Action on the Issuance of \$26,221,000 Sewer Revenue Capital Loan Notes (State Revolving Loan Fund Program) Old Mill Rd. Lift Station and Force Main Project – Phase I**

City Manager recommending City Council approval of the suggested proceedings to complete action required on the \$26,221,000 Sewer Revenue Capital Loan Notes (State Revolving Loan Fund Program) Old Mill Rd. Lift Station and Force Main Project – Phase I prepared by Bond Counsel and to present a resolution for City Council to adopt entitled “Series Resolution authorizing and approving a Loan and Disbursement Agreement and providing for the issuance of \$26,221,000 Sewer Revenue Bonds, Series 2025 Bonds, and amending certain provisions.”

**RESOLUTION** Series Resolution authorizing and approving a Loan and Disbursement Agreement and providing for the issuance of \$26,221,000 Sewer Revenue Bonds, Series 2025 and other documents related to the Series 2025 Bonds, and amending certain provisions

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

**3. Proceedings to Direct Advertisement for Sale of \$6,500,000 Tax Exempt General Obligation Bonds, Series 2025A, \$8,500,000 Taxable General Obligation Bonds, Series 2025B, \$9,250,000 Taxable General Obligation Urban Renewal Bonds, Series 2025C, Approval of the Preliminary Official Statements, and Approval of Electronic Bidding Procedures**

City Manager recommends City Council approval of the suggested proceedings for approving the advertisement for sale, preliminary Official Statements, and electronic bidding procedures for the \$6,500,000 Tax Exempt General Obligation Bonds, Series 2025A, \$8,500,000 Taxable General Obligation Bonds, Series 2025B, and \$9,250,000 Taxable General Obligation Urban Renewal Bonds, Series 2025C.

**RESOLUTION** Setting The Date For The Sale Of General Obligation Corporate Purpose Bonds, Series 2025A And Authorizing The Use Of A Preliminary Official Statement In Connection Therewith

**RESOLUTION** Setting The Date For The Sale Of Taxable General Obligation Corporate Purpose Bonds, Series 2025B And Authorizing The Use Of A Preliminary Official Statement In Connection Therewith

**RESOLUTION** Setting The Date For The Sale Of Taxable General Obligation Urban Renewal Bonds, Series 2025C And Authorizing The Use Of A Preliminary Official Statement In Connection Therewith

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

**4. Historic Millwork District Outdoor Community Space Engagement, Design, and Construction Management Consultant Selection Approval and Authorization of Contract**

City Manager recommending City Council authorize the City Manager to negotiate and execute a contract with Confluence to undertake the Historic Millwork District Outdoor Community Space Engagement, Design, and Construction Management.

**RESOLUTION** Authorizing The City Manager To Negotiate And Execute A Contract With Confluence For Historic Millwork District Outdoor Community Space

Engagement, Design, And Construction Management  
**Suggested Disposition: Receive and File; Adopt Resolution(s)**

**5. Work Session Request: Travel Dubuque Annual Update**

Travel Dubuque President and CEO Keith Rahe requesting City Council schedule a work session for February 3, 2025, at 6:00 p.m. to present an annual update.

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

**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](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.