



**CITY OF DUBUQUE, IOWA  
CITY COUNCIL MEETING**  
Historic Federal Building: 350 W. 6th  
Street - Second-Floor Council  
Chambers.  
February 3, 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.**

### **PROVIDING VIRTUAL PUBLIC INPUT**

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

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

### **WORK SESSION**

#### **6:00 PM - Travel Dubuque Annual Update**

Travel Dubuque President and CEO Keith Rahe will provide the organization's annual presentation.

### **REGULAR SESSION**

**6:30 PM**

### **PLEDGE OF ALLEGIANCE**

### **CONSENT ITEMS**

#### **1. Minutes and Reports Submitted**

City Council Proceedings of January 21, 2025; Airport Commission of October 22, 2024; Arts and Cultural Affairs Advisory Commission of October 22, 2024; Civil Service Commission of January 17, 2024; Historic Preservation Commission of November 21, 2024; Park and Recreation Commission of December 10, 2024; Zoning Board of Adjustment of December 19, 2024; Proof of Publication for City Council Proceedings of January 6, 2025.

**Suggested Disposition: Receive and File**

**2. 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)**

**3. Letter of Interest: Community Foundation of Greater Dubuque Press Forward Infrastructure Grant**

City Attorney recommending City Council approval to sign the letter of interest for The Community Foundation of Greater Dubuque (CFGD) and TH Media for the Press Forward Infrastructure grant.

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

**4. Notification of Arts & Cultural Affairs Advisory Commission Grants Application Modification**

City Manager recommending City Council approve the FY26 modifications to the grant application and review process as recommended by the Arts & Cultural Affairs Advisory Commission and the Arts & Cultural Affairs Advisory Commission Grant Committee.

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

**5. March/April 2025 City News Newsletter**

City Manager providing a copy of the March/April issue of the City News newsletter.

**Suggested Disposition: Receive and File**

**6. Updated Handout - New Housing Creation**

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

**Suggested Disposition: Receive and File**

**7. First Amendment to Development Agreement by and among the City of Dubuque, Iowa, SJR Properties, L.L.C., and Universal Tank Fabrication, Inc.**

City Manager recommending City Council approval of the First Amendment to Development Agreement with City of Dubuque, Iowa, SJR Properties, L.L.C., and Universal Tank Fabrication, Inc.

**RESOLUTION** Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And SJR Properties, L.L.C., And Universal Tank & Fabrication, Inc.

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

**8. Novelty Iron Landlord, LLC Assignment of Development Agreement to GT Novelty, LLC and GT Novelty Condo, LLC**

City Manager recommending City Council approval of the attached Assignment of Development Agreement by and among Novelty Iron Landlord, LLC, GT Novelty, LLC and GT Novelty Condo, LLC.

**RESOLUTION** Approving An Assignment Of Development Agreement By Novelty Iron Landlord, LLC To GT Novelty, LLC And GT Novelty Condo, LLC

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

**9. Acceptance of Public Off-site Roadway and Utility Improvements at the Intersection of Seippel Road and Airborne Road Adjacent to Lot 1 of Airborne Place, in the City of Dubuque, Iowa**

City Manager recommending City Council adopt the resolution accepting the public water main, sanitary sewer main, and turning lane improvement adjacent to Lot 1 of Airborne Place, in the City of Dubuque, Iowa.

**RESOLUTION** Accepting Public Off-Site Roadway And Utility Improvements At The Intersection Of Seippel Road And Airborne Road Adjacent To Lot 1 Of Airborne Place, In The City Of Dubuque, Iowa

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

**10. Acceptance of Certain Subdivision Improvements in North Grandview Estates No. 2, in the City of Dubuque, Iowa**

City Manager recommending City Council adopt a resolution accepting the public improvements in North Grandview Estates No. 2, except for storm water detention facilities and associated outfall pipes.

**RESOLUTION** Accepting Public Improvements In North Grandview Estates No. 2, In The City Of Dubuque, Iowa

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

**11. Bunker Hill Irrigation Replacement Phase 3 Project-Reject Bid**

City Manager recommending City Council reject the bid received for the Bunker Hill Irrigation Phase 3 Project.

**RESOLUTION** Rejection Of Competitive Bid Proposal For The Bunker Hill Irrigation Replacement Project Phase 3

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

**12. Analysis of Impediments to Fair Housing**

City Manager recommending City Council adopt a resolution adopting the Analysis of Impediments to Fair Housing.

**RESOLUTION** Adopting The FY2025 Analysis Of Impediments To Fair Housing

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

**13. Signed Contract(s)**

Usage Agreement with Clarke University for Veterans Memorial Park Field 2;  
Peerless Well and Pump, Incl for the Well 2 Emergency Repairs.

**Suggested Disposition: Receive and File**

**14. Adoption of Supplement Number 2025 S-15 to the City of Dubuque Code of Ordinances**

City Clerk recommending approval of the resolution adopting Supplement Number 2025 S-15 as part of the Code of Ordinances of the City of Dubuque.

**RESOLUTION** Adopting Supplement No. 2025 S-15 To The Code Of Ordinances Of The City Of Dubuque, Iowa

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

**15. Approval of Retail Tobacco, Alternative Nicotine, and Vapor Product Permit Applications**

City Manager recommending City Council approval of tobacco, alternative nicotine, and vapor product permits 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. Southgate Drive Sanitary Sewer Improvements Project - Initiate Public Bidding Process and Setting Date for a Public Hearing - Project No. 5581500048**

City Manager recommending City Council authorize the public bidding process and set a public hearing for February 17, 2025, and to preliminary approve the plans, specifications, form of contract and estimated cost of \$193,600.00 for the Southgate Drive Sanitary Sewer Improvements Project through the adoption of the attached resolution.

**RESOLUTION** Southgate Drive Sanitary Sewer Improvement 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 17, 2025**

**2. Fuel Island Rehabilitation Project - Initiate Public Improvement Bidding Process - Project Number 5429900018**

City Manager recommending City Council approval granting preliminary approval of the plans, specifications; form of contract, and estimated cost of \$1,355,888 and

establishing February 17, 2025, as the date of the public hearing; and hereby authorize Public Works staff to advertise for bid proposals for the Fuel Island Rehabilitation Project through adoption of the attached resolution.

**RESOLUTION** Fuel Island 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 February 17, 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, 2028 (Vacant term of Clemenson)

Applicant:

Bob Woodward, 1048 Bonnie Ct.

#### **Cable Television Commission**

One, 3-Year term through July 1, 2027 (Vacant term of Baumhover)

Applicant:

Tom Eckermann, 642 N Burden Ave

#### **Community Development Advisory Commission**

One, 3-Year term through February 15, 2026 (Vacant Low/Moderate Income Rep. term of Fox)

One, 3-Year term through February 15, 2028 (Expiring term of Hinke)

Applicants:

Talma Brown, 2004 Windsor Ave. (Qualifies for At-Large and Low to Moderate Income Area Representative)

Michelle Hinke, 973 Patricia Ann Dr. (Qualifies for At-Large)

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

One 3-Year term through January 1, 2028 (Expired term of Jolet)

Applicants:

Talma Brown, 2004 Windsor Ave.

Traci Phillipson, 2120 Rhomberg Ave.

#### **Investment and Cash Management Oversight Advisory Commission**

One, 3-Year term through July 1, 2027 (Vacant term of Heim)

Applicant:

Lucian Paucean, 3145 Arbor Oaks Dr.

**Long Range Planning Advisory Commission**

One, 3-Year term through July 1, 2025 (Vacant term of Gross)

Applicant:

Jason Davis, 3363 Kimberly Dr.

**Transit Advisory Board**

One, 3-Year term through July 30, 2026 (Vacant term of Heidenreich)

Applicant:

Talma Brown, 2004 Windsor 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. ImOn Ice Arena Dehumidification System Upgrade Project- Public Hearing - Project No. 2849900004**

Proof of publication on notice of public hearing to consider City Council approve the plans, specifications, form of contract and estimated cost of \$1,265,800.00 for the ImOn Ice Arena Dehumidification System Upgrade 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 ImOn Ice Arena Dehumidification System Upgrade Project  
**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. Dubuque Police Department 2024 Awards and Recognition Program**

Captain Brendan Welsh will present on the Police Department's 2024 awards and recognition program which occurred on January 16, 2025.

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

**2. Proceedings for Directing Sale of not to exceed \$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, and Awarding Bonds to Best Bidder**

City Manager recommending City Council approval of the suggested proceedings for directing sale of the not to exceed \$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, and awarding the bonds to the best bidder.

**RESOLUTION** Awarding General Obligation Corporate Purpose Bonds, Series 2025A

**RESOLUTION** Awarding Taxable General Obligation Corporate Purpose Bonds, Series 2025B

**RESOLUTION** Awarding Taxable General Obligation Urban Renewal Bonds, Series 2025C

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

**3. Banking Services Agreement**

City Manager recommending City Council approval of the Banking Services Agreement with Dubuque Bank & Trust.

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

**4. City Focus Magazine - February 2025 Issue**

City Manager providing a copy of the February 2025 issue of the City of Dubuque's "City Focus" magazine, which was mailed to all postal addresses within city limits the week of January 27, 2025.

**Suggested Disposition: Receive and File**

**5. Work Session Requests: Greater Dubuque Development Corporation Updates**

Greater Dubuque Development Corporation (GDDC) President and CEO Rick Dickinson requests that the City Council schedule work sessions for GDDC updates on the following dates, all starting at 6:00 p.m.: April 21, 2025; July 21, 2025; October 20, 2025; and January 20, 2026.

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

**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](http://www.cityofdubuque.org) or at the City Clerk's Office at [cityclerk@cityofdubuque.org](mailto:cityclerk@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.