



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
March 17, 2025 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.**

PROVIDING VIRTUAL PUBLIC INPUT

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Access Code: 337-661-181

ROLL CALL ORDER FOR MEETING

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

WORK SESSION

5:15 PM - Public Presentation of the Schmitt Island Development & Sports Complex Feasibility Study

RDG Planning & Design and Johnson Consulting will present on the Schmitt Island Development & Sports Complex Feasibility Study.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Junior Achievement Day (April 3, 2025)

On behalf of Junior Achievement of the Heartland.

CONSENT ITEMS

1. Minutes and Reports Submitted

Arts and Cultural Affairs Advisory Commission of January 21, 2025; Cable TV Commission of November 20, 2024; City Council Proceedings from March 3, 2025; Equity and Human Rights Commission of January 14 and January 20, 2025; Zoning Advisory Commission Draft Minutes of March 5, 2025; Zoning Board of Adjustment of January 23, 2025; Proof of publication for City Council Proceedings of February 17, 2025.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Tim Connolly for personal injury; Amy Keierleber Grochala for vehicle damage.

Suggested Disposition: Receive and File; Refer to City Attorney

3. 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)

4. US 61-151 Interchange ITS Improvements - Cooperative Funding Agreement with Iowa Department of Transportation - Iowa DOT Cooperative Agreement No. 2025-16-054

City Manager recommending City Council approve the attached resolution authorizing the Mayor to execute a Cooperative Funding Agreement (Agreement No. 2025-16-054) with the Iowa Department Of Transportation (DOT) for the development and implementation of Intelligent Transportation System (ITS) improvements at the US 61 - 151 interchange to enhance traffic monitoring and safety.

RESOLUTION Approving Cooperative Agreement No. 2025-16-054 Between The Iowa Department Of Transportation And The City Of Dubuque For The Installation Of Intelligent Transportation System (ITS) Improvements At The US 61 - 151 Interchange

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

5. Acceptance of a Grant of Easement for Street Right of Way and Public Utilities over Francis T. McClain Property at 2019 Heeb Street, Dubuque, Iowa

City Manager recommending City Council accept the Grant of Easement for Street Right of Way and Public Utilities from Francis T. McClain across The Easterly 10' of the South 10' of Lot 6, the Easterly 10' of Lot 7, and the Easterly 10' of the Northerly 20' of Lot 8, in Marsh's Addition, in the City of Dubuque, Iowa, as shown

on the attached Grant of Easement document to facilitate the future maintenance and repair of the embankment improvements.

RESOLUTION Accepting A Grant Of Easement For Street Right Of Way And Public Utilities Through, Over And Across The Easterly 10' Of The South 10' Of Lot 6, The Easterly 10' Of Lot 7, And The Easterly 10' Of The Northerly 20' Of Lot 8, In Marsh's Addition, In The City Of Dubuque, Iowa

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

6. Acceptance of a Grant of Easement for Water Main Utility over The Butler Children's Garden Foundation, Inc. property in the City of Dubuque, Iowa as part of the Wanderwood Gardens Project

City Manager recommending City Council accept the Grant of Easement for Water Main Utility from The Butler Children's Garden Foundation, Inc. across Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa, as shown on the attached Grant of Easement document, to facilitate the ownership and future maintenance of the public utility improvements.

RESOLUTION Accepting A Grant Of Easement For Water Main Utility Through, Over And Across Part Of Lot 2 Of Y-Camp Place No. 3, In The City Of Dubuque, Iowa

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

7. Acceptance of Water Main Utility Improvements across The Butler Children's Garden Foundation, Inc. Property North of the Dubuque Arboretum in Dubuque

City Manager recommending City Council adopt a resolution accepting the public water main utility improvements that the developer, The Butler Children's Garden Foundation, Inc., has recently completed across Part of Lot 2 of Y-Camp Place No. 3, in the City of Dubuque, Iowa.

RESOLUTION Accepting Public Water Main Utility Improvements Across Part Of Lot 2 Of Y-Camp Place No. 3, In The City Of Dubuque, Iowa

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

8. Direct City Staff to Create a Plan for Urban Revitalization on Cedar Cross Road

City Manager recommending City Council direct staff to create a plan for revitalization and creation of housing on Cedar Cross Road.

RESOLUTION Approving A Development Of A Plan For A New Urban Revitalization District On Cedar Cross Road

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

9. Final Plat of Cedar Ridge Commercial Park

Zoning Advisory Commission recommending City Council approve the Final Plat of Cedar Ridge Commercial Park subject to waiving lot frontage for Lot 2 and Lot 3.

RESOLUTION Approving The Final Plat Of Cedar Ridge Commercial Park, In The City Of Dubuque, Iowa

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

10. PEG Fund Expenditures

City Manager recommending City Council approve requests not to exceed \$85,210.84 in Public, Educational, and Government (PEG) Equipment Grant Program Fund expenditures.

Suggested Disposition: Receive and File; Approve

11. Signed Contract(s)

James Orr Coating Inspection, LLC for the IADNR Water Tank Security Inspections Projects.

Suggested Disposition: Receive and File

12. Proposed Amendment to Master Agreement for Shared Use Projects to License Additional Fiber Capacity to the Iowa Communications and Technology Commission (ICN)

City Manager recommending City Council approval of an amendment to the existing Master Agreement for Shared Use Projects between the City of Dubuque and the Iowa Communications and Technology Commission (ICN) to provide ICN with fiber capacity needed to complete their connection to the new Public Safety Answering Points (PSAP) located at 7900 Chavenelle Road.

Suggested Disposition: Receive and File; Approve

13. Proposed Amendment to I-NET agreement between the City of Dubuque and MCC Iowa LLC (Mediacom) to add City of Dubuque Data Center

City Manager recommending City Council approval of an amendment to the I-NET agreement between the City of Dubuque and MCC Iowa LLC (Mediacom) to add the City of Dubuque Data Center at 7900 Chavenelle to the I-Net sites in Exhibit A of the agreement.

Suggested Disposition: Receive and File; Approve

14. Certified Lists - Police Officer and Fire Promotional Positions

Civil Service Commission submitting certified lists for the positions of Police Officer, Fire Equipment Operator, Fire Lieutenant, Fire Captain, EMS Supervisor, Assistant Fire Marshal, and Division/Bureau Chief.

Suggested Disposition: Receive and File; Make Matter of Record

15. Tobacco Compliance Settlement Agreement

City Manager recommending City Council approval of the Tobacco Compliance Settlement Agreement with Family Dollar.

Suggested Disposition: Receive and File; Approve

16. 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)

17. Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications

City Manager recommending City Council approval of retail permits for Tobacco, Device, Alternative Nicotine, and Vapor Products as submitted.

RESOLUTION Approving Applications for Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permits, as Required by Iowa Code 453A.47A and Senate File 345

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. Private Lead Service Line Replacement Pilot Program - Phase 1 Initiate Public Bidding and Set the Public Hearing Date

City Manager recommending City Council adopt the resolution granting preliminary approval of the plans, specifications, form of contract, and estimated cost of \$1,732,630.00 for the Private Lead Service Line Replacement Pilot Program - Phase 1, set the public hearing date of April 7, 2025, and hereby authorize the Water Department to advertise the project for public bidding.

RESOLUTION To provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the Lead Service Line Replacement - Phase 1 Project, and the taking of bids therefor

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for April 7, 2025

2. Resolution Setting Public Hearing on a Subordination Agreement for DRLP Loan #2-23 - 1199 Central Avenue

City Manager recommending City Council adopt a resolution setting a public hearing for April 7, 2025, for the approval of a Subordination Agreement with New Silver Lending, LLC related to a refinancing of the redevelopment project at 1199 Central Ave.

RESOLUTION Setting A Public Hearing For A Subordination Agreement By And Among The City Of Dubuque, Iowa, Virtual Velocity, LLC, And New Silver Lending LLC For Interest In City Property Located At 1199 Central Avenue

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for April 7, 2025

3. Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1

City Manager recommending City Council adopts a resolution that 1) authorizes and directs the City Manager to prepare a proposed Amended and Restated Urban Renewal Plan, Version 2025.1 ("Plan") for the Greater Downtown Urban Renewal

Area ("Area") and 2) sets a public hearing on the proposed Amended and Restated Urban Renewal Plan, Version 2025.1 for April 21, 2025.

RESOLUTION Authorizing And Directing The City Manager To Prepare An Amended And Restated Urban Renewal Plan, Version 2025.1, For The Greater Downtown Urban Renewal Area And Setting The Date For A Public Hearing And Consultation On The Proposed Amended And Restated Urban Renewal Plan, Version 2025.1, For Said Area

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for April 21, 2025.

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. Request to Rezone 405 and 575 Cedar Cross Road

Proof of publication on notice of public hearing to consider a request from Luke and Julie Merfeld - Merfeld Properties LLC, to rezone property located at 405 and 575 Cedar Cross Road from R-1 Single-Family Residential to R-4 Multi-Family Residential zoning district, 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 405 Cedar Cross Road And 595 Cedar Cross Road From R-1 Single-Family Residential District To R-4 Multiple-Family Residential District

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

2. Resolution Approving a Proposed Development Agreement between the City of Dubuque, Iowa and Gronen Development, Inc. Providing for the Sale of City-owned Real Estate and the Issuance of Urban Renewal Tax Increment Revenue Grant Obligations Pursuant to the Development Agreement

Proof of publication on notice of public hearing to consider City Council adoption of a resolution approving a proposed Development Agreement by and between the City of Dubuque, Iowa and Gronen Development, Inc. providing for the issuance of City-owned real estate and Urban Renewal Tax Increment Revenue Grant Obligations, and City Manager recommending approval.

RESOLUTION Approving A Development Agreement By And Between The City Of Dubuque And Gronen Development, Inc. Including The Sale Of City-Owned Real Estate And The Issuance Of Urban Renewal Tax Increment Revenue Grant Obligations To Gronen Development, Inc.

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

3. Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.1

Proof of publication on notice of public hearing to consider City Council adopt the

Resolution of Adoption for the Amended and Restated Urban Renewal Plan, Version 2025.1 for Dubuque Industrial Center Economic Development District, and City Manager recommending approval.

RESOLUTION Approving The Amended And Restated Urban Renewal Plan, Version 2025.1, For The Dubuque Industrial Center Economic Development District

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

4. Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.2

Proof of publication on notice of public hearing to consider City Council adopt the Resolution of Adoption for the Amended and Restated Urban Renewal Plan, Version 2025.2 for Dubuque Industrial Center Economic Development District, and City Manager recommending approval.

RESOLUTION Approving The Amended And Restated Urban Renewal Plan, Version 2025.2, For The Dubuque Industrial Center Economic Development District

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. Amending Tax Increment Ordinance 5-24 for the Dubuque Industrial Center Economic Development District, as amended by Version 2025.2 of the Amended and Restated Plan

City Manager recommending City Council adopt an ordinance amending the most recent Ordinance 5-24 for the Dubuque Industrial Center Economic Development District ("District") following approval of Version 2025.2 of the Amended and Restated Plan.

ORDINANCE An Ordinance Correcting And Amending Ordinance No. 5-24, Previously Amended, Providing That General Property Taxes Levied And Collected Each Year On All Property Located Within The Amended And Restated Dubuque Industrial Center Economic Development District Urban Renewal Area Of The City Of Dubuque, County Of Dubuque, State Of Iowa, By And For The Benefit Of The State Of Iowa, City Of Dubuque, County Of Dubuque, Dubuque Community School

District, And Other Taxing Districts, Be Paid To A Special Fund For Payment Of Principal And Interest On Loans, Monies Advanced To And Indebtedness, Including Bonds Issued Or To Be Issued, Incurred By Said City In Connection With The Amended And Restated Dubuque Industrial Center Economic Development District Urban Renewal Redevelopment Project By Adding Subarea T To The Division Of Revenues

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

2. Award of Public Improvement Construction Contract for Bunker Hill Foundation Repair Project

City Manager recommending City Council adopt the resolution to approve the Bunker Hill Foundation Repair Project and award the Public Improvement Construction Contract in the amount of \$284,000 to Tricon General Construction, Inc. which is 11.2% below the project estimate of \$319,880.

RESOLUTION Awarding The Public Improvement Construction Contract For The Bunker Hill Foundation Repair Project

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

3. Fuel Station Rehabilitation Project - Award Public Improvement Contract

City Manager recommending City Council adopt the resolution awarding the Public Improvement Contract for the Fuel Station Rehabilitation Project to Evora Energy, LLC, in the amount of \$1,092,117.00, which is 23% below the Engineer's estimate of \$1,422,000.00.

RESOLUTION Awarding Public Improvement Construction Contract For The Fuel Station Rehabilitation Project

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

4. Request to Initiate Process for Mayor and City Council Salary Compensation

City Clerk submitting information for initiating the process of reviewing Mayor and City Council compensation for potential changes effective in 2026.

Suggested Disposition: Receive and File; Council

5. Utility Bill Insert Promoting Seasonal Employment Opportunities and Boards & Commissions Vacancies

City Manager providing a copy of the March City utility bill insert promoting the City's seasonal/temporary employment opportunities and current vacancies on the City's boards and commissions. The document will be mailed to City utility customers from March 12 - April 9.

Suggested Disposition: Receive and File

6. 2024 Dubuque Police Department Annual Report

City Manager providing a copy of the 2024 Dubuque Police Department Annual Report, which will be mailed to all addresses within the city limits.

Suggested Disposition: Receive and File

7. Work Session Request: Community Foundation Contracted Service Agreement Update

City Attorney recommending City Council schedule a work session from 6:00 p.m. to 6:30 p.m. on Monday, May 19, 2025, for the staff from the Community Foundation of Greater Dubuque to present updates on its programs supported by FY25 City Contracted Service Agreements (Inclusive Dubuque and Project HOPE).
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 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.