



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
April 7, 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

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

You can also dial in using your phone:

United States (Toll Free): 1-877-568-4106

United States: +1 (571) 317-3129

Access Code: 337-661-181

PRE-MEETING EVENT

New Refuse Trucks Static Display

Public Works will display two new refuse trucks outside the Historic Federal Building from 5:30 p.m. - 6:25 p.m. The public is invited to view the trucks.

This event is not part of the official City Council meeting.

ROLL CALL ORDER FOR MEETING

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

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PRESENTATIONS

1. Dubuque Police Department Crisis Intervention Team 365ink Impact Award

The Dubuque Police Department's Crisis Intervention Team (CIT) will be recognized for recently receiving the Dubuque 365ink Impact Award.

PROCLAMATIONS

- 1. Hempstead High School 2025 State Men's Swimming Team Championship**
On behalf of Hempstead High School.
- 2. National Public Health Week (April 7, 2025)**
On behalf of the Health Services Department.
- 3. Animal Control Appreciation Week (April 13-19, 2025)**
On behalf of the Health Services Department.
- 4. National Public Safety Telecommunicators Week (April 13-19, 2025)**
On behalf of the Emergency Communications Center.
- 5. Dubuque YP Days of Caring (April 25, 2025)**
On behalf of Dubuque YP Days of Caring.

CONSENT ITEMS

The consent agenda items are considered to be routine and non-controversial and all consent items will be normally voted upon in a single motion without any separate discussion on a particular item. If you would like to discuss one of the consent items, please go to the microphone and be recognized by the Mayor and state the item you would like removed from the consent agenda for separate discussion and consideration.

1. Minutes and Reports Submitted

City Council Proceedings of March 17 and March 25, 2025; Airport Commission of January 28 and February 4, 2025; Arts and Cultural Affairs Advisory Commission of February 25, 2025; Community Development Advisory Commission of February 19, 2025; Housing Commission of January 28, 2025; Library Board of Trustees Update of February 27, 2025; Park and Recreation Commission of February 11, 2025; Resilient Community Advisory Commission of February 6, 2025; Zoning Advisory Commission of March 5, 2025; Proof of Publication for City Council Proceedings of March 3 and 17, 2025.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Susan Less for vehicle damage; Mathew Willis 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: Tim

Connolly for personal injury; Amy Keierleber Gorchala for vehicle damage; Susan Less for vehicle damage; Mathew Willis 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. Recommended Sculptures for 2025-26 Art on the River Rotating Public Art Exhibition

City Manager recommending City Council approval of the Arts & Cultural Affairs Advisory Commission's recommendation related to the 2025-2026 Art on the River exhibit to be on display from August 1, 2025, through June 2026.

Suggested Disposition: Receive and File; Approve

6. Community Development Block Grant FY25 Annual Action Plan Amendment #2

City Manager recommending City Council approve the FY2025 Annual Action Plan Amendment #2 Substantial Amendment as recommended by the Community Development Advisory Commission at their March 26, 2025 meeting.

RESOLUTION Adopting The Fiscal Year 2025 (Program Year 2024) Community Development Block Grant (CDBG) Annual Action Plan Amendment #2

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

7. Disclosure of the Conflict of Interest- CDBG Program Participation

City Manager transmitting information to formally disclose a conflict of interest concerning Dale Campbell, a member of the Community Development Advisory Commission, in relation to his application for a Community Development Block Grant (CDBG) funded microenterprise grant administered by the City's Economic Development Department and Fountain of Youth.

Suggested Disposition: Receive and File

8. Rescue Vehicle Grant Application Approval

City Manager recommending City Council approval to apply for the 2025 Homeland Security Grant Program to secure funds to purchase a rescue vehicle, training, and exercises in the amount of \$451,907.

Suggested Disposition: Receive and File; Approve

9. Northwest Arterial - State of Good Repair Project: US Highway 20 to John F. Kennedy Road - Acceptance of Public Improvement Contract

City Manager recommending City Council adopt the attached resolution to accept the public improvements and to authorize the payment of the contract amount of

\$8,674,734.82 to Pirc-Tobin Construction, Inc. for the Northwest Arterial - State of Good Repair Project from US20 to John F. Kennedy Road, which is a component of the Dubuque County Federal BUILD Grant for "Improving the Northwest Arterial/John Deere Road Corridor for Freight Mobility".

RESOLUTION Accepting The Public Improvement For The Northwest Arterial – State Of Good Repair Project From US20 To John F. Kennedy Road (Iowa DOT Project No. STBG-SWAP-2100 (702)--SG-31) And Authorizing Final Payment To The Contractor

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

10. R22-IA RAISE Infrastructure Planning Grant - Engineering Design and NEPA / Environmental Project Development: Recommend Approval of Grant Agreement Amendment No. 1

City Manager recommending City Council approve and authorize the Mayor to execute Amendment No. 1 to the Grant Agreement between the City, the Iowa DOT, and the FHWA for the RAISE Infrastructure Planning Grant to complete the Engineering Design and NEPA / Environmental Study Phase to advance development for the B2E2 project.

RESOLUTION Approving Grant Agreement Amendment No. 1 With The U.S. Department Of Transportation For The Awarded RAISE Infrastructure Planning Grant

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

11. Switch Development at JFK, LLC Property Right of Way Plat and Dedication - JFK Rd. and West 32nd St. Intersection Improvements Project

City Manager recommending City Council adopt a resolution approving the Acquisition Plat of Lot 1A of Switch Development @ JFK No. 13, in the City of Dubuque, Iowa, which provides additional right of way needed for improvements at the intersection.

RESOLUTION Approving The Acquisition Plat Of Lot 1A Of Switch Development @ JFK No. 3, In The City Of Dubuque, Iowa

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

12. Iowa Department of Transportation PCC Patching Project Notifications

Correspondence from Jesse Tibodeau, Assistant District Engineer with the Iowa Department of Transportation (DOT), notifying the City Council of PCC patching projects on US-20, US-151, and US-61.

Suggested Disposition: Receive and File

13. Signed Contract(s)

Offtaker Consent and Estoppel Certificate on the assignment of Eable Point Enegery - 1, LLC's interest in the Solar License and Power Purchase to KMDE, LLC.

Suggested Disposition:

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

Giese Sheet Metal Co. Inc. for the ImOn Ice Arena Dehumidification System Upgrade Project; Tschiggfrie Excavating Co. for the Southgate Drive Sanitary Sewer Improvement Project.

Suggested Disposition: Receive and File; Approve

15. Five Flags Civic Center Management Services - Negotiating with Global Spectrum, L.P. d/b/a OVG

City Manager sharing information on the negotiations of an agreement for management services for Five Flags Civic Center (FF) between the City of Dubuque and Global Spectrum, L.P. d/b/a OVG (Oak View Group).

Suggested Disposition: Receive and File

ITEMS SET FOR PUBLIC HEARING

These agenda items are being scheduled for a future public hearing on the date indicated.

1. Old Mill Road Lift Station and Force Main Project - Phase II: Initiate Public Bidding Process and Setting Date for a Public Hearing

City Manager recommending City Council grant authorization to amend the existing Old Mill Road Lift Station and Force Main Project Intended Use Plan (IUP) amount, to include the amount needed for the construction of Phase II, grant preliminary approval of the plans, specifications, form of contract, and estimated cost of \$12,700,000 for the project, authorize the public bidding process for the Old Mill Road Lift Station and Force Main Project - Phase II, and set a public hearing for April 21, 2025 to approve the plans, specifications, form of contract and estimated cost of \$12,700,000 for the Old Mill Road Lift Station and Force Main Project - Phase II.

RESOLUTION To Provide For A Notice Of Hearing On Proposed Plans, Specifications, Form Of Contract And Estimate Of Cost For The Old Mill Lift Station And Force Main Project - Phase II, And The Taking Of Bids Therefor

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

2. Setting a Public Hearing for The Jule's Iowa Department of Transportation's Consolidated Funding Application

City Manager recommending City Council adopt the attached resolution setting a public hearing for May 19, 2025, regarding the Jule's Iowa Department of Transportation (IDOT) Consolidated Funding Application.

RESOLUTION Setting The Date For A Public Hearing On Iowa DOT Consolidated Funding Application

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for May 19, 2025

BOARDS/COMMISSIONS

1. Boards and Commission Application Review

Applicant(s) are invited to address the City Council regarding their desire to serve on the following Boards/Commissions. Applicant appointment(s) will be made at the next City Council meeting.

Zoning Board of Adjustment

One, 5-Year term through March 25, 2030 (Expired term of Ahlvin)

Applicant:

Keith Ahlvin, 264 S. Grandview

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. Hold a Public Hearing to Adopt the 5-Year Public Housing Authority (PHA) Plan 2025-2029

Proof of publication on notice of public hearing to consider City Council receive input on the 5-Year PHA Plan and approve the adoption of the 5-Year PHA Plan, and City Manager recommending approval.

RESOLUTION Authorizing The Mayor To Execute The Certification By State Or Local Office Of The 5-Year Public Housing Agency (PHA) Plan's Consistency With The Consolidated Plan And Approval Of The 5-Year Pha Plan

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

2. Heeb Street Reconstruction 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 \$677,849.00 for the Heeb Street Reconstruction 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 Heeb Street Reconstruction Project

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

3. Heeb Street Reconstruction Project Special Assessments

Proof of publication on notice of public hearing to consider City Council approval of the Schedule of Assessments for the Heeb Street Reconstruction Project through the adoption of the enclosed resolutions, and City Manager recommending approval.

RESOLUTION Approving Schedule Of Assessments And Estimate Of Total Cost For The 2025 Heeb Street Reconstruction Project

RESOLUTION With Respect To The Adoption Of The Resolution Of Necessity Proposed For The Heeb Street Reconstruction Project

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

4. Private Lead Service Line Replacement Pilot Program - Phase 1 Construction Public Hearing

Proof of publication on notice of public hearing to consider City Council adopt the resolution approving 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 Construction, and City Manager recommending approval.

RESOLUTION Finally approving and confirming plans, specifications, form of contract and estimate of cost for the Lead Service Line Replacement - Phase 1 Project

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

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

Proof of publication on notice of public hearing to consider City Council approve the Subordination Agreement with New Silver Lending, LLC related to a refinancing of the redevelopment project at 1199 Central Avenue, and City Manager recommending approval.

RESOLUTION Approving 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)

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. Request to Rezone 405 and 575 Cedar Cross Road - Second Reading

Second reading of a proposed ordinance regarding 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 A - Second Reading

OR

Receive and File; Motion B; Motion A

2. First Amendment to Development Agreement with Kinseth Hospitality, Inc.

City Manager recommending City Council adopt the attached resolution approving the attached First Amendment to Development Agreement by and between the City of Dubuque, Iowa and Kinseth Hospitality Company, Inc. for the construction of two Marriott hotels in the Port of Dubuque.

RESOLUTION Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Kinseth Hospitality Company, Inc.

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

3. Work Session Request: Equitable Poverty Reduction & Prevention Plan Update

City Manager recommending City Council schedule a work session on Monday, June 2, 2025, at 5:15 p.m. to update the Mayor and City Council on the Equitable Poverty Reduction & Prevention Plan.

Suggested Disposition: Receive and File; Council

4. Quarterly Update Video on New Housing Development Projects

City Communications Office staff will show a video highlighting progress made over the last three months on several local housing creation projects. The video can also be seen at: <https://youtu.be/k1aSY7iA1Ko>

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 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 cityclerk@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, cityclerk@cityofdubuque.org. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.