



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
April 21, 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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United States (Toll Free): 1-877-568-4106

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ROLL CALL ORDER FOR MEETING

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

WORK SESSION

6:00 PM - Greater Dubuque Development Corporation Quarterly Update

President and CEO Rick Dickinson will present a quarterly update on Greater Dubuque Development Corporation.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PRESENTATIONS

- 1. LaMetra Murdock Receives Women's Leadership Network Women of Achievement Award**

Assistant City Manager Cori Burbach will recognize Multicultural Family Center Director LaMetra Murdock for receiving the Up and Coming Leader Award from the Women's Leadership Network (WLN).

PROCLAMATIONS

- 1. Community Development Week (April 21-25, 2025)**
On behalf of the Housing and Community Development Department.
- 2. Arbor Day (April 25, 2025)**
On behalf of Dubuque Trees Forever.

CONSENT ITEMS

- 1. Minutes and Reports Submitted**
City Council Proceedings of March 31, and April 2, April 3, April 7, April 8, April 9, and April 10, 2025; Airport Commission of February 25, 2025; Community Development Advisory Commission of March 26, 2025; Library Board of Trustees Update of March 27, 2025; Equity and Human Rights Commission of February 11, 2025; Proof of Publication for City Council Proceedings of March 25, 2025.
Suggested Disposition: Receive and File
- 2. Notice of Claims and Suits**
Nathan and Shauna Peterson for vehicle damage; Susan Schueller 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. Sustainable Dubuque Community Grant Award Recommendation**
City Manager recommending City Council approve the recommendations of the Resilient Community Advisory Commission regarding the Round 31 funding of the Sustainable Dubuque Community Grant program.
RESOLUTION Awarding Sustainable Dubuque Grant To American Legion Auxiliary
RESOLUTION Awarding Sustainable Dubuque Grant To The Grand River Center
RESOLUTION Awarding Sustainable Dubuque Grant To Saint Vincent De Paul
RESOLUTION Awarding Sustainable Dubuque Grant To The Bike Coop
RESOLUTION Awarding Sustainable Dubuque Grant To Roosevelt Middle School
RESOLUTION Awarding Sustainable Dubuque Grant To Westminster Presbyterian

Church

RESOLUTION Awarding Sustainable Dubuque Grant To Saint Mark Youth Enrichment

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

5. First Amendment to Development Agreement between the City of Dubuque and Wilson House Apts, LLC for the Rehabilitation of 1243 Locust Street

City Manager recommending City Council adopt the attached resolution approving the attached First Amendment to Development Agreement by and between the City of Dubuque and Wilson House Apts, LLC for the Rehabilitation of 1243 Locust Street.

RESOLUTION Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Wilson House Apts, LLC

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

6. Final Plat of Kellhoff Addition

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

RESOLUTION Approving The Final Plat Of Kellhoff Addition, In The City Of Dubuque, Iowa

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

7. Final Plat of Hy-Vee Subdivision No. 2

Zoning Advisory Commission recommending City Council approve the Final Plat of Hy-Vee Subdivision No. 2 as submitted.

RESOLUTION Approving The Final Plat Of Hy-Vee Subdivision No. 2, In The City Of Dubuque, Iowa

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

8. Signed Contract(s)

Offtaker Consent and Estoppel Certificate on the assignment of Eagle Point Energy - 1, LLC's interest in the Solar License and Power Purchase to KMDE, LLC; Lease Agreement with Dubuque Water Sports Club.

Suggested Disposition: Receive and File

9. Improvement Contract(s), Performance, Payment, and Maintenance Bonds

Tricon General Construction, Inc. for the Bunker Hill Foundation Repair Project.

Suggested Disposition: Receive and File; Approve

10. 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)

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

City Manager recommending City Council approval of the retail tobacco, tobacco products, alternative nicotine products, vapor products, and device permits 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. 2025 Repair and Maintenance of the Iowa Street Parking Garage - Initiate Public Bidding Process and Setting Date for a Public Hearing

City Manager recommending preliminary approval of the proposed plans, specifications, form of contract and construction estimate of \$4,011,300 for the 2025 Repair and Maintenance of the Iowa Street Parking Garage, authorize initiating the bidding process and set a public hearing on May 5, 2025.

RESOLUTION 2025 Repair And Maintenance Of The Iowa Street Parking Garage: 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 May 5, 2025

2. Resolution Setting Public Hearing on a Proposed Development Agreement with FitzGerald EnterpriZes, L.L.C.

City Manager recommending City Council set a public hearing for May 5, 2025 on a proposed Development Agreement by and between the City of Dubuque, Iowa and FitzGerald EnterpriZes, L.L.C. for the redevelopment of 2400 Central Avenue.

RESOLUTION Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On A Development Agreement By And Between The City Of Dubuque, Iowa And Fitzgerald EnterpriZes, L.L.C., Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Obligations Relating Thereto, And Providing For The Publication Of Notice Thereof

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for May 5, 2025

3. Proceedings to Set Public Hearing on June 2, 2025, for the Issuance of Not to Exceed \$761,000 Stormwater Revenue Loan and Disbursement Agreement – Sponsorship Project Amendment 2024 Green Alley Project

City Manager recommending that a public hearing be set for June 2, 2025, on the

issuance of a not to exceed \$761,000 Stormwater Revenue Loan and Disbursement Agreement – Sponsorship Project Amendment Green Alley.
RESOLUTION To fix a date for a public hearing on proposal to enter into a Stormwater Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$761,000
Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for June 2, 2025

4. Proceedings to Set Public Hearing on June 2, 2025 for the Issuance of Not to Exceed \$1,600,000 Stormwater Revenue Capital Loan Notes (State Revolving Loan Fund Program) Bee Branch Gate and Pump Project

City Manager recommending that a public hearing be set for June 2, 2025, on the issuance of a not to exceed \$1,600,000 Stormwater Revenue Capital Loan Notes, State Revolving Loan Fund Program, the proceeds of which will be used to fund the Bee Branch Gate and Pump Project.

RESOLUTION To fix a date for a public hearing on proposal to enter into a Stormwater Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$1,600,000

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for June 2, 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.

Mayoral Selection of Appointment to the Civil Service Commission

Iowa Code §400.1 requires publication of the name(s) of person(s) selected by the Mayor for appointment to the Civil Service Commission no less than thirty days prior to a vote by the City Council. City Council vote on the appointment to occur at the June 2, 2025, City Council meeting.

Civil Service Commission

One, 4-Year term through April 6, 2029 (Expired term of White)

Applicants:

Miquel Jackson, 2827 Pennsylvania Ave.

Dan White, 3580 Pennsylvania Ave.

2. Boards and Commission Appointments

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

Zoning Board of Adjustment

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

Applicants:

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. Planned Unit Development Amendment - 3125 Pennsylvania Avenue

Proof of publication on notice of public hearing to consider a request from James P. Gantz, Sodarock Housing Cooperative, to amend the Planned Unit Development located at 3125 Pennsylvania Avenue by updating the conceptual development plan, amending the parking requirements, and adding multi-family residential as a principal permitted use, and Zoning Advisory Commission recommending approval. **ORDINANCE** Amending Title 16 Of The Unified Development Code Of The City Of Dubuque Code Of Ordinances By Rescinding Ordinance 23-93 And Adopting A PUD Planned Unit Development With A PR Planned Residential District Designation And Conceptual Development Plan

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

2. Resolution Adopting an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1

Proof of publication on notice of public hearing to consider City Council adopt a resolution adopting an Amended and Restated Urban Renewal Plan, Version 2025.1 for the Greater Downtown Urban Renewal Area, and City Manager recommending approval.

RESOLUTION Adopting an Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1

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

3. Old Mill Lift Station and Force Main Project - Phase II 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 \$12,700,000 for the Old Mill Road Lift Station and Force Main Project - Phase II through the adoption of the attached resolution, and City Manager recommending approval.

RESOLUTION Giving final approval to, and confirmation of, plans, specifications, form of contract and estimate of cost for the Old Mill Lift Station and Force Main Project - Phase II

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. Heeb Street Reconstruction Project - Award Public Improvement Project**
City Manager recommending awarding the Heeb Street Reconstruction Project to the low bidder, Pirc-Tobin, in the amount of \$655,020.84, which is 7.57% below the engineer's estimate.
RESOLUTION Awarding Public Improvement Contract For The Heeb Street Reconstruction Project
Suggested Disposition: Receive and File; Adopt Resolution(s)
- 2. Request for City Council Ratification of Teamsters Local 120, Bus Operators, July 1, 2025 Collective Bargaining Agreement (CBA)**
City Manager recommending City Council ratification of the City of Dubuque/Teamsters Local 120 Bus Operators (BU-1158) Collective Bargaining Agreement to become effective July 1, 2025.
Suggested Disposition: Receive and File; Approve
- 3. Caldwell-Designed Structures at Eagle Point Park Historic Structure Report – Receive and File**
City Manager recommending City Council adopt the resolution for the Historic Structures Report completed by Wiss, Janney, Elstner Associates Inc. for the Alfred Caldwell designed buildings at Eagle Point Park and to pursue completion of the projects.
RESOLUTION To Receive And File The Historic Structures Report (HSR) For The Caldwell-Designed Structures At Eagle Point Park, Funded In Part By The Jeffris Family Foundation Heartland Fund
Suggested Disposition: Receive and File; Adopt Resolution(s)
- 4. Parks and Recreation Advisory Commission Recommendation for Naming Rustic Point Subdivision Park**
Parks and Recreation Advisory Commission recommending naming Rustic Point subdivision park Rustic Point Park.
Suggested Disposition: Receive and File; Approve
- 5. Submission of Fiscal Year Ended June 30, 2024 Annual Comprehensive Financial Report (ACFR)**
City Manager transmitting the Fiscal Year 2024 Annual Comprehensive Financial Report (ACFR). Finance Manager Brian DeMoss will make a presentation.
Suggested Disposition: Receive and File; Presentation
- 6. Delivering Dubuque Video: Parks & Recreation**
City Communications Office staff will show the "Delivering Dubuque" episode on the Parks and Recreation Department. The video can be viewed on the City of Dubuque YouTube channel at

<https://youtu.be/Kxb1lvV38W4?si=KO5N9KAzt0JCcoEW>

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 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.