



**CITY OF DUBUQUE, IOWA
CITY COUNCIL MEETING**
Historic Federal Building: 350 W. 6th
Street - Second-Floor Council
Chambers.
May 19, 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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Access Code: 337-661-181

ROLL CALL ORDER FOR MEETING

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

WORK SESSION

6:00 P.M. - Community Foundation of Greater Dubuque Contracted Services Agreement Update

Community Foundation of Greater Dubuque staff will present updates on its programs supported by Fiscal Year 2025 City Contracted Service Agreements: Inclusive Dubuque and Project HOPE.

REGULAR SESSION

6:30 PM

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Apples for Students (May - July, 2025)

On behalf of St. Mark Youth Enrichment.

2. Women Veterans Recognition Day (June 12, 2025)

On behalf of the Tri-State Women Warriors.

CONSENT ITEMS

1. Minutes and Reports Submitted

City Council Proceedings of May 5, 2025; Arts and Cultural Affairs Commission of March 25, 2025; Library Board of Trustees Update of April 24, 2025; Resilient Community Advisory Commission of March 6, 2025; Zoning Advisory Commission of April 2, 2025; Proof of Publication for City Council Proceedings of April 8, 9, 10, 21, and 22, 2025.

Suggested Disposition: Receive and File

2. Notice of Claims and Suits

Vicki Carnicle for personal injury; Dawn Hanson for vehicle 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: Vicki Carnicle for personal injury; Dawn Hanson for vehicle 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. Final Plat of Cedar Ridge Farm Place No. 21

Zoning Advisory Commission recommending City Council approve the Final Plat of Cedar Ridge Farm Place No. 21 subject to waiving the street frontage requirements for Lot 1, Lot 2, Lot 3, and Lot 4.

RESOLUTION Approving The Final Plat Cedar Ridge Farm No. 21, In The City Of Dubuque, Iowa

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

6. Final Plat of Southwest Arterial Plat 1

Zoning Advisory Commission recommending City Council approve the Final Plat of Southwest Arterial Plat 1 as submitted.

RESOLUTION Approving the Final Plat of Southwest Arterial Plat 1, In the City of Dubuque, Iowa

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

7. Final Plat of Southwest Arterial Plat 2

Zoning Advisory Commission recommending City Council approve the Final Plat of Southwest Arterial Plat 2 as submitted.

RESOLUTION Approving the Final Plat of Southwest Arterial Plat 2, In the City of Dubuque, Iowa.

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

8. Corrected First Amendment 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 resolution correcting the scrivener's error in the Original First Amendment to the Development Agreement for 1243 Locust Street.

RESOLUTION Nunc Pro Tunc Correcting And Amending A Scrivener's Error In 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)

9. FY26 Iowa Department of Transportation's Certificate of Cost Allocation Plan Review and Approval

City Manager recommending City Council approval to sign the Iowa Department of Transportation's (IDOT's) Certificate of Cost Allocation Plan, which are part of The Jule's fiscal year 2026 (FY26) Consolidated Funding Application.

Suggested Disposition: Receive and File; Approve

10. Award 2025 ADA Sidewalk Curb Ramp Project One

City Manger recommending City Council award the construction contract for the 2025 ADA Sidewalk Curb Ramp Project One through the adoption of the attached resolution to Midwest Concrete, Inc. in the amount of \$81,602.58 which is 15.4% below the engineer's estimate.

RESOLUTION Awarding Public Improvement Contract for the 2025 ADA Sidewalk Curb Ramp Project One

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

11. Award 2025 ADA Sidewalk Curb Ramp Project Two

City Manager recommending City Council award the construction contract for the 2025 ADA Sidewalk Curb Ramp Project Two through the adoption of the attached resolution to Midwest Concrete, Inc. in the amount of \$194,547.80, which is 5.14% below the engineer's estimate.

RESOLUTION Awarding Public Improvement Contract for the 2025 ADA Sidewalk Curb Ramp Project Two

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

12. FY25 & FY26 Contracted Service Agreement: DuRide

City Manager recommending City Council approval of a contracted services agreement for fiscal year 2025 and fiscal year 2026 with DuRide for \$30,000 each year to provide transportation services for senior citizens.

Suggested Disposition: Receive and File; Approve

13. Signed Contract(s)

Dixon Engineering, Inc. for the Demolition Technical Specifications, Contract Documents, and Demolition Observation on the 500,000 Gallon Double Ellipse (Eagle Point) Project; Origin Design Co. for professional services for the Lead Service Line Replacement project.

Suggested Disposition: Receive and File

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

Pirc-Tobin for the Heeb Street Reconstruction Project.

Suggested Disposition: Receive and File; Approve

15. Hairball Pyrotechnics Permit

City Manager recommending City Council approval of a pyrotechnic permit for an upcoming show at the Q Casino at Backwaters Stage on Friday, June 27, 2025.

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)

ITEMS SET FOR PUBLIC HEARING

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

1. Cedar Cross Road Urban Revitalization Plan

City Manager recommending City Council adopt a resolution setting a public hearing for June 2, 2025, to consider approving the Cedar Cross Road Urban Revitalization Plan.

RESOLUTION Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa, Finding An Area Referred To As The Cedar Cross Road Urban Revitalization Area Hereinafter Described, Appropriate For Public Improvements Related To Housing And Residential Development And Construction Of Residential Development, Including Single Or Multifamily Housing Necessary In The Interest Of Public Health, Safety, Or Welfare Of The Residents Of The City And Setting A Public Hearing On Creation Of The Cedar Cross Road Urban Revitalization Area

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for June 2, 2025

2. Development Agreement with 1301 Central, LLC

City Manager recommending City Council set a public hearing for June 2, 2025, on the proposed Development Agreement by and between the City of Dubuque, Iowa and 1301 Central, LLC for the redevelopment of 1301 Central Avenue which includes the issuance of Urban Renewal Tax Increment Revenue Grant Obligations (TIF).

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 1301 Central, LLC, 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 June 2, 2025

3. 2025 Pavement Marking Project - Initiate Public Bidding Process and Setting Date for a Public Hearing

City Manager recommending City Council preliminary approval of the proposed plans, specifications, form of contract and construction estimate \$245,000.00 for the 2025 Pavement Marking Project and establishing the date of June 2, 2025, for the public hearing and authorizing the Engineering Department to advertise for bids for the project.

RESOLUTION 2025 Pavement Marking 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 June 2, 2025

4. Fire Headquarters HVAC Project

City Manager recommending City Council preliminary approval of the proposed plans, specifications, form of contract and construction estimate of \$650,000.00 for the Fire Headquarters HVAC Replacement Project and establishing the date of June 2, 2025, for the public hearing and authorizing the Engineering Department to advertise for bids for the project.

RESOLUTION Fire Headquarters HVAC Replacement 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 June 2, 2025

5. Proceedings to Set Public Hearing on June 2, 2025 for the Issuance of Not to Exceed \$2,000,000 Water Revenue Capital Loan Notes (State Revolving Loan Fund Program) Private Lead Service Line Replacement Pilot Program –

Phase I

City Manager recommending that a public hearing be set for June 2, 2025, on the issuance of a not to exceed \$2,000,000 Water Revenue Capital Loan Notes, State Revolving Loan Fund Program, the proceeds of which will be used to fund the Private Lead Service Line Replacement Pilot Program – Phase I.

RESOLUTION To fix a date for a public hearing on proposal to enter into a Water Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$2,000,000

Suggested Disposition: Receive and File; Adopt Resolution(s), Set Public Hearing for June 2, 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 101 Airborne Road

Proof of publication on notice of public hearing to consider a request from Dubuque Metropolitan Area Solid Waste Agency – Kenneth Miller to rezone property located at 101 Airborne Road from AG Agriculture to HI Heavy Industrial zoning district, and Zoning Advisory Commission recommending approval with conditions.

ORDINANCE [Option 1] An Ordinance Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 101 Airborne Road From AG Agriculture District To HIC Heavy Industrial With Conditions District

OR

ORDINANCE [Option 2 - Reduced Zoning Area] An Ordinance Amending Title 16 Of The City Of Dubuque Code Of Ordinances, Unified Development Code, By Reclassifying Hereinafter Described Property Located At 101 Airborne Road From AG Agriculture District To HIC Heavy Industrial With Conditions District

Suggested Disposition: Receive and File; Motion B; Motion A - for Option 1 or Option 2

2. Request to Rezone 405-575 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-3 Moderate Density 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-3 Moderate Density Multi-Family Residential District

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

3. Request to Rezone Radford Road

Proof of publication on notice of public hearing to consider a request from Yaroslav (Slavik) Nakonechnyy to rezone property located at Radford Road (PIN 1029251016) from Planned Unit Development with PI-Planned Industrial designation to Planned Unit Development with PR-Planned Residential designation, and Zoning Advisory Commission recommending approval.

ORDINANCE Amending Title 16 Of The Unified Development Code Of The City Of Dubuque Code Of Ordinances By Reclassifying Hereinafter Described Property From PUD Planned Unit Development District With PI Planned Industrial Designation To PUD Planned Unit Development District With PR Planned Residential Designation And Adopting A Conceptual Development Plan

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

4. Conducting a Public Hearing for the Jule's-Iowa Department of Transportation Consolidated Funding Application

Proof of publication on notice of public hearing to consider City Council adopt the resolution approving The Jule's IDOT Consolidated Funding application as submitted, and City Manager recommending approval.

RESOLUTION Authorizing Resolution: Approval Of Consolidated Funding Application To Iowa DOT

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

5. Fiscal Year 2025 First Budget Amendment

Proof of publication on notice of public hearing to consider City Council approve the first Fiscal Year 2025 Budget Amendment, which amends the Fiscal Year 2025 budget for City Council actions since the beginning of the Fiscal Year and includes items which City Council has expressed support for, and City Manager recommending approval.

RESOLUTION Amending The Current Budget For Fiscal Year Ending June 2025

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. Resolution Approving a Development Agreement by and between the City of Dubuque, Iowa and CCI5, LLC Providing for the Use of Urban Revitalization

District Tax Abatement Pursuant to the Development Agreement

City Manager recommending City Council adopt the attached Resolution approving a Development Agreement by and between the City of Dubuque, Iowa and CCI5, LLC providing for the use of Urban Revitalization District Tax Abatement.

RESOLUTION Approving A Development Agreement By And Between The City Of Dubuque, Iowa, And CCI5, LLC

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

2. Reject Bids 2025 Repair and Maintenance of the Iowa Street Parking Garage

City Manager recommending City Council reject the single bid proposal received for the 2025 Repair and Maintenance of the Iowa Street Parking Garage due to a lack of competitive bids and insufficient funding to proceed with the construction improvements as proposed.

RESOLUTION Rejecting Competitive Bid Proposal Received For The 2025 Repair And Maintenance Of The Iowa Street Parking Garage

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

3. Resolutions of Support for Workforce Housing Tax Credit Applications for Multiple Housing Developments

City Manager recommending City Council approval of the attached resolutions supporting the aforementioned applications for Iowa Workforce Housing Tax Credits for housing development in Dubuque.

RESOLUTION Supporting The Submission Of An Iowa Economic Development Authority Application To The Workforce Housing Tax Credit Program By Millwork Flats, L.L.C.

RESOLUTION Supporting The Submission Of An Iowa Economic Development Authority Application To The Workforce Housing Tax Credit Program By Gronen Development, Inc.

RESOLUTION Supporting The Submission Of An Iowa Economic Development Authority Application To The Workforce Housing Tax Credit Program By Wilson House Apts, LLC

RESOLUTION Supporting The Submission Of An Iowa Economic Development Authority Application To The Workforce Housing Tax Credit Program By 1301 Central, LLC

RESOLUTION Supporting The Submission Of An Iowa Economic Development Authority Application To The Workforce Housing Tax Credit Program By CCI5, LLC.

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

4. Amendment to City Code – Solicitor and Transient Merchant Licenses

City Clerk recommending approval of the ordinance amending City Code to establish separate licenses for solicitors and transient merchants, revise background check and application procedures, and update the criteria for license denial.

ORDINANCE Repealing Title 4 Business And License Regulations, Chapter 5 Solicitor's License And Replacing It With New Chapter 5 Containing Articles A And

B For Solicitors And Transient Merchants

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

5. Fiscal Year 2026 Dollars & Cents Brochure

City Manager providing a copy of the FY2026 Dollars and Cents brochure, which will be mailed to all City utility customers with their utility bills from May 14 - June 4.

Suggested Disposition: Receive and File

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 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.