



**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 Energy - 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 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.

**City of Dubuque
City Council**

PRESENTATIONS # 1.

ITEM TITLE: Dubuque Police Department Crisis Intervention Team 365ink Impact Award

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

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. MVM Memo
2. Staff Memo to MVM Dubuque Police Department Crisis Intervention Team 365ink Impact Award

TO: The Honorable Mayor and City Council Members

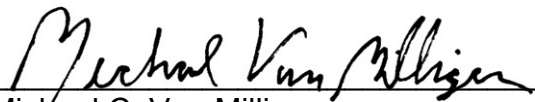
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Dubuque Police Department Crisis Intervention Team 365ink Impact Award

DATE: April 1, 2025

Chief of Police Jeremy Jensen is sharing information of the Dubuque 365ink Impact Award which was given to the Dubuque Police Department Crisis Intervention Team (CIT).

On March 4, 2025, CIT members, Lieutenant Mike McTague, Corporal Joel Cross, Officer Brendan Nugent, and Law Enforcement Liaison Katelyn Doyle were present at the Diamond Jo Casino to receive the award which will now be presented to City Council.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jeremy Jensen, Chief of Police

TO: Mike Van Milligen, City Manager

FROM: Jeremy Jensen, Chief of Police

SUBJECT: Dubuque Police Department Crisis Intervention Team 365ink Impact Award

DATE: March 31, 2025

Introduction

The purpose of this memo is to inform you and the City Council of the Dubuque 365ink Impact Award which was given to the Dubuque Police Department Crisis Intervention Team (CIT).

Background

On March 4, 2025, CIT members, Lieutenant Mike McTague, Corporal Joel Cross, Officer Brendan Nugent, and Law Enforcement Liaison Katelyn Doyle were present at the Diamond Jo Casino to receive the award. The team was nominated by a community member who stated the following in their nomination:

“...the team is dedicated to assisting individuals in crisis, particularly those struggling with addiction and mental health issues.”

“The team’s approach is centered on compassion, empathy, and collaboration with community partners to provide the best support possible.”

“The CIT team, has profoundly impacted the lives of those they serve, offering a human connection that helps individuals rise above their struggles and achieve a better quality of life. Their work demonstrates the power of understanding and the belief that everyone has value, no matter their circumstances.”

Recommendation

CIT members will present the award to the City Council.

**City of Dubuque
City Council**

PROCLAMATIONS # 1.

ITEM TITLE: Hempstead High School 2025 State Men's Swimming Team
Championship

SUMMARY: On behalf of Hempstead High School.

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. Proclamation

PROCLAMATION

WHEREAS, Dubuque Hempstead High School's Men's Swimming team has had a remarkable 2025 season and brought home the 2025 Iowa State Men's Swimming Team Championship on Saturday, February 15, 2025; and

WHEREAS, that Championship earned Dubuque Hempstead their first state team championship in the history of the school and the City of Dubuque's 2nd state swimming championship since 2009; and

WHEREAS, the Championship was won with a total of 213.5 points outdistancing their nearest competitors by 32.5 points. The Mustangs had 10 swims earn a place on the podium, and broke 6 varsity school records. Their team win was highlighted by 2 relay state titles, while earning 2 automatic all-American times in both the 200 & 400 free relays. The coaching staff was also recognized as the state coaching staff of the year; and

WHEREAS, in achieving this victory, Dubuque Hempstead players and coaches have brought an enormous amount of pride to our community and our city, displaying sportsmanship, exceptional commitment and hard work. At the conclusion of their championship season, Dubuque Hempstead swimmers won the JV invite, MVC Fresh/Soph meet, District meet, and State meet, truly a great championship season by the entire team.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF, AND RESIDENTS OF DUBUQUE, DO HEREBY RECOGNIZE THE DUBUQUE HEMPSTEAD MEN'S SWIMMING TEAM AS THE

"2025 State Men's Swimming Team Champions"

IN THE CITY OF DUBUQUE, IOWA.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 7th day of April 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, CMC, City Clerk

2025: Submitted by Rick Loeffelholz Head Men's Swimming Coach and accepted by Rick Loeffelholz Head Men's swimming coach and the Hempstead Men's Swimming Team swimmers.

**City of Dubuque
City Council**

PROCLAMATIONS # 2.

ITEM TITLE: National Public Health Week (April 7, 2025)
SUMMARY: On behalf of the Health Services Department.
**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. Proclamation

PROCLAMATION

WHEREAS, the week of April 7, 2025, is the 30th anniversary of National Public Health Week, and the theme is “It Starts Here” highlighting the importance of public health; and

WHEREAS, the city has experienced many positive benefits of public health programs and initiatives, including:

- (1) deaths due to HIV/AIDS, have dropped with treatments and prevention;
- (2) smoking rates have now fallen from 26% to 16% in Dubuque County due to smoke-free policies;
- (3) childhood mortality has dropped due to vaccines, better healthcare access and nutrition;
- (4) mental health awareness and treatment rates have progressed with awareness, parity laws and expanded access to mental health services;
- (5) lead poisoning has now fallen to less than 0.5% due to policies and funding to reduce lead in paint, pipes, and water systems;
- (6) health impacts of climate change such as rising heat-related deaths are now being mitigated by actions like public health campaigns, and cooling and warming centers; and

WHEREAS, racial and ethnic minority populations continue to experience health disparities in the burden of illness and death; and a person’s health status can differ drastically by ZIP code due to social determinants of health; and

WHEREAS, public health professionals help communities prevent, prepare for, withstand and recover from the impact of a full range of health threats, ranging from infectious disease outbreaks to natural disaster preparedness; and pandemics.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF, AND RESIDENTS OF DUBUQUE, DO HEREBY PROCLAIM THE WEEK OF APRIL 7-13, 2025, AS

“NATIONAL PUBLIC HEALTH WEEK”

IN THE CITY OF DUBUQUE, IOWA, AND CALL UPON THE PEOPLE OF DUBUQUE TO OBSERVE THIS WEEK BY HELPING OUR FAMILIES, FRIENDS, NEIGHBORS, CO-WORKERS AND LEADERS TO RECOGNIZE THE CONTRIBUTION OF PUBLIC HEALTH IN IMPROVING THE HEALTH OF THE PEOPLE OF OUR CITY AND ACHIEVING HEALTH FOR ALL, AS THE THEME STATES, “IT STARTS HERE.”

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 7th day of April 2025.

Brad M. Cavanagh, Mayor
Attest:

Adrienne N. Breitfelder, CMC, City Clerk

2025: Submitted by Mary Rose Corrigan, Public Health Director and accepted by Sydney Pregler, Environmental Sanitarian

2022: Submitted by Connie Mueller and accepted by Mary Rose Corrigan, Public Health Specialist

**City of Dubuque
City Council**

PROCLAMATIONS # 3.

ITEM TITLE: Animal Control Appreciation Week (April 13-19, 2025)
SUMMARY: On behalf of the Health Services Department.
**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. Proclamation



PROCLAMATION

WHEREAS, Animal Control Officers and Animal Care & Control personnel work tirelessly to protect animals and people, enforce laws, rescue animals in need, and promote responsible pet ownership; and

WHEREAS, these professionals respond to emergencies, assist law enforcement, and safeguard public health through disease prevention and humane enforcement; and

WHEREAS, their dedication ensures the safety and well-being of our community's animals and residents, often working in challenging and unpredictable conditions; and

WHEREAS, Animal Control Appreciation Week is nationally recognized during the second full week of April, honoring the vital work of these professionals.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF, AND RESIDENTS OF DUBUQUE, DO HEREBY PROCLAIM THE WEEK OF APRIL 13-19, 2025, AS

“ANIMAL CONTROL APPRECIATION WEEK”

IN THE CITY OF DUBUQUE, IOWA AND I ENCOURAGE ALL RESIDENTS TO JOIN IN THANKING THE ANIMAL CONTROL PROFESSIONALS WHO SERVE OUR COMMUNITY.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 7th day of April 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, CMC, City Clerk

2025: Submitted by Connie Mueller and accepted by Animal Control Officers McKinzie Flanagan and Madison Hoppman

2021: Submitted and accepted by Connie Mueller, Account Clerk.

**City of Dubuque
City Council**

PROCLAMATIONS # 4.

ITEM TITLE: National Public Safety Telecommunicators Week (April 13-19, 2025)

SUMMARY: On behalf of the Emergency Communications Center.

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. 25_04_07 Public Safety

PROCLAMATION

WHEREAS, emergencies can occur at any time that require police, fire or emergency medical services; and

WHEREAS, when an emergency occurs, the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and

WHEREAS, the safety of our police officers and firefighters is dependent upon the quality and accuracy of information obtained from residents who telephone the Dubuque Emergency Communications Center; and

WHEREAS, Public Safety Telecommunicators are the first and most critical contact our residents have with emergency services; and

WHEREAS, Public Safety Telecommunicators are the single vital link for our police officers and firefighters by monitoring their activities by radio, providing them information and ensuring their safety; and

WHEREAS, Public Safety Telecommunicators of the Dubuque Emergency Communications Center have contributed substantially to the apprehension of criminals, suppression of fires and treatment of patients; and

WHEREAS, each dispatcher has exhibited compassion, understanding and professionalism during the performance of their job in the past year.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF, AND RESIDENTS OF DUBUQUE, DO HEREBY PROCLAIM THE WEEK OF APRIL 13-19, 2025 AS

“NATIONAL PUBLIC SAFETY TELECOMMUNICATORS WEEK”

IN THE CITY OF DUBUQUE, IOWA IN HONOR OF THE MEN AND WOMEN WHOSE DILLIGENCE AND PROFESSIONALISM KEEP OUR CITY AND RESIDENTS SAFE.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 7th day of April 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, CMC, City Clerk

2025: Submitted and accepted by: Jessica George-Rethwisch, Emergency Communications Center Director.

2022: Submitted by Mark Murphy, Emergency Communications Center Manager, and accepted by Lead Dispatcher Abbi Ryan.

**City of Dubuque
City Council**

PROCLAMATIONS # 5.

ITEM TITLE: Dubuque YP Days of Caring (April 25, 2025)
SUMMARY: On behalf of Dubuque YP Days of Caring.
**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. Proclamation



PROCLAMATION

WHEREAS, Dubuque is a City known for its spirit of volunteerism and community pride; and

WHEREAS, Young Professionals of Dubuque is an organization in Dubuque committed to making the City a wonderful place to live, work and play; and

WHEREAS, Dubuque YP Days of Caring is a community event where more than 1,400 volunteers conduct projects at nonprofits throughout the city; and

WHEREAS, Dubuque YP Days of Caring benefits not only those nonprofits but the entire City of Dubuque.

NOW THEREFORE, I, BRAD M. CAVANAGH, MAYOR OF THE CITY OF DUBUQUE, IOWA, ON BEHALF OF THE CITY COUNCIL, STAFF AND RESIDENTS OF DUBUQUE, DO HEREBY PROCLAIM THE 25TH DAY OF APRIL 2025 AS

“DUBUQUE YP DAYS OF CARING”

IN THE CITY OF DUBUQUE, IOWA.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Great Seal of the City of Dubuque to be affixed this 7th day of April 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, CMC, City Clerk

- 2025: Submitted and accepted by Brittney Hayes, Community Service & Outreach Coordinator, City of Dubuque, 2200 Bunker Hill Rd Dubuque, IA 52001. 563.690.6171. bhayes@cityofdubuque.org.
- 2024: Submitted and accepted by Chris Lester, Water Department Director, City of Dubuque, 1902 Hawthorne St, Dubuque, IA 52001. 563.589.4291. clester@cityofdubuque.org.
- 2023: Submitted and accepted by Nick Rossman, Director, Carnegie-Stout Public Library, 360 W 11th St, Dubuque, IA 52001. 563.589.4225. nrossman@carnegiestout.org.
- 2022: Submitted and accepted by Cori Burbach, Assistant City Manager, City of Dubuque, 50 W 13 St., Dubuque, IA 52001. 563.589.4110. cburbach@cityofdubuque.org.
- 2019: Submitted and accepted by Amanda Iburg, Marketing & Customer Experience Specialist, Verena Street Coffee Co., 720 Verena Ct. Dubuque, IA 52002. 563.556.3931. aiburg@verenastreet.com.
- 2018: Submitted by Hannah Cox, Communications Specialist, DuTrac Community Credit Union, 3465 Asbury Road, Dubuque, IA 52001. 563.585.8583. hcox@dutrac.org. www.dbqdaysofcaring.org. Accepted by Jessica Ehrlich, Vice President/Office Manager, American Trust & Savings Bank, 4730 Asbury Rd., PO Box 938, Dubuque IA, 52001. 563.585.5722. jehrlich@americantrust.com.
- 2017: Submitted by Hannah Cox, Communications Specialist, DuTrac Community Credit Union, 3465 Asbury Road, Dubuque, IA 52001. 563.585.8583. hcox@dutrac.org. Accepted by Jessica Ehrlich, Vice President/Office Manager, American Trust & Savings Bank, 4730 Asbury Rd., PO Box 938, Dubuque IA, 52001. 563.585.5722. jehrlich@americantrust.com.
- 2016: Submitted and accepted by Hannah Cox, Communications Specialist, DuTrac Community Credit Union, 3465 Asbury Road, Dubuque, IA 52001. 563.585.8583. hcox@dutrac.org. www.dbqdaysofcaring.org
- 2015: Submitted and accepted by Julie Kronlage, Director of Sales, Dubuque Area Convention & Visitors Bureau, 300 Main Street, Suite 120, Dubuque, IA 52001. 563.845.7698. jkronlage@traveldubuque.com.
- 2014: Submitted by Jim Winter, Digital Content Editor, TH Media, 563.588.5677, 801 Bluff Street, Dubuque, IA 5200. Accepted by Lisa Bowers, YP Professional of the Year with American Trust & Savings Bank.
- 2013: Submitted and accepted by Julie Kronlage, Director of Sales, Dubuque Convention & Visitors Bureau, 300 Main Street, Suite 200, Dubuque, IA 52001, 563.690.9207, jkronlage@dubuquechamber.com.

**City of Dubuque
City Council**

CONSENT ITEMS # 1.

ITEM TITLE:	Minutes and Reports Submitted
SUMMARY:	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

ATTACHMENTS:

1. 3 17 25 City Council Minutes
2. 3 25 25 City Council Minutes
3. Airport Commission Minutes 01-28-2025
4. Airport Commission Minutes 02-04-2025
5. Arts and Cultural Affairs Minutes
6. Community Development Advisory Commission Minutes
7. Housing Commission Meeting Minutes
8. Library Board of Trustees Council_Update_2-27
9. Park and Recreation Commission Minutes
10. Resilient Community Advisory Commission Minutes
11. Zoning Advisory Commission Minutes
12. Proof of Publication for City Council Proceedings of 3.3.25
13. Proof of Publication- City Council Proceedings 3.17.25

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION**

The Dubuque City Council met in special session at 5:15 p.m. on March 17, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen, City Attorney Brumwell.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting a work session on the Schmitt Island Development & Sports Complex Feasibility Study.

WORK SESSION

Public Presentation of the Schmitt Island Development & Sports Complex Feasibility Study

Dubuque Racing Association (DRA) Interim President & CEO and Chief Operating and Financial Officer Brian Rakestraw introduced Ryan Peterson and Tom Ohle of RDG Planning & Design and Brandon Dowling of Johnson Consulting, who presented on the Schmitt Island Development & Sports Complex Feasibility Study. In response to questions, the presenters explained how they assessed the economic impact and potential funding mechanisms and described a funding model used by a nearby community. The presenters also suggested that the City could conduct a deeper analysis of how the facility could specifically benefit residents, such as offering discounts for resident groups. City Council Members expressed appreciation to the DRA for conducting and donating the study to the City, discussed the community demand for a center, and emphasized the importance of public-private partnerships to bring this type of project to fruition. City Manager Van Milligen emphasized that the study was commissioned by the DRA and is not intended to initiate a City-led project. He emphasized that the presentation is for informational purposes only and stated that the project could be discussed as a potential priority during the Council's goal-setting session later this year.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:18 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
REGULAR SESSION**

The Dubuque City Council met in regular session at 6:30 p.m. on March 17, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen, City Attorney Brumwell.

Mayor Cavanagh read the call and stated this is a regular session of the City Council called for the purpose of conducting such business that may properly come before the City Council.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Junior Achievement Day (April 3, 2025) was accepted by Scott Ellerbach on behalf of Junior Achievement of the Heartland.

CONSENT ITEMS

Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated. Seconded by Farber. Motion carried 7-0.

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. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Tim Connolly for personal injury; Amy Keierleber Grochala for vehicle damage. Upon motion the documents were received, filed, and referred to the City Attorney.

3. Approval of City Expenditures: Upon motion the documents were received and filed, and Resolution No. 90-25 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 was adopted.

4. US 61-151 Interchange ITS Improvements - Cooperative Funding Agreement with Iowa Department of Transportation - Iowa DOT Cooperative Agreement No. 2025-16-054: Upon motion the documents were received and filed, and Resolution No. 91-25 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 was adopted.

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: Upon motion the documents were received and filed, and Resolution No. 92-25 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 was adopted.

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: Upon motion the documents were received and filed, and Resolution No. 93-25 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 was adopted.

7. Acceptance of Water Main Utility Improvements across The Butler Children's Garden Foundation, Inc. Property North of the Dubuque Arboretum in Dubuque: Upon motion the documents were received and filed, and Resolution No. 94-25 Accepting Public Water Main Utility Improvements Across Part Of Lot 2 Of Y-Camp Place No. 3, In The City Of Dubuque, Iowa was adopted.

8. Direct City Staff to Create a Plan for Urban Revitalization on Cedar Cross Road: Upon motion the documents were received and filed, and Resolution No. 95-25 Approving A Development Of A Plan For A New Urban Revitalization District On Cedar Cross Road was adopted.

9. Final Plat of Cedar Ridge Commercial Park: Upon motion the documents were received and filed, and Resolution No. 96-25 Approving The Final Plat Of Cedar Ridge Commercial Park, In The City Of Dubuque, Iowa was adopted.

10. PEG Fund Expenditures: City Manager recommended City Council approve requests not to exceed \$85,210.84 in Public, Educational, and Government (PEG) Equipment Grant Program Fund expenditures. Upon motion the documents were received, filed, and approved.

11. Signed Contract(s): James Orr Coating Inspection, LLC for the IADNR Water Tank Security Inspections Projects. Upon motion the documents were received and filed.

12. Proposed Amendment to Master Agreement for Shared Use Projects to License Additional Fiber Capacity to the Iowa Communications and Technology Commission (ICN): Upon motion the documents were received, filed, and approved.

13. Proposed Amendment to I-NET agreement between the City of Dubuque and MCC Iowa LLC (Mediacom) to add City of Dubuque Data Center: Upon motion the documents were received, filed, and approved.

14. Certified Lists - Police Officer and Fire Promotional Positions: Civil Service Commission submitted certified lists for the positions of Police Officer, Fire Equipment Operator, Fire Lieutenant, Fire Captain, EMS Supervisor, Assistant Fire Marshal, and Division/Bureau Chief. Upon motion the documents were received, filed, and made a Matter of Record.

15. Tobacco Compliance Settlement Agreement: City Manager recommended City Council approval of the Tobacco Compliance Settlement Agreement with Family Dollar, 2031 Central Ave. Upon motion the documents were received, filed, and approved.

16. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 97-25 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 was adopted.

17. Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products,

and Device Permit Applications: Upon motion the documents were received and filed, and Resolution No. 98-25 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 was adopted.

ITEMS SET FOR PUBLIC HEARING

Motion by Roussell to receive and file the documents, adopt the resolutions, and set the public hearings as indicated. Seconded by Sprank. Motion carried 7-0.

1. Private Lead Service Line Replacement Pilot Program - Phase 1 Initiate Public Bidding and Set the Public Hearing Date: Upon motion the documents were received and filed and Resolution No. 99-25 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 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 7, 2025 in the Historic Federal Building.

2. Resolution Setting Public Hearing on a Subordination Agreement for DRLP Loan #2-23 - 1199 Central Avenue: Upon motion the documents were received and filed and Resolution No. 100-25 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 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 7, 2025 in the Historic Federal Building.

3. Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1: Upon motion the documents were received and filed and Resolution No. 101-25 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 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 21, 2025 in the Historic Federal Building.

PUBLIC HEARINGS

1. Request to Rezone 405 and 575 Cedar Cross Road: Motion by Jones to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Resnick. Applicant Luke Merfeld, 10713 Cottingham Rd., stated that rezoning could improve the properties' potential for sale. Mike Reinhart, 401 Cedar Cross Rd.; Carol Maas, 3095 Nightengale Ln.; and Kevin Donovan, 15 Nightengale Ln., spoke in opposition to the rezoning, citing traffic concerns, erosion, lack of green space, and questioned whether R-4 was an appropriate zoning. In response to a question about infrastructure improvements related to the planned 180-unit apartment complex nearby, Van Milligen summarized site-specific upgrades, including a turn lane and sewer extensions. Planning Services Director Wally Wernimont noted that a traffic study for the nearby apartment complex confirmed only a turn lane was necessary for that site. When questioned about the choice of R-4 over another residential zoning classification for the properties, Wernimont referenced the staff report and the city's housing needs, adding that the applicant could better address that question. He also explained that the Development Review Team (DRT) process allows for discussion of development options and that specific structures will not be confirmed until a physical plan is submitted. Van Milligen emphasized that zoning decisions should not be based on assumptions about future outcomes. Regarding community engagement, Wernimont and Van Milligen clarified that developer-led neighborhood meetings are required if city funds are involved and

recommended even when they are not, with guidance provided in the zoning application. City Council Members reflected on the Zoning Advisory Commission's concerns about infrastructure and the feasibility of 12-unit structures on the properties, while also expressing support for the DRT process and proactive neighborhood communication. Motion failed 4-3 with Wethal, Resnick, and Sprank voting nay.

Motion by Jones to receive and file the communications and approve first reading of an 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. Seconded by Farber. Motion carried 4-3 with Wethal, Resnick, and Sprank voting nay.

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: Motion by Jones to receive and file the documents and adopt Resolution No. 102-25 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. Seconded by Sprank. Emily Sewell, 14247 N. Cascade Rd., Project Architect for Gronen Development, Inc., (Gronen) gave a presentation on the proposed project. In response to a question, she stated the current plan includes approximately 102 units. Brooklyn Williams, 250 W. 6th St., Apt. 605, shared that she had spoken with Gronen about her concerns regarding potential impacts to alley access from the project. In response to questions, City Manager Van Milligen stated he was not aware of any provisions in the development agreement that would exempt Gronen from downtown architectural guidelines. Planning Services Director Wally Wernimont explained that while the guidelines are broad and do not involve a formal architectural review board, his department has met with Gronen and their consultants through the DRT process. Regarding short-term rentals, Van Milligen noted that while Iowa law prevents cities from banning them outright, a clause limiting the number of short-term rentals can be included in the development agreement due to Gronen purchasing city-owned property and receiving city incentives. Economic Development Director Jill Connors added that there have not been discussions on how to monitor such a requirement, and current oversight is based on circumstantial or anecdotal information. City Council Members expressed enthusiasm for the project, noting its perfect timing with the upcoming University of Dubuque Medical School in the downtown area. City Council Members also recognized the community collaboration achieved so far. Motion carried 7-0.

3. Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.1: Motion by Roussell to receive and file the documents and adopt Resolution No. 103-25 Approving The Amended And Restated Urban Renewal Plan, Version 2025.1, For The Dubuque Industrial Center Economic Development District. Seconded by Resnick. Motion carried 7-0.

4. Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.2: Motion by Jones to receive and file the documents and adopt Resolution No. 104-25 Approving The Amended And Restated Urban Renewal Plan, Version 2025.2, For The Dubuque Industrial Center Economic Development District. Seconded by Farber. Motion carried 7-0.

ACTION ITEMS

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: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be

considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Jones. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 8-25 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. Seconded by Jones. Motion carried 7-0.

2. Award of Public Improvement Construction Contract for Bunker Hill Foundation Repair Project: Motion by Sprank to receive and file the documents and adopt Resolution No. 105-25 Awarding The Public Improvement Construction Contract For The Bunker Hill Foundation Repair Project. Seconded by Wethal. Motion carried 7-0.

3. Fuel Station Rehabilitation Project - Award Public Improvement Contract: Motion by Jones to receive and file the documents and adopt Resolution No. 106-25 Awarding Public Improvement Construction Contract For The Fuel Station Rehabilitation Project. Seconded by Resnick. Motion carried 7-0.

4. Request to Initiate Process for Mayor and City Council Salary Compensation: Motion by Farber to receive and file the documents and refer to City Council for discussion. Seconded by Roussell. City Council Members expressed their appreciation for the process and emphasized the importance of considering long-term compensation planning. They considered whether ward representatives should be required to select a Task Force member from within their own wards but ultimately determined that this requirement was not necessary. When asked about precedent for selecting representatives, Breitfelder stated she would need to review past records to confirm. Motion amended by Farber to receive and file the documents and direct City Council Members to provide Breitfelder with the name of their Task Force representative by April 7. Seconded by Roussell. Motion carried 7-0.

5. Utility Bill Insert Promoting Seasonal Employment Opportunities and Boards & Commissions Vacancies: Motion by Jones to receive and file 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, which will be mailed to City utility customers from March 12 - April 9. Seconded by Sprank. City Council Members encouraged residents to apply for the various opportunities. Motion carried 7-0.

6. 2024 Dubuque Police Department Annual Report: Motion by Jones to receive and file a copy of the 2024 Dubuque Police Department Annual Report, which will be mailed to all addresses within the city limits. Seconded by Resnick. City Council Members commended the department for its efforts in ensuring Dubuque remains a safe community. Motion carried 7-0.

7. Work Session Request: Community Foundation Contracted Service Agreement Update: Motion by Roussell to receive and file the documents and schedule the work session from 6:00 p.m. to 6:30 p.m. on Monday, May 19, 2025. Seconded by Wethal. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Roussell reported on attending the Iowa League of Cities Local Leaders Day, meeting with the new director of the Almost Home Shelter, touring the Open Closet, and attending Presentation Lantern Center's annual dinner.

Council Member Sprank reported on traveling to Des Moines with representatives from Table Mound and Alpine Mobile Home Parks to advocate to state legislators.

Council Member Farber reported on attending the National League of Cities (NLC) Congressional City Conference and recent meetings with the NLC technology committee, Federal Communications Commission (FCC) committee, and Google.

Council Member Jones reported on the recent passing of Bill Whitey Kemp, who was the Commander of the East Dubuque Drum and Bugel Corps.

Mayor Cavanagh reported on the City developing strong relationships with state legislators, the Iowa Governor, and federal partners, and underscored the need to ensure the completion of grants initiated under the prior presidential administration. Cavanagh also reported on speaking about the Bee Branch project at a flood conference in Quebec.

Council Member Resnick reported on the upcoming Dubuque Night in Des Moines.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:35 p.m. to discuss Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa. Seconded by Resnick. Mayor Cavanagh stated for the record that the attorney who will consult with City Council on the issues to be discussed in the closed session is City Attorney Brumwell. Motion carried 7-0.

The City Council reconvened in open session at 9:55 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:55 p.m.

/s/Adrienne N. Breittfelder, CMC
City Clerk

**CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION**

The Dubuque City Council met in special session at 6:30 p.m. on March 25, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick (attended virtually), Roussell, Sprank, Wethal; City Manager Van Milligen, City Attorney Brumwell.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of holding the public hearing for the Fiscal Year 2026 proposed property tax rate and Budget and Fiscal Policy Guidelines.

PUBLIC HEARINGS

1. Public Hearing for the Fiscal Year 2026 amount of proposed property tax rate and dollars and the Fiscal Year 2026 Budget and Fiscal Policy Guidelines: Motion by Jones to receive and file the documents and approve the Fiscal Year 2026 proposed property tax rate and dollars and the Fiscal Year 2026 Budget and Fiscal Policy Guidelines. Seconded by Farber. Clark Schloz, 2925 Burlington St., spoke about his previous engagement with city staff regarding the proposed rate increase and expressed his support, considering it reasonable. City Clerk Breitfelder stated that written input was submitted by David Soat, 2105 Embassy West Dr., and Latisha McKnight, 2060 Washington St. In response to a question about budget hearing guidelines for handling City Council budget requests for further consideration, Brumwell stated she would provide a memo to the City Council this week. Council Members highlighted the City's unique budget process and commended its transparency. They also encouraged residents to share specific recommendations on changes to city spending and programs. Additionally, Council Members requested that Van Milligen share the presentation he delivered tonight. In response to a question, Van Milligen explained that state law does not permit the City to set specific tax rates for the four property classes—residential, commercial, industrial, and agricultural—since the formula used is beyond the City's control. Motion carried 7-0.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 7:20 p.m.

/s/Adrienne N. Breitfelder, CMC
City Clerk

**DUBUQUE REGIONAL AIRPORT
COMMISSION MEETING**

Tuesday, January 28, 2025

4:00 p.m.

Dubuque Regional Airport
Terminal Conference Room

PRESENT: RJ Blocker, Doug Brotherton, Sue Clemenson, Marianne Kurtz Weber (on phone), Michael Phillips

ABSENT: None

STAFF: Todd Dalsing, Dan Klaas (on phone), Cheryl Sheldon, Jenny Messerich

GUESTS: Bob Woodward, Chris Gray

PUBLIC INPUT

None.

AIRPORT COMMISSION MINUTES

Commissioner Brotherton moved to approve the minutes of the December 17, 2024 meeting. Commissioner RJ Blocker seconded the motion. The motion passed unanimously.

OLD BUSINESS

01. Review Airport Statistics

Director Dalsing mentioned that aviation fuel sales were similar to the previous year.

NEW BUSINESS

ACTION ITEMS

02. AIP 78 Taxiway Alpha Phase 2 Construction Closeout Resolution

Commissioner RJ Blocker made a motion to approve Resolution A100-1-2025, Accepting the Airport Relocate Taxiway A – Phase 2 Construction Project (construction portion only). Commissioner Doug Brotherton seconded the motion. The motion passed unanimously.

03. AIP 81 Reconstruct GA Apron Construction Closeout Resolution

Commissioner Doug Brotherton made a motion to approve Resolution 100-2-2025, Accepting the Airport Relocate General Aviation (GA) Apron Construction Project (construction portion only). Commissioner Sue Clemenson seconded the motion. The motion passed unanimously.

04. Terminal Exit Lane Improvements Approval Resolution

Commissioner RJ Blocker made a motion to approve Resolution A300-1-2025, Approval of Plans, Specifications, Form of Contract, and Estimated Cost for Construct Terminal Exit Lane Improvements Construction Project. Commissioner Doug Brotherton seconded the motion. The motion passed unanimously.

05. Terminal Exit Lane Improvements Award Contract Resolution

Commissioner RJ Blocker made a motion to approve Resolution A400-1-2025, Awarding Public Improvement Contract for Construct Terminal Exit Lane Improvements Construction Project for the Dubuque Regional Airport, Dubuque, Iowa. Commissioner Doug Brotherton seconded the motion. The motion passed unanimously.

DISCUSSION

06. Airport Commission Member Discussion

Commissioner Sue Clemenson is currently serving at-will. Bob Woodward applied for the Airport Commission. City Council approval is set for February 17, 2025.

07. Airport Projects Update

Airport Director Todd Dalsing provided updates on the FAA federal pause.

08. Correspondence received since Tuesday, December 17, 2024 Airport Commission meeting.

Articles provided to the Commission.

CLOSED SESSION

Closed session did not occur.

NEXT COMMISSION MEETING

The next scheduled Commission meeting is February 4, 2025.

Commissioner Sue Clemenson made a motion to adjourn the meeting. Commissioner Doug Brotherton seconded the motion. The motion passed unanimously.

The meeting was adjourned at 4:56 p.m.

Minutes respectfully submitted by Jenny Messerich.

**DUBUQUE REGIONAL AIRPORT
COMMISSION MEETING**

Tuesday, February 4, 2025

4:00 p.m.

Dubuque Regional Airport
Terminal Conference Room

PRESENT: RJ Blocker, Doug Brotherton, Sue Clemenson, Marianne Kurtz Weber,
Michael Phillips

ABSENT: None

STAFF: Todd Dalsing, Dan Klaas (on phone), Cheryl Sheldon, Jenny Messerich

GUESTS: Bob Woodward (on phone)

PUBLIC INPUT

None.

NEW BUSINESS

ACTION ITEMS

02. Runway Markings Improvement Project Resolution

Commissioner Doug Brotherton made a motion to approve Resolution A500-1-2025 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 of Bids for Runway Markings Improvement. Commissioner RJ Blocker seconded the motion. The motion passed unanimously.

03. University of Dubuque Lease Amendment Resolution

Commissioner Marianne Kurtz Weber made a motion to approve Resolution A600-1-2025, Set Public Hearing for Proposed Land Lease Agreement Amendment with University of Dubuque. Commissioner Sue Clemenson seconded the motion. The motion passed unanimously, with Mike Phillips abstaining.

CLOSED SESSION

Commissioner Marianne Kurtz Weber made a motion to go into closed session. Commissioner RJ Blocker seconded the motion. The motion passed unanimously.

For the record, the attorney we consulted with in closed session was City Attorney Crenna Brumwell.

NEXT COMMISSION MEETING

The next scheduled Commission meeting is February 25, 2025.

Minutes respectfully submitted by Jenny Messerich.

ARTS & CULTURAL AFFAIRS ADVISORY COMMISSION MEETING MINUTES

DATE: Tuesday, February 25, 2025

TIME: 3:37 PM

LOCATION: Multicultural Family Center, 1157 Central Ave., Dubuque, IA 52001

Regular Meeting

Commissioners Present: Gail CHAVENELLE; Doug DONALD; Nick HALDER (chair); Aaron HEFEL; Shirley DAVIS-ORWOLL

Commissioners Absent: David BARBA; Franco MENCHACA;

Staff Present: Bonnie SPURLING (Arts & Cultural Affairs Manager); Mike WILLIAMS (Arts Intern)

Public Present: Kara Murphy

1. **Call to Order / Assurance of Iowa Open Meeting Compliance**

HALDER called the meeting to order following staff assurance of Iowa Open Meeting compliance at 3:34 PM.

2. **Roll Call**

Roll call was skipped due to familiarity with commissioners, City staff and public present.

3. **Review and Approve Minutes from January 21, 2025.**

CHAVENELLE motions to accept minutes, DONALD seconds.
Vote unanimously passes. Motion passes.

4. **Officer and Committee Appointments**

Discussion took place about the Commission's committee appointments, decided to let new commissioners make decision of sub-committee involvement at the following commission meeting in March.

5. **Status Reports from Staff for Review and Acceptance**

SPURLING reports that the sculpture application deadline for Art on the River was extended by one week, from February 28th to March 7th.
Currently have 9 artist apply for a total of 18 sculptures submitted.

SPURLING also reports two upcoming grant programs which will be opening in March; the Operating Support Grant to open March 3rd and the Special Projects Grant to open March 17th.

6. Updates from Master Plan Working Groups

None

7. Old Business

None

8. Commission Strategic Plan Goals- Reporting and Discussion

9. New Business

a. Proposed Arts & Culture Advisory Commission Ordinance Changes

DONALD and DAVIS-ORWOLL provided an update about the discussions taking place about updating the Commission's ordinance. Discussion followed among the Commissioners. DONALD and DAVIS-ORWOLL will take information back their committee to continue their work.

b. Recommendation to remove Menchaca from commission

Discussion took place with commissioners regarding commissioner Menchaca, and his third unexcused consecutive absence from a commission meeting. DONALD moves to send letter to City Council to consider his removal from the commission, CHAVENELLE seconds. Vote unanimously passes.

10. Events and Engagement Reporting from Commissioners

HALDER reports upcoming Arts forum taking place at the River Museum on Thursday, March 6th.

11. Public Comment / Correspondence

Kara Murphy asks if any DEI initiatives within the upcoming grants will change. SPURLING reports no current changes, and City of Dubuque plans to maintain all DEI initiatives until instructed by city leadership.

12. Adjourn

Adjournment motioned by HEFEL seconded by CHAVENELLE at 5:03 PM.

Next meeting(s): Regular Meeting – March 25, 2025.

Respectfully submitted:
Bonnie Spurling
Arts & Cultural Affairs Manager, City of Dubuque

These minutes were passed and approved on March 25, 2025

Witnessed By Nick Halder (signature)
Nick Halder (printed)
Char (officer position)

**MINUTES
COMMUNITY DEVELOPMENT ADVISORY COMMISSION
(APPROVED)**

DATE: Wednesday, February 19, 2025
TIME: 5:30 p.m.
PLACE: Multicultural Family Center
1157 Central Ave, Fireplace Room, Dubuque, IA 52001

Chairperson Julie Woodyard called the meeting to order at 5:30 p.m. following staff assurance of compliance with Iowa Open Meeting Law.

Commissioners Present: Dean Boles, Talma Brown, Dale Campbell, Renee Kehoe, and Julie Woodyard.

Commissioners Absent: Michelle Hinke (excused absence) and Gabriel Mozena (excused absence).

Staff Present: Mary Bridget Corken-Deutsch and Stacey Weeber

Public Present: None

Julie Oaths of Office:

Chair Woodyard to Administer the Oath of Office to Dean Boles

Chair Woodyard to Administer the Oath of Office to Talma Brown

Chair Woodyard to Administer the Oath of Office to Dale Campbell

Certification of Minutes – January 15, 2025

Commissioner Boles motioned to approve the Minutes for the January 15, 2025, Community Development Advisory Commission Meeting. Commissioner Kehoe seconded. Motion carried 5-0.

Correspondence/Public Input

There was no public input.

Old Business

a. None

New Business

a. Hold Public Hearing for Draft Consolidated Plan and FY26 Pre-Allocation Annual Action Plan

Corken-Deutsch requested the Community Development Advisory Commission hold a public hearing on February 19, 2025, at 5:30pm for the FY2026-FY2030 Draft Consolidated Plan and FY26 Pre-Allocation Annual Action Plan. Motion by Commissioner Kehoe to open the public hearing for Draft Consolidated Plan and FY26 Pre-Allocation Annual Action Plan. Seconded by Commissioner Brown. Motion carried 5-0.

Chair Woodyard asked if there were any public comments. No public present to comment.

Corken-Deutsch reported there were no public comments received during the 30-day public comment period prior to the public hearing.

Corken-Deutsch provided a power point presentation of the Consolidated Plan and Annual Action Plan. Some of the comments received from the Commission regarding the plan include the following:

- The cost to rehab and repair households lacking plumbing and kitchen facilities
- How can residents access accessible improvements to the current affordable housing stock because the current affordable housing stock is mostly two-story
 - Accessibility Improvement Program offered in FY26
- Is rental rehab currently part of the FY26 Annual Action Plan?

**MINUTES
COMMUNITY DEVELOPMENT ADVISORY COMMISSION
(APPROVED)**

- No, but can be offered within the next 5 years due to being apart of 5 year Consolidated Plan
- Are the Recreation Expanding Programs existing subrecipients or new subrecipients?
 - New subrecipients
- What other funding exists to support Housing efforts? Ie. TIF, IFA. What percentage is CDBG contribution to the entire Housing Department's effort?

Motion by Commissioner Boles to close the public hearing for Draft Consolidated Plan and FY26 Pre-Allocation Annual Action Plan. Seconded by Commissioner Brown. Motion carried 5-0.

Motion by Commissioner Kehoe to approve the public hearing for Draft Consolidated Plan and FY26 Pre-Allocation Annual Action Plan. Seconded by Commissioner Campbell. Motion carried 5-0.

b. Set Public Hearing for FINAL Consolidated Plan and FY26 Pre-Allocation Annual Action Plan

Corken-Deutsch provided a memo requesting the Community Development Advisory Commission set a public hearing on March 26, 2025, at 5:30pm for the FY2026-FY2030 Final Consolidated Plan and FY26 Pre-Allocation Annual Action Plan for the use of Community Development Block Grant funds. Motion by Kehoe to set the public hearing for Final Consolidated Plan and FY26 Pre-Allocation Annual Action Plan for March 26, 2025, at 5:30 p.m., and authorize staff to publish public notice of public hearing and public comment period for 30 days from February 19th-March 23rd. Seconded by Commissioner Brown. Motion carried 5-0.

c. Set Public Hearing For FY25 Annual Action Plan Amendment #2-Substantial Amendment

Corken-Deutsch provided a memo requesting the Community Development Advisory Commission set a public hearing on March 26, 2025, at 5:30pm for the attached proposed changes to the FY2025 Annual Action Plan Amendment #2 for the use of Community Development Block Grant funds. Motion by Commissioner Brown to set the public hearing for FY25 Annual Action Plan Amendment #2 March 26, 2025, at 5:30 p.m., and authorize staff to publish public notice of public hearing and public comment period for 30 days from February 19th-March 23rd. Seconded by Commissioner Kehoe.

d. Approve Homeowner Rehab Program and Accessibility Program Loan Terms

There was a group discussion with Commissioners asking about the Homeowner Rehabilitation Loan Program and Accessibility Program, current loan portfolio, the breakdown of programs by division, and clarification of Homeowner Rehabilitation Loan Program Terms. Corken-Deutsch will provide more information and a power point presentation at an upcoming Commission meeting. Motion by Boles to approve Homeowner Rehab Program and Accessibility Program Loan Terms with additional follow up. Seconded by Campbell.

Reports

a. Community Development Programs

Corken-Deutsch referenced memo by Maddy Haverland, Urban Development & Housing Rehabilitation Project Manager, regarding the Community Development Programs Quarterly Updates.

b. Housing Commission

Corken-Deutsch referenced the meeting minutes in the packet. Commissioner Boles had nothing to report.

c. Resilient Community Advisory Commission

Corken-Deutsch referenced the meeting minutes in the packet.

d. Equity and Human Rights Commission

Corken-Deutsch referenced the meeting minutes in the packet.

Information Sharing

**MINUTES
COMMUNITY DEVELOPMENT ADVISORY COMMISSION
(APPROVED)**

a) Review FY26 Purchase of Service Guidelines and Rubric

Corken-Deutsch provided the guidelines and rubric in the packet. No comments from the Commission.

b) Environmental Review Postings

Corken-Deutsch stated Maddy Haverland (Urban Development & Housing Rehabilitation Project Manager) provided information regarding where to find Dubuque's public environmental reviews.

c) CDAC meeting reminder, 4th Wednesday of March 26, 2025

Corken-Deutsch stated the meeting will be held again at the Multicultural Family Center.

d) Basically CDBG-Chapter 11-Financial Management

The commission commended Corken-Deutsch on the financial management of CDBG funds.

Adjournment

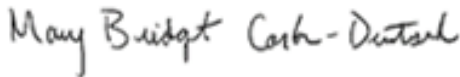
There being no further business to come before the Commission, Commissioner Brown moved to adjourn the meeting. Commissioner Kehoe seconded. Motion passed by voice vote. Meeting adjourned at 7:05 p.m.

Minutes taken by:



Stacey Weeber
Housing Financial Specialist

Respectfully Submitted:



Mary Bridget Corken-Deutsch
Community Development Specialist

MINUTES FOR HOUSING COMMISSION MEETING

APPROVED
by Housing Commission on 04/01/2025

DATE: Tuesday, January 28, 2025
TIME: 4:00 p.m.
PLACE: Housing and Community Development Department
350 West 6th Street; Dubuque, IA 52001

Chairperson Rick Baumhover called the meeting to order at 4:05 p.m. following staff assurance of compliance with Iowa Open Meeting Law.

Commissioners Present: Rick Baumhover Ross Janes Rick Merfeld
Cathy Dickens Renee Kehoe (arrived at 4:16 pm)
Amy Eudaley Julietta Scott (left at 5:13 p.m.)

Commissioners Absent: *None*

Staff Present: Gina Hodgson Hollie Ohnesorge Mary Bridget Corken-Deutsch
Tonya England Allie Kutsch

Public Present: *None*

Oath of Office – Renee Kehoe

Renee Kehoe read and accepted Oath of Office at 4:19 p.m.

Oath of Office – David Wall

David Wall was not present for the Housing Commission Meeting.

Certification of Minutes – October 22, 2024, Housing Commission Meeting

Commissioner Rick Merfeld moved to approve the Minutes for the October 22, 2024 Housing Commission Meeting. Commissioner Cathy Dickens seconded. Six (6) in favor. Zero (0) not in favor. Zero (0) abstained. Motion passed.

Correspondence/Public Input

There was no correspondence nor public input.

Old Business

- a) Adopt PHA Conflict of Interest Policy – revised policy is not yet completed. It will be sent out to Housing Commission when available.

Gina Hodgson, Assisted Housing Supervisor, stated the revision of the PHA Conflict of Interest Policy has yet to be received from the Legal Department. If it is received prior to the April 2025 Housing Commission Meeting, a notification will be sent to the Commissioners by email.

New Business

- a) Introduction of new FSS Coordinator: Allie Kutsch

Hodgson introduced the newest member of the in Assisted Housing team—Allie Kutsch. She formerly worked in Leisure Services and Americorp. On January 13, 2025, Kutsch started as a Family Self-Sufficiency Coordinator in the Housing & Community Development Department.

- b) Election of Housing Commission Chairperson

The Housing Commission discussed appointing a Housing Commission Chairperson.

Commissioner Ross Janes moved to appoint Commissioner Rick Merfeld as the Chairperson for the Housing Commission. Commissioner Amy Eudaley seconded. Six (6) in favor. Zero (0) abstained. Motion passed.

(Commissioner Merfeld presided over the meeting from this point.)

MINUTES FOR HOUSING COMMISSION MEETING

c) Election of Housing Commission Vice Chairperson

The Housing Commission discussed appointing a Housing Commission Vice Chairperson.

Commissioner Eudaley moved to appoint Commissioner Cathy Dickens as the Vice Chairperson for the Housing Commission. Commissioner Julietta Scott seconded. Six (6) in favor. Zero (0) not in favor. Zero (0) abstained. Motion passed.

d) Appointment of Liaison to Housing Trust Fund Advisory Committee

The Housing Commission discussed appointing a Liaison to the Housing Trust Fund Advisory Committee.

Commissioner Janes moved to appoint Commissioner Amy Eudaley as the Liaison to Housing Trust Fund Advisory Committee. Commissioner Cathy Dickens seconded. Six (6) in favor. Zero (0) not in favor. Zero (0) abstained. Motion passed.

e) Appointment of Liaison to Long Range Planning Commission

The Housing Commission discussed appointing a Liaison to the Long Range Planning Commission.

Commissioner Dickens moved to appoint Commissioner Julietta Scott as the Liaison to Long Range Planning Commission. Commissioner Eudaley seconded. Seven (7) in favor. Zero (0) not in favor. Zero (0) abstained. Motion passed.

f) Analysis of Impediments to Fair Housing Presentation

Mary Bridget Corken-Deutsch presented a summary of the Analysis of Impediments to Fair Housing 2025-2030, which had been previously approved by the CDBG Advisory Board. During her review of the goals and actions, she indicated some of the goals and actions were vague; she and Hodgson had spoken about who would possibly take ownership of the individual goals.

Corken-Deutsch also indicated the entire staff of the Housing & Community Development Department along with community partners would have a role in addressing Goal #3. She explained community gardens would be used to revitalize our community.

Hodgson added that some of the goals and actions may be utilized to create key performance measures in the PHA 5-Year Plan for the Housing Choice Voucher program. In the last five years, the arrest records were taken out of the background checks; background checks now show the convictions only.

g) Recommendation to City Council to approve and adopt the Analysis of Impediments to Fair Housing 2025-2030

Commissioner Scott moved to recommend to City Council to approve and adopt the Analysis of Impediments to Fair Housing 2025-2030. Commissioner Dickens seconded. Seven (7) in favor. Zero (0) not in favor. Zero (0) abstained. Motion passed.

h) PHA 5-Year Plan Discussion – Housing Goals & Objectives

Hodgson spoke about the goals and actions for the Impediments to Fair Housing and the key performance measures during the discussion regarding the PHA 5-Year Plan. She requested that the commissioners bring ideas to the Public Hearing, which will be held in April 2025. (A draft of the 5-Year plan had to be posted by February 15, 2025 for review by the public.)

It was requested that landlord education information be added to the Plan.

i) Proposal to move April Housing Commission Meeting up to 4/1/25 to meet PHA 5-Year Plan submission timeline

MINUTES FOR HOUSING COMMISSION MEETING

Hodgson explained the Public Hearing needed to be scheduled prior to next scheduled regular meeting date in order to submit the PHA 5-Year Plan to City Council for approval and HUD by the deadline.

Commissioner Dickens moved to recommend for the regular Housing Commission Meeting be moved to Tuesday, April 1, 2025 to meet the PHA 5-Year Plan submission timeline.

Commissioner Eudaley seconded. Six (6) in favor. Zero (0) not in favor. Zero (0) abstained. Motion passed.

Reports

a) Community Development Advisory Commission Report

Commissioner Renee Kehoe did not provide a report on the last meeting for the Community Development Advisory Commission.

b) Assisted Housing Waiting List Statistical Summary

Hollie Ohnesorge, Assisted Housing Administrator, asked if the Commission had questions regarding the report; there were no questions. Ohnesorge did not have additional information to add regarding the report for the U.S. Department of Housing and Urban Development (HUD) requested that voucher issuances cease.

c) Housing Choice Voucher Participant Statistical Summary

Ohnesorge did not report additional information related to the Household Composition Report.

Information Sharing

a) The White House's Office of Management and Budget (OMB) issued a pause of financial assistance.

b) A suggestion was made for an evaluation be completed on upstairs units that are located downtown that are not currently utilized.

c) A suggestion was made to create landlord videos that include the success of clients going from rental assistance to homeownership.

d) Place information about housing programs in the utility billings was another suggestion offered to increase awareness.

e) Opening of waiting list is posted on Facebook and City of Dubuque's website.

f) For the next meeting, the Commissioners would like to know what sources are available that may be used for items that are not fixed in units. They would also like to know what procedures are followed when items are not fixed. (Hodgson offered to invite Ben Pothoff to the next meeting to address questions.)

g) The budget meetings with City Council will be held in April 2025.

h) St. Vincent de Paul, in conjunction with other non-profit organizations, works to provide assistance to those in need. St Vincent de Paul's hotline telephone number is (563) 584-2226.

Adjournment

There being no further business to come before the Commission, Commissioner Rick Baumhover moved to adjourn the meeting. Commissioner Renee Kehoe seconded. Motion passed by voice vote. Meeting adjourned at 5:33 p.m.

Minutes taken by:



Tonya England
Recording Secretary

Respectfully Submitted:

MINUTES FOR HOUSING COMMISSION MEETING

A handwritten signature in black ink, appearing to read 'Gina H.', with a stylized flourish at the end.

Gina Hodgson
Assisted Housing Supervisor

*Carnegie-Stout Public Library
Library Board of Trustees Update
From the Meeting February 27, 2025*

Present: Victor Lieberman, President; A. Alanda Gregory, Vice President; and Trustees, Greg Gorton, Diann Guns, Christy Monk, and Pam Mullin

- The Board approved library expenditures.
- The Library is excited that Rebecca Leifker has accepted the Circulation Manager role. Rebecca has been with the library since 2013 and has been in the Lead Library Assistant role within Circulation since 2021.
- January 25 was National Seed Swap day. We partnered with Nine Square Feet out of Des Moines to host a seed swap party. Several local organizations showed support in staffing tables including Convivium, Wile Ones, Herb Society, and the Master Gardeners. About 150 people showed up to the event.
- Youth Staff member Bailey Keimig-Gehrke was appointed Chair of the Youth Services subdivision for the Iowa Library Association.
- Youth Services Manager Danielle Day presented a book weeding workshop to para-educators from the staff that work in the libraries of the Dubuque Community School District buildings.
- MakerSpace visits are up 20% over last fiscal year-to-date numbers. Based on continual growth, this space will be given considerable attention during first phase library service upgrade plans.
- The Board of Trustees offered input on the library's annual budget presentation to City Council.

Statistical Highlights	January Count
Total Checkouts	40,836
Total Visitors	18,041
Total Program Attendance	1,833
Total Computer/Wi-Fi Use	13,328

Library Board of Trustees



Victor Lieberman, Board President
Alanda Gregory, Vice-President
Andy Bland, Board Secretary
Robert Armstrong
Greg Gorton
Christy Monk
Pam Mullin



Nick Rossman, Library Director

PARK AND RECREATION COMMISSION MEETING
Tuesday, February, 11, 2025
Bunker Hill Golf Course
2200 Bunker Hill Road, Dubuque, Iowa 52001

PRESENT: Jennifer Tigges, Robin Kennicker, Ron Axtell, Jessica Ochoa, Lori Ollendick, Jason Henkel, and Josh Jorgenson

ABSENT: None

STAFF PRESENT: Steve Fehsal, Dan Kroger, Angie Metcalf

CALL TO ORDER: Tigges called meeting to order at 4:30PM.

MINUTES APPROVED; VOTE:

It was moved by Kennicker, seconded by Axtel, to approve the minutes of the January 14, 2025, meeting. Unanimous.

PUBLIC INPUT:

Art Gilloon 535 Heritage Drive, Dubuque, IA 52002 thanked the commission members for their service and said he was looking forward to the discussion of items on the agenda.

Request from the Order of the Arrow to waive EPP entrance fee on Mother's Day for those attending pancake breakfast:

Jacob Blanchard and Austin Hummel from the Order of the Arrow provided a short presentation on the history of the Order of the Arrow and the past partnership with the Parks and Recreation Department. It was moved by Kennicker, second by Henkel, to approve the request from the Order of the Arrow to waive the Eagle Point Park entrance fee on Mother's Day for those attending the pancake breakfast. Unanimous.

Parks and Recreation Comprehensive Master Plan Update:

Park Division Manager Steve Fehsal and Recreation Division Manager Dan Kroger advised the consulting firm, Kimley-Horn is working closely with the Parks and Recreation leadership team to kick things off and determine public engagement.

Pets in Parks Ordinance Discussion and setting a date for public engagement:

The commission members discussed the ordinance and their desire for community engagement on the ordinance. The commission reviewed the options to focus solely on the 2 parks (Eagle Point Park and Murphy), the whole ordinance and/or section 10-5B-4 of the ordinance specific to dogs and cats. Jennifer Tigges then suggested to the group that the focus should

be on the section 10-5B-4 which covers the parks/spaces where dogs and cats are currently permitted and prohibited. The group all agreed to move forward with the review of section 10-5B-4 and solicit feedback from the community. Tigges suggested to send a press release for public input for. Park Division Manager Steve Fehsal and Recreation Division Manager Dan Kroger confirmed that they would work with the City's Communications Office to solicit Public Engagement.

DIVISION MANAGER REPORTS:

None

COMMISSION COMMUNICATIONS/QUESTIONS:

Lori Ollendick asked how the hiring for temporary positions is going. Kroger explained that the department is getting a lot of applicants and the City's Communications department has done a great job getting job postings out and marketed to the community.

ADJOURNMENT:

It was moved by Kennicker, seconded by Ochoa, to adjourn the meeting 5:41 p.m. Unanimous.

CITY OF DUBUQUE - COMMISSION MEETING MINUTES

GOVERNMENTAL BODY: Resilient Community Advisory Commission (RCAC)

DATE: 02/06/2025

TIME: 5:00 pm

LOCATION: Jule Operations and Training Center (JOTC) Circle Conference Room, 949 Kerper Blvd.

MEMBERS PRESENT: Dean Boles, Lalith Jayawickrama, Robin Kennicker, Nolan Bielinski, Rachel Boeke, and Jake Kohlhaas

MEMBERS ABSENT: Dave McDermott (excused), Sandra Evans

STAFF PRESENT: Michelle Kim

Kohlhaas called the meeting to order at 5:00pm

TEST AGENDA

MINUTES APPROVAL:

Boles motioned to approve the November minutes. Kennicker seconded. Motion carried.

PUBLIC COMMENT: NA

New Business: NA

Old Business:

- I. GHG inventory – prioritization of an update
 - a. Start by reading the letter that Boles drafted to suggest a prioritization of an update
 - b. The report that the city has is compliant with protocol, but the document itself does not have the raw data publicly available
 - c. Some of the reports have varying numbers, and Boles could not find the raw data to determine what when wrong/what is wrong?
 - d. There is a typo, the emissions from gasoline vehicles should say “increasing emissions” not “decreasing emissions”
 - e. Boles would like to see more of this data as publicly available
 - f. At the very least, all the reports should be retitled as “Public summary” not “report”
 - g. We should make a motion to decide what to do, but maybe we should wait for input from Gina
 - h. Boles would make the motion to submit the letter as written, but is open to feedback from the commission
 - i. ^{Kohlhaas?} Boles asks what kind of outcome that Dean expects from this?
 - j. Questions from Kohlhaas: “Should we do this as a commission and make a subcommittee to do this?” and “What’s the value of recommending this to be done?”

- k. Motion to submit a revised version of the letter that Boles wrote to council pending a conversation between Jake and Gina to soften the letter to emphasize the need for the change of language as well as access to the data for transparency.

- i. 6 yay, 0 nay, 0 abstain

II. Workplan revisited/themes/focus areas

- a) Commission reviewed the subcommittee descriptions
- b) Do we need to reduce the scope of these committees to be more manageable?
 - a) Subcommittee can discuss the scope and adopt it to make it fit their needs
- c) Jake and Rachel would be interested in joining the GHG committee, but do not feel confident in leading it

Commissioner Reports: How Did I Show Up?

- d) Dean as his going away sharing wanted to share the GHG trends going on in the USA. There is a downward trend of GHG, nationally. It is getting greener and greener to produce electricity, but there is not much of a downward trend for other sectors considered when thinking about GHG emissions. Everyone's GHG emissions are going down because of the greening of the grid. It's important to keep in mind the scale of federal funding that has been put towards the reductions we are seeing
- e) Robin: Parks and Rec commission were discussing the renaming of the parks issue. They decided to send out a survey to gather public opinion on what/if the park should be renamed.
- f) Rachel mentioned last time that they are opening a repair shop, Rachel is looking for volunteers to help with the repairing duties
- g) Nolan: The drift fence at the park that he mentioned last meeting is gone!
- h) Jake: The Dubuque colleges sustainability coalition is putting on a Sustainability festival

NEXT MEETING DATE: The next commission meeting will occur on March 6, 2025, at 5pm at the Jule Operations and Training Center (JOTC) in the Circle Conference Room, 949 Kerper Blvd.

ADJOURNMENT: The Commission adjourned at 6:30 pm.

Minutes approved by: _____

Jacob Kohhaas, Commission Chair

Prepared by: _____

Michelle Kim, Climate Action Coordinator

**MINUTES
ZONING ADVISORY COMMISSION
REGULAR SESSION**

6:00 p.m.

Wednesday, March 5, 2025

City Council Chambers, Historic Federal Building

Commissioners Present: Chairperson Matt Mulliganm; Commission Members Martha Christ, Troy Froistad, Carrie Lohrmann, and Rich Russell

Commissioners Excused: Pat Norton and Teri Zuccaro

Commissioners Unexcused: None

Staff Members Present: Shena Moon, Travis Schrobilgen, and Jason Duba

CALL TO ORDER: The meeting was called to order by Chairperson Mulligan at 6:00 p.m.

MINUTES: Motion by Russell, seconded by Mulligan, to approve the minutes of the February 5, 2025 meeting. Motion carried by the following vote: Aye – Froistad, Lohrmann, Russell, and Mulligan; Nay – none; Abstain – Christ.

ACTION ITEM/SITE DESIGN WAIVER: Application of Wesley Wedewer to waive Site Design Standards within Chapter 13 of the Unified Development Code for property located on Harrison Street.

Wes Wedewer, 406 Wyatt Drive, Peosta, spoke on behalf of the application. He explained that he's requesting to waive the landscape buffer yard requirements by reducing the 10' buffer along Camp Street to 5' in order to make it easier to park for physical therapy patients while maintaining the required number of spaces. He also requested waiving the 7' buffer yard requirement on the north side to maintain a parking space there.

Staff Member Schrobilgen detailed the staff report. He outlined the Unified Development Code design standards regarding the two landscape buffer yards under review and detailed the requested waivers.

Chairperson Mulligan noted that the neighborhood around the subject property doesn't have a lot of landscaping in the parking lot buffers.

Motion by Christ, seconded by Lohrmann, to approve waiving specific requirements of Chapter 13 as submitted. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Russell, and Mulligan; Nay – none.

ACTION ITEM/FINAL PLAT: Application of Joel Callahan to approve the Final Plat of Cedar Ridge Commercial Park.

Joey Callahan, Callahan Construction 7629 Commerce Park, spoke on behalf of the application, stating their request to subdivide the current property into three separate lots.

Staff Member Duba detailed the staff report, noting the submitted Final Plat divides the subject property into three lots in order to develop the apartment complex in three phases with each containing two of the 30-unit buildings, for a total of 180-units. Mr. Duba explained that the Final Plat includes access easements for Lots 2 and 3 since they do not have street frontage on Cedar Cross Road and identified that the Commission will need to waive the street frontage requirement for Lots 2 and 3.

The Commissioners did not have any questions or concerns.

Motion by Lohrmann, seconded by Froistad, to approve the Final Plat of Cedar Ridge Commercial Park subject to waiving the street frontage requirements for Lot 2 and Lot 3. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Russell, and Mulligan; Nay – none.

PUBLIC HEARING/REZONING: Application of Luke and Julie Merfeld to rezone property from R-1 Single-Family Residential to R-4 Multi-Family Residential zoning district.

Julie Merfeld, 10713 Cottingham Road, Merfeld Properties, spoke on behalf of the application. She stated they're seeking to rezone the property to R-4 because they've been trying unsuccessfully to sell the property for over two years. She noted they have heard neighbors' opposition to a previous rezoning request to allow commercial development and higher density residential and so this rezoning is to allow for lower density residential. She stated the R-4 would not allow for a large development such as the 180-unit development at 380 Cedar Cross Road.

Commissioner Russell asked what they had done to market the property for sale. Ms. Merfeld explained that it has been listed as for sale by owner, and they have worked with two realtors. Commissioner Russell asked if there were real estate signs posted, and Ms. Merfeld said there were signs, and the listing is online.

Jessica and Jesse Kemp, 3400 Nightengale Lane, expressed opposition to the request noting that this is the third time the owners have attempted to rezone this property. They stated that the neighbors' concerns regarding traffic, stormwater, noise, and safety previously discussed during the prior rezoning requests have not been addressed for this rezoning request either. They expressed appreciation for their quiet neighborhood that is safe for kids. They expressed concern that R-4 zoning could allow for a major apartment complex, whereas they would welcome single-family development. They said that the area has inadequate infrastructure for apartments with respect to flooding, traffic, vehicles, parking, noise, lights, and foot traffic.

Ellen Dillon, 505 Woodland Ridge, opposed the request, expressing frustration that nothing has been done about traffic problems on Cedar Cross Road, which she feels will get worse with the new 180-unit apartment complex proposed. She stated she believes a traffic study should be conducted for Cedar Cross Road and the subject property and that there are no streetlights along this portion of Cedar Cross Road to control traffic.

Adam and Caitlin Kaiser, 3155 Nightengale Lane, expressed opposition to the request because they don't know what will be developed on the property. They asked the Commission to regulate the impact of potential development on their neighborhood. They felt that multi-family development here wouldn't work, in part because there are no sidewalks and that there won't be enough parking. They expressed concern about the proposed 180-unit development nearby, saying there should be single-family residences here. They expressed appreciation for their neighborhood's blend of country living and access to the city. They stated that noise would be a problem, and the sports complex nearby already creates traffic congestion.

Jerry Jorgensen, 480 Woodland Ridge, opposed the request stating he was in agreement with other comments, and he had concerns about increased traffic and a lack of sidewalks in the area.

Virginia Till, 580 Woodland Ridge, expressed concerns about traffic and the validity of a previous traffic study conducted for the 180-unit development. She asked about the number of businesses on Cedar Cross Road and speculated that truck traffic has increased. She said that there needs to be a traffic signal at the intersection of Cedar Cross Road and Nightengale Lane like the new one at 32nd Street and John F Kennedy Road. She also said that the intersection of Cedar Cross Road, Dodge Street, and John F. Kennedy Road needs improvement.

Luke Merfeld, 10713 Cottingham Road, Merfeld Properties, responded that he appreciates the neighbors' concerns. He said he grew up on the property that is now proposed to be developed for 180 apartment units, and said that there was much less development then, and he wished the area would have remained rural, but Dubuque has grown, and the area is ready for development.

Staff Member Moon provided a report and began by discussing the previously conducted traffic study for the proposed 180-unit apartment complex and its recommendation for widening Cedar Cross and installing a turn lane

She summarized the previous requests to rezone the property. The first was a Planned Unit Development request to allow a 30+ apartment unit development and the second was to rezone to CS Commercial Service and Wholesale. Ultimately, only 595 Cedar Cross Road has been rezoned to CS.

She described the current request to rezone to R-4 Multi-Family Residential. She displayed a table of uses in R-1 and R-4, noting the differences. She acknowledged that one of the previous concerns has been density, and said this zoning would restrict the

maximum number of units per lot to 12. She noted the bulk regulations, including lot area per unit, that come into play. She said there could be various scenarios for reconfiguring the property to develop residential units. She stated that any development would need to meet site plan review requirements, during which the Development Review Team would look at all requirements, such as those related to traffic, sidewalks, and stormwater. The applicant would be required to improve conditions and mitigate impacts.

Staff Member Moon mentioned two letters of opposition that have been received and a letter from adjacent property owner Carol Maas, 3095 Nightengale Lane, asking that her property be taken into consideration.

Commissioner Lohrmann asked about the differences between R-2, R-3, and R-4 districts, including how many units they allow and what building height is allowed. Staff Member Moon explained the allowances in each of those zones, also noting the required lot area per unit. Commissioner Lohrmann asked how multi-family is defined, and Staff Member Moon replied that it's three or more units in one building.

Chairperson Mulligan said that he did not like tying the subject property to the one down the street proposed to have 180-units. He noted that the new traffic signal at 32nd Street and John F Kennedy Road was paid for by the developer. He noted there has been lots of conversation about traffic, and the developer of the property will have to address questions about these impacts and others such as parking, runoff, and sidewalks. He reiterated that construction will not happen immediately, and that rezoning is not a green light to start building. He stated that he thinks this rezoning makes more sense than previous requests.

Commissioner Christ agreed, and said that she understands the neighbors' perspectives, noting that her home had development behind it after they had lived there for many years. She said that the proposed rezoning is a good buffer for the R-1 district.

Commissioner Lohrmann agreed that the subject property needs to be rezoned, though she's not sure whether R-2, R-3, or R-4 would be best.

Commissioner Froistad said that it would be more realistic to have a couple duplexes here or a park but doesn't anticipate the site or the rezoning would allow for giant multi-family apartment complex.

Commissioner Russell stated he believed a 12-plex would fit on 575 Cedar Cross Road and questioned whether this rezoning would allow for a request to rezone to Planned Unit Development in the future. The Commission discussed how that request would need to come before them.

Motion by Christ, seconded by Russell, to approve the rezoning as submitted. Motion carried by the following vote: Aye – Christ, Froistad, Russell, and Mulligan; Nay – Lohrmann.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: None.

ITEMS FROM STAFF: Planning Services Director Wernimont invited the Commissioners to a planning and zoning workshop held by Iowa State University in April. He also provided an update regarding the update to the Unified Development Code.

ADJOURNMENT: Motion by Russell, seconded by Mulligan to adjourn the March 5, 2025 Commission meeting. Motion carried by the following vote: Aye – Christ, Froistad, Lohrmann, Russell, and Mulligan; Nay – none.

The meeting adjourned at 7:03 p.m.

Respectfully submitted,



Shena Moon, Associate Planner

April 2, 2025

Adopted

STATE OF IOWA
DUBUQUE COUNTY

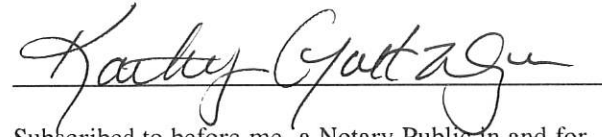
SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

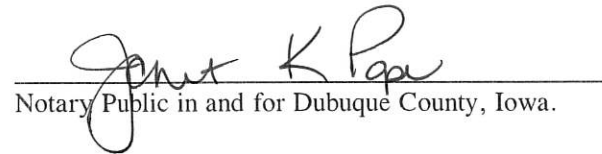
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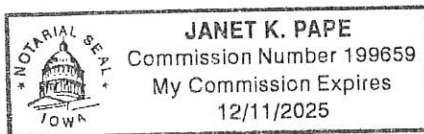
and for which the charge is 47.88



Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 12th day of March, 2025


Notary Public in and for Dubuque County, Iowa.



CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION

The Dubuque City Council met in special session at 5:15 p.m. on March 3, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen, City Attorney Brumwell.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of setting a public hearing for the proposed fiscal year 2026 property tax rate.

ITEMS SET FOR PUBLIC HEARING

1. Set Public Hearing for Proposed Fiscal Year 2026 Tax Rate and Dollars and Taxpayer Statements: Motion by Farber to receive and file the documents, adopt Resolution No. 70-25-A Setting A Public Hearing On The Proposed Fiscal Year 2026 Tax Rate And Dollars And Taxpayer Statements, and set the public hearing for March 25, 2025. Seconded by Sprank. Van Milligen gave a presentation and, in response to questions, stated that this year the city is sharing all improvement package requests during the initial recommendation. Chief Financial Officer Jenny Larson addressed a question regarding other expenses and revenues not included in the presentation, such as employee wage increases. Van Milligen confirmed that \$14.31 is the maximum property tax rate the city could request under state-established limitations. City Council Members voiced concerns about state-mandated tax rate notifications, noting that Dubuque properties were not reassessed last year and therefore were not applicable to the assumed 10% property valuation increase by the Iowa Department of Management. Council Members expressed concerns that these state-issued notifications could lead to misinformation. When asked whether the city could mail a notification explaining the taxpayer statement mailer, Van Milligen estimated a cost of \$10,000 for printing and mailing. Instead, the city plans to share information via its website and social media. Van Milligen also summarized the budgeting process, emphasizing the need to balance City Councils goals and priorities while minimizing the financial burden on residents. Council Members supported the recommendation and voiced concerns about unprecedented federal-level processes affecting grant funding and their potential impact on the city. Motion carried 7-0.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:13 p.m.

/s/Adrienne N. Breittfelder, CMC
City Clerk

STATE OF IOWA
DUBUQUE COUNTY

SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

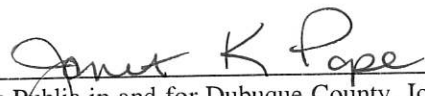
03/12/2025

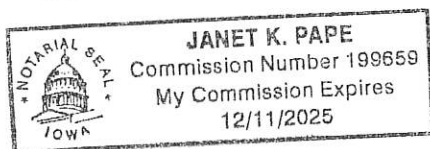
and for which the charge is 297.54



Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 12th day of March, 2025


Notary Public in and for Dubuque County, Iowa.



CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
REGULAR SESSION

The Dubuque City Council met in regular session at 6:30 p.m. on March 3, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen, City Attorney Brumwell.

Mayor Cavanagh read the call and stated this is a regular session of the City Council called for the purpose of conducting such business that may properly come before the City Council.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

The issuance of the first proclamation was temporarily paused due to an altercation between police and Austin Goodman outside the Council Chambers, during which police arrested Mr. Goodman.

1. Irish American Heritage Month (March 2025) was accepted by Jerry Feeney and Vicki Leonard on behalf of the Ancient Order of Hibernians Dubuque County Division #2 and the Lady Ancient Order of Hibernians Dubuque County Division #1.

2. Dubuque's Read Across America Week (March 2 - 8, 2025) was accepted by Beth McGorry on behalf of St. Mark Youth Enrichment.

3. AmeriCorps Week (March 9 - 15, 2025) was accepted by Green Iowa AmeriCorps Climate Action Activator Jessica Anderschau on behalf of the City of Dubuque AmeriCorps Program & Green Iowa AmeriCorps members.

4. Honeybee Day (March 26, 2025) was accepted by HR Cook on behalf of the Iowa Honey Producers Association and Swiss Valley Bee Club.

CONSENT ITEMS

Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated. Seconded by Farber. Motion carried 7-0.

1. Minutes and Reports Submitted: City Council Proceedings of February 17, 2025; Community Development Advisory Commission of January 15, 2025; Historic Preservation Commission of January 16, 2025; Library Board of Trustees Update of January 23, 2025; Park and Recreation Commission of January 14, 2025; Proof of Publication for City Council Proceedings of February 3, 2025. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Samantha Duehr for vehicle damage; Alan Feldmann for personal injury; Madeline and Paul Haverland for vehicle damage. Upon motion the documents were received, filed, and referred to the City Attorney.

3. Disposition of Claims: City Attorney advised that the following claims have been referred to Public Entity Risk Services of Iowa, the agent for the Iowa Communities Assurance Pool: Gerald Breitbach for vehicle damage; Samantha Duehr for vehicle damage; Alan Feldmann for personal injury; Madeline and Paul Haverland for vehicle damage; Robert Hochrein for vehicle damage. Upon motion the documents were received, filed, and concurred.

4. Approval of City Expenditures: Upon motion the documents

were received and filed, and Resolution No. 71-25 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 was adopted.

5. Maturity Extensions of Sewer Revenue Capital Loan Notes (Interim Financing) State Revolving Fund Planning and Design Loans: Upon motion the documents were received and filed, and Resolution No. 72-25 Extending the maturity date of the City's Sewer Revenue Capital Loan Notes Anticipation Project Note, Series 2021 was adopted.

6. Amended and Restated Policies and Procedures Regarding Municipal Securities Disclosure: Upon motion the documents were received and filed, and Resolution No. 73-25 Authorizing Adoption of Amended and Restated Policies and Procedures Regarding Municipal Securities Disclosure was adopted.

7. Hy-Vee, Inc. 2023 Property Tax Appeal Stipulation of Settlement Approval Senior Counsel recommended approval of the Stipulation of Settlement for a 2023 property tax appeal filed by Hy-Vee, Inc. for their property located at Parcel No. 1017476005. Upon motion the documents were received, filed, and approved.

8. Bee Branch Creek Trail Project Phase 1 Project: Upon motion the documents were received and filed, and Resolution No. 74-25 Accepting The Bee Branch Creek Trail Project Phase 1 - Iowa DOT Project TAP-U-2100-697-8I-31 And Authorizing The Payment Of The Contract Amount To The Contractor was adopted.

9. Historic Preservation Commission (HPC) Certified Local Government (CLG) Annual Report for 2024 and HPC Annual Work Plan for 2025: Upon motion the documents were received, filed, and approved.

10. March/April 2025 City News Newsletter: Upon motion the documents were received and filed.

11. Partners for Places Grant - Community Foundation of Greater Dubuque Partnership: City Attorney recommended City Council approval to submit a letter of support to Partners for Places regarding a City partnership with the Community Foundation of Greater and Dubuque Energy District on a project called "Community Action for Energy-Efficient and Sustainable Living." Upon motion the documents were received, filed, and approved.

12. First Amendment to Development Agreement by and between the City of Dubuque and Limestone Legacy LLC: Upon motion the documents were received and filed, and Resolution No. 75-25 Approving The First Amendment To Development Agreement By And Between The City Of Dubuque, Iowa And Limestone Legacy LLC was adopted.

13. Signed Contract(s): Farm 6941 (Chavenelle Road) Lease; Farm 6960 (Humke Road) Lease; FDR Farm Lease; North English Road Farm Lease; Termination Agreement with Hawks Goodmann & Associates, replaced by Independent Contractor Agreement with THG Consultants (Teri Hawks Goodmann). Upon motion the documents were received and filed.

14. Improvement Contracts / Performance, Payment, and Maintenance Bonds: Portzen Construction, Inc. for the Dubuque Gate & Pump Station Flood Mitigation (16th St. Detention Basin) Project. Upon motion the documents were received, filed, and approved.

15. Equitable Community Grant Award Recommendation: Upon motion the documents were received and filed, and Resolution

No. 76-25 Awarding Equitable Community Grant To Dubuque Visiting Nurse Association and Resolution No. 77-25 Awarding Equitable Community Grant To Afriwell Hub, Inc were adopted.

16. Federal Transit Administration - Opinion of Counsel: City Attorney recommended City Council adopt the resolution authorizing the City of Dubuque to apply for Federal Transit Administration (FTA) funding and that the City Attorney be authorized to send the opinion letter to the FTA. Upon motion the documents were received and filed, and Resolution No. 78-25 Authorizing The Filing Of Applications With The Federal Transit Administration, An Operating Administration Of The United States Department Of Transportation, For Federal Transportation Assistance Authorized By 49 U.S.C. Chapter 53, Title 23 United States Code, And Other Federal Statutes Administered By The Federal Transit Administration was adopted.

ITEMS SET FOR PUBLIC HEARING

Motion by Roussell to receive and file the documents, adopt the resolutions, and set the public hearings as indicated.

Seconded by Sprank. Motion carried 7-0.

1. Setting Public Hearing for a Proposed Development Agreement between the City of Dubuque, Iowa and Gronen Development, Inc.: Upon motion the documents were received and filed and Resolution No. 79-25 Intent To Dispose Of An Interest In City Of Dubuque Real Estate By Sale To Gronen Development, Inc. Pursuant To A Development Agreement By And Between The City Of Dubuque And Gronen Development, Inc. And Fixing The Date For A Public Hearing Of The City Council Of The City Of Dubuque, Iowa On The Development Agreement Including The Proposed Issuance Of Urban Renewal Tax Increment Revenue Grant Obligations To Gronen Development, Inc. And Providing For The Publication Of Notice Thereof was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on March 17, 2025 in the Historic Federal Building.

2. Heeb Street Reconstruction Project - Initiate Public Bidding Process and Set Date for Public Hearing: Upon motion the documents were received and filed and Resolution No. 80-25 Heeb Street Reconstruction 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 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 7, 2025 in the Historic Federal Building.

3. Heeb Street Reconstruction Project - Special Assessments and Set Date for Public Hearing: Upon motion the documents were received and filed and Resolution No. 81-25 Approving The Preliminary Plats, Schedule Of Assessments And Estimate Of Total Cost For The Heeb Street Reconstruction Project; Resolution No. 82-25 Of Necessity For The Heeb Street Reconstruction Project; and Resolution No. 83-25 Fixing Date Of Public Hearing On Resolution Of Necessity were adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 7, 2025 in the Historic Federal Building.

BOARDS/COMMISSIONS

Appointments were made to the following boards/commissions.

1. Catfish Creek Watershed Management Authority: One, 4-Year term through July 16, 2028 (Vacant term of Drahozal). Applicant: Rachel Boeke, 1241 Jackson St. Motion by Jones to appoint Boeke to the term. Seconded by Resnick. Motion carried

7-0.

2. Civic Center Advisory Commission: One, 3-Year term through June 29, 2027 (Vacant term of Jacobs); Two, 3-Year terms through June 29, 2025 (Vacant term of Bakke and Christner). Applicants: Colleen Myers, 65 North Booth St. (Additional Application); Ashley Regan, 1100 N Booth St.; Alan Schumacher, 3035 Burlington St.; Sara Tandy, 2307 Martin Dr. Upon roll call vote, Schumacher was appointed to the term through 2027 and Meyers and Tandy were appointed to the terms through 2025. Schumacher received 3 votes (Sprank, Cavanagh, and Jones) for the 2027 term, with Meyers receiving 2 votes (Farber and Wethal) and Tandy receiving the remaining 2 votes. During the vote on the first 2025 term, Meyers received one vote (Farber), and Tandy received the remaining 6 votes. During the vote on the second 2025 term, Regan received one vote (Jones), and Meyers received the remaining 6 votes.

3. Historic Preservation Commission: One, 3-Year Langworthy District term through July 1, 2026 (Vacant term of Dement); One, interim term due to vacancies of the Old Main District and Cathedral District terms. Applicants: Jon Clinnman, 195 Alpine St. (Additional Application) (Qualifies for Langworthy District and Interim); Cole Hanson, 408 Burch St. (Qualifies for Interim); Sandy Hockenberry, 1015 West 3rd St. (Qualifies for Interim); Cory Ruzicka, 1075 West 3rd St. (Additional Application) (Qualifies for Langworthy District and Interim); Adam Schwendinger, 570 West 11th St. (Qualifies for Interim); Chad Witthoeft, 430 Alpine (Additional Application) (Qualifies for Langworthy District and Interim). Upon roll call vote, Witthoeft was appointed to the Langworthy District term and Schwendinger was appointed to the Interim term. Clinnman received 2 votes (Sprank and Roussell), Ruzicka received one vote (Jones) and Witthoeft received the remaining 4 votes for the Langworthy District term. Hockenberry received 3 votes (Cavanagh, Roussell, and Wethal) for the Interim term and Schwendinger received the remaining 4 votes.

PUBLIC HEARINGS

1. Resolution Approving a Proposed Development Agreement by and among the City of Dubuque, Iowa, FEH Realty, L.L.C., and FEH Associates, Inc.: Motion by Sprank to receive and file the documents and adopt Resolution No. 84-25 Approving A Development Agreement By And Among The City Of Dubuque, Iowa, FEH Realty, L.L.C., And FEH Associates, Inc., Including The Issuance Of Urban Renewal Tax Increment Revenue Obligations. Seconded by Wethal. City Council Members voiced support for revitalizing an aging building in need of repairs. Motion carried 7-0.

2. Approving a Proposed Development Agreement between the City of Dubuque, Iowa and Dubuque Racing Association (DRA), Ltd.: Motion by Resnick to receive and file the documents and adopt Resolution No. 85-25 Approving A Development Agreement By And Between The City Of Dubuque, Iowa And Dubuque Racing Association, Ltd., Including The Issuance Of Urban Renewal Tax Increment Revenue Obligations. Seconded by Jones. Cavanagh stated that Van Milligen, Sprank, Jones, and himself serve on the DRA board and abstained from voting on this item at the board meeting. In response to a question, Van Milligen confirmed that hotel projects do not receive state or federal funds and that this project was funded with a \$4 million loan from Dubuque Initiatives. Motion carried 7-0.

3. Second Amendment to the Dubuque Racing Association Lease:

Motion by Roussell to receive and file the documents and adopt Resolution No. 86-25 Disposing Of An Interest In Real Property Through A Second Amendment To The Existing Lease Agreement With Dubuque Racing Association, Ltd. Seconded by Sprank. Brumwell summarized the ongoing meetings with various internal and external stakeholders for this process. Van Milligen stated that the lease amendment carries minimal risk, given the DRA's 40-year track record of success. Motion carried 7-0.

4. Public Hearing for Bunker Hill Foundation Repair Project: Motion by Farber to receive and file the documents and adopt Resolution No. 87-25 Approval Of Plans, Specifications, And Estimated Cost For The Bunker Hill Foundation Repair Project. Seconded by Wethal. Parks and Recreation Director Marie Ware confirmed that the main impact during the project will be requiring people to temporarily enter the building from a different area due to excavation at the front. Motion carried 7-0.

ACTION ITEMS

1. ImOn Ice Arena Dehumidification System Upgrade Project - Award Public Improvement Project: Motion by Jones to receive and file the documents and adopt Resolution No. 88-25 Awarding Public Improvement Contract For The ImOn Ice Arena Dehumidification System Upgrade Project. Seconded by Sprank. Motion carried 7-0.

2. Southgate Drive Sanitary Sewer Improvements Project - Award Public Improvement Contract: Motion by Wethal to receive and file the documents and adopt Resolution No. 89-25 Awarding Public Improvement Contract For The Southgate Drive Sanitary Sewer Improvement Project. Seconded by Jones. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Jones reported on the Dubuque Metropolitan Area Solid Waste Agency Board's uncertainty regarding a previously awarded federal grant for the customer convenience center project. Jones also reported on the Dubuque Area Chamber of Commerces Ribbon Cutting Ceremony for Elite Organix, a recent DRA board meeting, a recent City Assessors Conference Committee, the United Labor Participation Dinner meeting, and the recent passings of Former Dubuque Fire Chief Dan Brown and Former Firefighter Michael Gabriel.

Council Member Farber also reported on attending the United Labor Participation Dinner meeting.

Council Member Sprank also reported on the DRA board meeting, the United Labor Participation Dinner meeting, in addition to sharing that he attended the last City Council meeting virtually due to being out of town, attending the Point Neighborhood Association meeting, and transporting area mobile home residents to Des Moines so they can lobby to their state legislators.

Mayor Cavanagh reported on meetings with state legislators in Des Moines and the recent Air Service Forum.

CLOSED SESSION

Motion by Jones to convene in closed session at 7:37 p.m. to discuss Pending Litigation and Purchase or Sale of Real Estate Chapter 21.5(1)(c),(j) Code of Iowa. Seconded by Resnick. Mayor Cavanagh stated for the record that the attorney who will consult with City Council on the issues to be discussed in the closed session is City Attorney Brumwell. Motion carried 7-0.

The City Council reconvened in open session at 8:28 p.m.
stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the
meeting adjourned at 8:28 p.m.

/s/Adrienne N. Breitfelder, CMC

City Clerk

1t 3/12

STATE OF IOWA
DUBUQUE COUNTY

SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

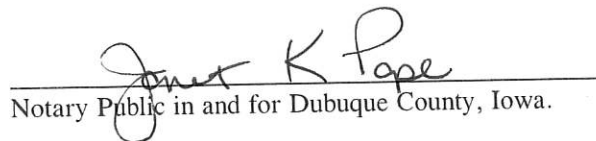
03/26/2025

and for which the charge is 396.15



Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 26th day of March, 2025


Notary Public in and for Dubuque County, Iowa.



CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
SPECIAL SESSION

The Dubuque City Council met in special session at 5:15 p.m. on March 17, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen, City Attorney Brumwell.

Mayor Cavanagh read the call and stated this is a special session of the City Council called for the purpose of conducting a work session on the Schmitt Island Development & Sports Complex Feasibility Study.

WORK SESSION

Public Presentation of the Schmitt Island Development & Sports Complex Feasibility Study

Dubuque Racing Association (DRA) Interim President & CEO and Chief Operating and Financial Officer Brian Rakestraw introduced Ryan Peterson and Tom Ohle of RDG Planning & Design and Brandon Dowling of Johnson Consulting, who presented on the Schmitt Island Development & Sports Complex Feasibility Study. In response to questions, the presenters explained how they assessed the economic impact and potential funding mechanisms and described a funding model used by a nearby community. The presenters also suggested that the City could conduct a deeper analysis of how the facility could specifically benefit residents, such as offering discounts for resident groups. City Council Members expressed appreciation to the DRA for conducting and donating the study to the City, discussed the community demand for a center, and emphasized the importance of public-private partnerships to bring this type of project to fruition. City Manager Van Milligen emphasized that the study was commissioned by the DRA and is not intended to initiate a City-led project. He emphasized that the presentation is for informational purposes only and stated that the project could be discussed as a potential priority during the Council's goal-setting session later this year.

There being no further business, Mayor Cavanagh declared the meeting adjourned at 6:18 p.m.

/s/Adrienne N. Breitfelder, CMC

City Clerk

CITY OF DUBUQUE, IOWA
CITY COUNCIL PROCEEDINGS
REGULAR SESSION

The Dubuque City Council met in regular session at 6:30 p.m. on March 17, 2025, in the second-floor Council Chambers of the Historic Federal Building, 350 W. 6th Street.

Present: Mayor Cavanagh; Council Members Farber, Jones, Resnick, Roussell, Sprank, Wethal; City Manager Van Milligen, City Attorney Brumwell.

Mayor Cavanagh read the call and stated this is a regular session of the City Council called for the purpose of conducting such business that may properly come before the City Council.

PLEDGE OF ALLEGIANCE

PROCLAMATIONS

1. Junior Achievement Day (April 3, 2025) was accepted by

Scott Ellerbach on behalf of Junior Achievement of the Heartland.

CONSENT ITEMS

Motion by Resnick to receive and file the documents, adopt the resolutions, and dispose of as indicated. Seconded by Farber. Motion carried 7-0.

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. Upon motion the documents were received and filed.

2. Notice of Claims and Suits: Tim Connolly for personal injury; Amy Keierleber Grochala for vehicle damage. Upon motion the documents were received, filed, and referred to the City Attorney.

3. Approval of City Expenditures: Upon motion the documents were received and filed, and Resolution No. 90-25 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 was adopted.

4. US 61-151 Interchange ITS Improvements - Cooperative Funding Agreement with Iowa Department of Transportation - Iowa DOT Cooperative Agreement No. 2025-16-054: Upon motion the documents were received and filed, and Resolution No. 91-25 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 was adopted.

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: Upon motion the documents were received and filed, and Resolution No. 92-25 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 Marshs Addition, In The City Of Dubuque, Iowa was adopted.

6. Acceptance of a Grant of Easement for Water Main Utility over The Butler Childrens Garden Foundation, Inc. property in the City of Dubuque, Iowa as part of the Wanderwood Gardens Project: Upon motion the documents were received and filed, and Resolution No. 93-25 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 was adopted.

7. Acceptance of Water Main Utility Improvements across The Butler Childrens Garden Foundation, Inc. Property North of the Dubuque Arboretum in Dubuque: Upon motion the documents were received and filed, and Resolution No. 94-25 Accepting Public Water Main Utility Improvements Across Part Of Lot 2 Of Y-Camp Place No. 3, In The City Of Dubuque, Iowa was adopted.

8. Direct City Staff to Create a Plan for Urban Revitalization on Cedar Cross Road: Upon motion the documents were received and filed, and Resolution No. 95-25 Approving A Development Of A Plan For A New Urban Revitalization District On Cedar Cross Road was adopted.

9. Final Plat of Cedar Ridge Commercial Park: Upon motion

the documents were received and filed, and Resolution No. 96-25 Approving The Final Plat Of Cedar Ridge Commercial Park, In The City Of Dubuque, Iowa was adopted.

10. PEG Fund Expenditures: City Manager recommended City Council approve requests not to exceed \$85,210.84 in Public, Educational, and Government (PEG) Equipment Grant Program Fund expenditures. Upon motion the documents were received, filed, and approved.

11. Signed Contract(s): James Orr Coating Inspection, LLC for the IADNR Water Tank Security Inspections Projects. Upon motion the documents were received and filed.

12. Proposed Amendment to Master Agreement for Shared Use Projects to License Additional Fiber Capacity to the Iowa Communications and Technology Commission (ICN): Upon motion the documents were received, filed, and approved.

13. Proposed Amendment to I-NET agreement between the City of Dubuque and MCC Iowa LLC (Mediacom) to add City of Dubuque Data Center: Upon motion the documents were received, filed, and approved.

14. Certified Lists - Police Officer and Fire Promotional Positions: Civil Service Commission submitted certified lists for the positions of Police Officer, Fire Equipment Operator, Fire Lieutenant, Fire Captain, EMS Supervisor, Assistant Fire Marshal, and Division/Bureau Chief. Upon motion the documents were received, filed, and made a Matter of Record.

15. Tobacco Compliance Settlement Agreement: City Manager recommended City Council approval of the Tobacco Compliance Settlement Agreement with Family Dollar, 2031 Central Ave. Upon motion the documents were received, filed, and approved.

16. Approval of Retail Alcohol Licenses: Upon motion the documents were received and filed, and Resolution No. 97-25 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 was adopted.

17. Approval of Retail Tobacco, Tobacco Products, Alternative Nicotine Products, Vapor Products, and Device Permit Applications: Upon motion the documents were received and filed, and Resolution No. 98-25 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 was adopted.

ITEMS SET FOR PUBLIC HEARING

Motion by Roussell to receive and file the documents, adopt the resolutions, and set the public hearings as indicated. Seconded by Sprank. Motion carried 7-0.

1. Private Lead Service Line Replacement Pilot Program - Phase 1 Initiate Public Bidding and Set the Public Hearing Date: Upon motion the documents were received and filed and Resolution No. 99-25 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 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 7, 2025 in the Historic Federal Building.

2. Resolution Setting Public Hearing on a Subordination Agreement for DRLP Loan #2-23 - 1199 Central Avenue: Upon motion the documents were received and filed and Resolution

No. 100-25 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 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 7, 2025 in the Historic Federal Building.

3. Resolution of Necessity for the Proposed Amended and Restated Urban Renewal Plan for the Greater Downtown Urban Renewal Area, Version 2025.1: Upon motion the documents were received and filed and Resolution No. 101-25 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 was adopted setting a public hearing for a meeting to commence at 6:30 p.m. on April 21, 2025 in the Historic Federal Building.

PUBLIC HEARINGS

1. Request to Rezone 405 and 575 Cedar Cross Road: Motion by Jones to receive and file the documents and that the requirement that a proposed ordinance be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Resnick. Applicant Luke Merfeld, 10713 Cottingham Rd., stated that rezoning could improve the properties potential for sale. Mike Reinhart, 401 Cedar Cross Rd.; Carol Maas, 3095 Nightengale Ln.; and Kevin Donovan, 15 Nightengale Ln., spoke in opposition to the rezoning, citing traffic concerns, erosion, lack of green space, and questioned whether R-4 was an appropriate zoning. In response to a question about infrastructure improvements related to the planned 180-unit apartment complex nearby, Van Milligen summarized site-specific upgrades, including a turn lane and sewer extensions. Planning Services Director Wally Wernimont noted that a traffic study for the nearby apartment complex confirmed only a turn lane was necessary for that site. When questioned about the choice of R-4 over another residential zoning classification for the properties, Wernimont referenced the staff report and the city's housing needs, adding that the applicant could better address that question. He also explained that the Development Review Team (DRT) process allows for discussion of development options and that specific structures will not be confirmed until a physical plan is submitted. Van Milligen emphasized that zoning decisions should not be based on assumptions about future outcomes. Regarding community engagement, Wernimont and Van Milligen clarified that developer-led neighborhood meetings are required if city funds are involved and recommended even when they are not, with guidance provided in the zoning application. City Council Members reflected on the Zoning Advisory Commissions concerns about infrastructure and the feasibility of 12-unit structures on the properties, while also expressing support for the DRT process and proactive neighborhood communication. Motion failed 4-3 with Wethal, Resnick, and Sprank voting nay.

Motion by Jones to receive and file the communications and approve first reading of an 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. Seconded by Farber. Motion carried 4-3 with Wethal, Resnick, and Sprank voting nay.

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: Motion by Jones to receive and file the documents and adopt Resolution No. 102-25 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. Seconded by Sprank. Emily Sewell, 14247 N. Cascade Rd., Project Architect for Gronen Development, Inc., (Gronen) gave a presentation on the proposed project. In response to a question, she stated the current plan includes approximately 102 units. Brooklyn Williams, 250 W. 6th St., Apt. 605, shared that she had spoken with Gronen about her concerns regarding potential impacts to alley access from the project. In response to questions, City Manager Van Milligen stated he was not aware of any provisions in the development agreement that would exempt Gronen from downtown architectural guidelines. Planning Services Director Wally Wernimont explained that while the guidelines are broad and do not involve a formal architectural review board, his department has met with Gronen and their consultants through the DRT process. Regarding short-term rentals, Van Milligen noted that while Iowa law prevents cities from banning them outright, a clause limiting the number of short-term rentals can be included in the development agreement due to Gronen purchasing city-owned property and receiving city incentives. Economic Development Director Jill Connors added that there have not been discussions on how to monitor such a requirement, and current oversight is based on circumstantial or anecdotal information. City Council Members expressed enthusiasm for the project, noting its perfect timing with the upcoming University of Dubuque Medical School in the downtown area. City Council Members also recognized the community collaboration achieved so far. Motion carried 7-0.

3. Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.1: Motion by Roussell to receive and file the documents and adopt Resolution No. 103-25 Approving The Amended And Restated Urban Renewal Plan, Version 2025.1, For The Dubuque Industrial Center Economic Development District. Seconded by Resnick. Motion carried 7-0.

4. Resolution of Adoption for the Amendment of the Dubuque Industrial Center Economic Development District Urban Renewal Plan, Version 2025.2: Motion by Jones to receive and file the documents and adopt Resolution No. 104-25 Approving The Amended And Restated Urban Renewal Plan, Version 2025.2, For The Dubuque Industrial Center Economic Development District. Seconded by Farber. Motion carried 7-0.

ACTION ITEMS

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: Motion by Roussell to receive and file the documents and that the requirement that a proposed ordinance be considered and voted

on for passage at two Council meetings prior to the meeting at which it is to be passed be suspended. Seconded by Jones. Motion carried 7-0.

Motion by Roussell for final consideration and passage of Ordinance No. 8-25 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. Seconded by Jones. Motion carried 7-0.

2. Award of Public Improvement Construction Contract for Bunker Hill Foundation Repair Project: Motion by Sprank to receive and file the documents and adopt Resolution No. 105-25 Awarding The Public Improvement Construction Contract For The Bunker Hill Foundation Repair Project. Seconded by Wethal. Motion carried 7-0.

3. Fuel Station Rehabilitation Project - Award Public Improvement Contract: Motion by Jones to receive and file the documents and adopt Resolution No. 106-25 Awarding Public Improvement Construction Contract For The Fuel Station Rehabilitation Project. Seconded by Resnick. Motion carried 7-0.

4. Request to Initiate Process for Mayor and City Council Salary Compensation: Motion by Farber to receive and file the documents and refer to City Council for discussion. Seconded by Roussell. City Council Members expressed their appreciation for the process and emphasized the importance of considering long-term compensation planning. They considered whether ward representatives should be required to select a Task Force member from within their own wards but ultimately determined that this requirement was not necessary. When asked about precedent for selecting representatives, Breitfelder stated she would need to review past records to confirm. Motion amended by Farber to receive and file the documents and direct City Council Members to provide Breitfelder with the name of their Task Force representative by April 7. Seconded by Roussell. Motion carried 7-0.

5. Utility Bill Insert Promoting Seasonal Employment Opportunities and Boards & Commissions Vacancies: Motion by Jones to receive and file 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, which will be mailed to City utility customers from March 12 - April 9. Seconded by Sprank City Council Members encouraged residents to apply for the various opportunities. Motion carried 7-0.

6. 2024 Dubuque Police Department Annual Report: Motion by Jones to receive and file a copy of the 2024 Dubuque Police Department Annual Report, which will be mailed to all addresses within the city limits. Seconded by Resnick. City Council Members commended the department for its efforts in

ensuring Dubuque remains a safe community. Motion carried 7-0.

7. Work Session Request: Community Foundation Contracted Service Agreement Update: Motion by Roussell to receive and file the documents and schedule the work session from 6:00 p.m. to 6:30 p.m. on Monday, May 19, 2025. Seconded by Wethal. Motion carried 7-0.

COUNCIL MEMBER REPORTS

Council Member Roussell reported on attending the Iowa League of Cities Local Leaders Day, meeting with the new director of the Almost Home Shelter, touring the Open Closet, and attending Presentation Lantern Centers annual dinner.

Council Member Sprank reported on traveling to Des Moines with representatives from Table Mound and Alpine Mobile Home Parks to advocate to state legislators.

Council Member Farber reported on attending the National League of Cities (NLC) Congressional City Conference and recent meetings with the NLC technology committee, Federal Communications Commission (FCC) committee, and Google.

Council Member Jones reported on the recent passing of Bill Whitey Kemp, who was the Commander of the East Dubuque Drum and Bugel Corps.

Mayor Cavanagh reported on the City developing strong relationships with state legislators, the Iowa Governor, and federal partners, and underscored the need to ensure the completion of grants initiated under the prior presidential administration. Cavanagh also reported on speaking about the Bee Branch project at a flood conference in Quebec.

Council Member Resnick reported on the upcoming Dubuque Night in Des Moines.

CLOSED SESSION

Motion by Jones to convene in closed session at 8:35 p.m. to discuss Purchase or Sale of Real Estate Chapter 21.5(1)(j) Code of Iowa. Seconded by Resnick. Mayor Cavanagh stated for the record that the attorney who will consult with City Council on the issues to be discussed in the closed session is City Attorney Brumwell. Motion carried 7-0.

The City Council reconvened in open session at 9:55 p.m. stating that staff had been given proper direction.

ADJOURNMENT

There being no further business, Mayor Cavanagh declared the meeting adjourned at 9:55 p.m.

/s/Adrienne N. Breitfelder, CMC

City Clerk

It 3/26

**City of Dubuque
City Council**

CONSENT ITEMS # 2.

ITEM TITLE:	Notice of Claims and Suits
SUMMARY:	Susan Less for vehicle damage; Mathew Willis for property damage.
SUGGESTED DISPOSITION:	Receive and File; Refer to City Attorney

ATTACHMENTS:

1. Claim by Susan Less
2. Claim by Mathew Willis

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

mvm
Legal
Marie Ware
Steve Fehs2l

This written report constitutes your claim against the City of Dubuque, Iowa. You should complete this form in full and attach any additional information that supports your claim.

The Claim must be filed with the City Clerk at City Hall, 50 W. 13th St., Dubuque, IA 52001. It will then be referred by the City Council to the appropriate department for investigation. Once that investigation is completed, a report and recommendation will be submitted to the City Council. You will be provided with a copy of that report and recommendation.

THE FINAL DECISION ON ALL CLAIMS IS MADE BY THE CITY COUNCIL. NO EMPLOYEE OF THE CITY OF DUBUQUE HAS THE AUTHORITY TO MAKE ANY REPRESENTATION TO YOU AS TO WHETHER YOUR CLAIM WILL OR WILL NOT BE PAID.

1. Name of Claimant: Susan Less
2. Address: 2885 Hickory Hill
City: Dubuque State: IA Zip: 52001
3. Telephone Number: 563 590 4528
4. Date of Incident: March 25 2025
5. Time of Incident: 2 PM
6. Location of Incident (Be specific): Hickory Hill St. at 2705

7. DESCRIBE ACCIDENT OR OCCURRENCE THAT CAUSED INJURY OR DAMAGE. (Give full details upon which you base your claim. If a City employee was involved, give the employee's name.)

As I was driving on Hickory Hill a branch fell from the tree the city crew was trimming and hit my car

8. What were weather conditions like? Fair and sunny
9. Give name and address of any witnesses: Robert Wegmann City Forester
10. Did police investigate? (If so, give names of officers.)
Yes - Morgan McDowell Report # 2025-002020 (attached)
11. Was anyone injured? (If so, give names, addresses, and extent of injuries).
No

12. Was any damage done to property? (If so, describe property and the extent of damages. Attach estimates of damages or describe basis for ascertaining extent of damage.)

Yes. Dents and scratches on roof of 2017 Lincoln

Hanley Auto Body estimate \$987.61 (attached)

13. What other damages do you claim, if any? —

14. Have you been compensated for any part or all of your claim by any insurance company? (If so, give name and address of insurance company and amount paid.)

No

15. What amount do you claim from the City of Dubuque?

\$987.61

16. Why do you claim the City of Dubuque is responsible?

See above #7 & #12

17. Have you made any claim against anyone else for damages as a result of this incident? (If yes, give name and address.)

No

18. If the answer to Question 17 is yes, have you received any payment from that source, and if so, in what amount?

Dated at Dubuque, Iowa this 26th day of March, 2025.

Susan M. Less

(Signature)

Susan M. Less

(Print Name)

City Clerk's Office
Dubuque, IA

2025 MAR 26 AM 11:57

RECEIVED

CLAIM AGAINST THE CITY OF DUBUQUE, IOWA

mvm
legal
ArielkSwift

This written report constitutes your claim against the City of Dubuque, Iowa. You should complete this form in full and attach any additional information that supports your claim.

The Claim must be filed with the City Clerk at City Hall, 50 W. 13th St., Dubuque, IA 52001. It will then be referred by the City Council to the appropriate department for investigation. Once that investigation is completed, a report and recommendation will be submitted to the City Council. You will be provided with a copy of that report and recommendation.

THE FINAL DECISION ON ALL CLAIMS IS MADE BY THE CITY COUNCIL. NO EMPLOYEE OF THE CITY OF DUBUQUE HAS THE AUTHORITY TO MAKE ANY REPRESENTATION TO YOU AS TO WHETHER YOUR CLAIM WILL OR WILL NOT BE PAID.

1. Name of Claimant: Mathew Willis

2. Address: 3040 Brunswick St

City: Dubuque State: Iowa Zip: 52001

3. Telephone Number: 563-235-5582

4. Date of Incident: March 17, 2025

5. Time of Incident: approx 9am to 10am when trash truck arrived

6. Location of Incident (Be specific): The Southern face of the house a couple of feet from the East corner of the house. Approx 3 feet from the ground.

7. DESCRIBE ACCIDENT OR OCCURRENCE THAT CAUSED INJURY OR DAMAGE. (Give full details upon which you base your claim. If a City employee was involved, give the employee's name.)

When the trash truck's automatic arm picked up the trash can it placed an approx 3" hole in the siding and compressed/tore the insulation under it.

8. What were weather conditions like? Sunny and clear

9. Give name and address of any witnesses: City workers on the truck, seemed to be 3 of them,

10. Did police investigate? (If so, give names of officers.)

Yes, Officer Skorupski Case # 2025-601804

11. Was anyone injured? (If so, give names, addresses, and extent of injuries).

No

12. Was any damage done to property? (If so, describe property and the extent of damages. Attach estimates of damages or describe basis for ascertaining extent of damage.)

After only a visual inspection of the damage, there is a tear in the siding approx 3" wide, and the insulation behind the siding was compressed and torn.

13. What other damages do you claim, if any?

14. Have you been compensated for any part or all of your claim by any insurance company? (If so, give name and address of insurance company and amount paid.)

No

15. What amount do you claim from the City of Dubuque?

I don't know enough to estimate, enough to fix the damages.

16. Why do you claim the City of Dubuque is responsible?

The police report and talking to Jake Jansen about the new automatic arm they started using.

17. Have you made any claim against anyone else for damages as a result of this incident? (If yes, give name and address.)

No

18. If the answer to Question 17 is yes, have you received any payment from that source, and if so, in what amount?

Dated at Dubuque, Iowa this 26th day of March, 2025.

Mathew Willis (Signature)

Mathew Willis (Print Name)

RECEIVED
2025 MAR 27 PM 3:12
City Clerk's Office
Dubuque, IA

(Rev. 9/24)

**City of Dubuque
City Council**

CONSENT ITEMS # 3.

ITEM TITLE: Disposition of Claims

SUMMARY: 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

ATTACHMENTS:
1. ICAP Referral

MEMORANDUM

JONI MEDINGER
LEGAL ADMINISTRATIVE ASSISTANT

To: Mayor Brad M. Cavanagh and
Members of the City Council

DATE: 3/14/2025

RE: Claim Against the City of Dubuque by Tim M. Connolly

<u>Claimant</u>	<u>Date of Claim</u>	<u>Date of Incident</u>	<u>Nature of Claim</u>
Tim Connolly	3/13/2025	2/6/2025	Personal Injury

This is a claim in which Claimant alleges Claimant stepped off a City bus and slipped on an icy sidewalk.

This claim has been referred to the Iowa Communities Assurance Pool.

cc: Michael C. Van Milligen, City Manager
Arielle Swift, Public Works Director
Tim M. Connolly

MEMORANDUM

JONI MEDINGER
LEGAL ADMINISTRATIVE ASSISTANT

To: Mayor Brad M. Cavanagh and
Members of the City Council

DATE: 3/14/2025

RE: Claim Against the City of Dubuque by Amy Keierleber Gorchala

<u>Claimant</u>	<u>Date of Claim</u>	<u>Date of Incident</u>	<u>Nature of Claim</u>
Amy Keierleber Gorchala	3/8/2025	1/2/2025	Vehicle Damage

This is a claim in which Claimant alleges Claimant's vehicle was damaged after being struck by a City garbage truck.

This claim has been referred to the Iowa Communities Assurance Pool.

cc: Michael C. Van Milligen, City Manager
Arielle Swift, Public Works Director
Amy Keierleber Gorchala

MEMORANDUM

JONI MEDINGER
LEGAL ADMINISTRATIVE ASSISTANT

To: Mayor Brad M. Cavanagh and
Members of the City Council

DATE: 3/28/2025

RE: Claim Against the City of Dubuque by Susan Less

<u>Claimant</u>	<u>Date of Claim</u>	<u>Date of Incident</u>	<u>Nature of Claim</u>
Susan Less	3/26/2025	3/25/2025	Vehicle Damage

This is a claim in which Claimant alleges Claimant's vehicle was damaged when a branch fell from a tree that the City tree crew was working on.

This claim has been referred to the Iowa Communities Assurance Pool.

cc: Michael C. Van Milligen, City Manager
Steve Fehsal, Park Division Manager
Susan Less

MEMORANDUM

JONI MEDINGER
LEGAL ADMINISTRATIVE ASSISTANT

To: Mayor Brad M. Cavanagh and
Members of the City Council

DATE: 3/28/2025

RE: Claim Against the City of Dubuque by Mathew Willis

<u>Claimant</u>	<u>Date of Claim</u>	<u>Date of Incident</u>	<u>Nature of Claim</u>
Mathew Willis	3/26/2025	3/17/2025	Property Damage

This is a claim in which Claimant alleges Claimant's vinyl siding on Claimant's home was damaged due to being struck by a City garbage truck.

This claim has been referred to the Iowa Communities Assurance Pool.

cc: Michael C. Van Milligen, City Manager
Arielle Swift, Public Works Director
Mathew Willis

**City of Dubuque
City Council**

CONSENT ITEMS # 4.

ITEM TITLE: Approval of City Expenditures

SUMMARY: 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)

ATTACHMENTS:

1. Memo Council for 2025_04_7
2. Resolution_Approving_Expenditures (40)
3. Expenditure Report - Approvals
4. Expenditure Report - Exceptions



TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Expenses Submitted for City Council Approval

DATE: March 31, 2025

Finance is submitting the following expenses to City Council for approval at the April 7, 2025 meeting. Payments on these expenses will be made April 9, 2025.

In addition, Finance is submitting expenses paid since March 19, 2025 to City Council for review. The payments for these claims were approved either by prior City Council action or meet the criteria as an exemption to prior City Council approval.

Pursuant to Iowa Code §372.13A *Payments without prior authorization of council*, all expenses are submitted to City Council for approval before payment, except if approved by prior City Council action or are exempt under City Council resolution 142.18.

RESOLUTION NO.

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

Whereas, Section 1-7-7(E) of the Municipal Code of the City of Dubuque provides that the Finance Director-City Treasurer shall keep an accurate account of all disbursements, money, or property, specifying date, to whom, and from what fund paid; and

Whereas, the invoices, presented by those firms and persons providing such goods and services have been pre-audited by Finance Department personnel in accordance with generally accepted internal control procedures and have been determined to have been requisitioned for a lawful municipal purpose; and

Whereas, the Chief Financial Officer-City Treasurer has provided a list of Expenditures attached hereto, and by this reference made a part hereof, to be drawn to pay for goods and services provided for City purposes; and

Whereas, the City Council of the City of Dubuque has heretofore, by Resolution 142-18 adopted May 7, 2018, authorized the Chief Financial Officer-City Treasurer to issue checks in payment of certain expenditures known as Exception Expenditures prior to City Council approval and such list is attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA THAT:

Section 1. The Chief Financial Officer-City Treasurer is hereby authorized to issue payment for goods and services provided for City purposes in response to the purchase orders and contracts issued in compliance with state and municipal code requirements as requested by designated requisitioning authorities in accordance with approved budget appropriations.

Section 2. In accordance with Iowa Code Section 372.13(6), the City Clerk and Chief Financial Officer are hereby authorized and directed to provide the statement of receipts and disbursements to the City Council, and to publish a summary thereof.

Passed, approved, and adopted this _____ day of _____, 20__.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

COUNCIL APPROVAL

PAYDATE 04-09-2025

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
3CMA	\$ 1,160.00	3CMA Membership Dues Renewal
4imprint Inc	1,804.34	Kid's Educational Books
563 DESIGN PLLC	2,385.00	MFC Design Professional Service Agreement
563 DESIGN PLLC	2,385.00	MFC Design Professional Service Agreement
A-1 CRANE RENTAL & MACHINERY MOVING	525.00	Pull Pump - Keywest Gas Station (LS)
AARON DOUGLAS	3,600.00	Clearing Trees around Manhole - Julien DBQ Dr
ACCO UNLIMITED CORPORATION	1,335.46	PUMP PART FOR FLORA POOL
ACCURATE ANALYTICAL TESTING	169.00	934 W 5th Dust Wipes and 816 Rose #4 Dust Wipes
ACCURATE ANALYTICAL TESTING	24.00	816 Rose #4 Dust Wipes
ADVANCE DESIGNS	1,787.51	SWEATSHIRTS - HATS FOR WATER DISTRO & METERS
ADVANCE DESIGNS	70.00	Uniform embroidery
ADVANCE DESIGNS	989.28	Hi-Vis vest stores
ADVANCE DESIGNS	150.24	Garage uniforms
ADVANCE DESIGNS	1,131.85	SWEATSHIRTS - HATS FOR WATER TREATMENT PLANT STAFF
ADVANCE DESIGNS	58.17	SWEATSHIRT FOR WATER TREATMENT PLANT STAFF
AIRGAS USA LLC	2.79	Liquid Oxygen - FY25
AIRGAS USA LLC	2.79	Large Argon Tank Rental 3/1 - 3/31/25
AIRGAS USA LLC	5.58	Small Acetylene and Oxygen Tank Rentals 3/1 - 3/31
AIRGAS USA LLC	3,397.75	Liquid Oxygen - FY25
AIRGAS USA LLC	16.56	Medical Oxygen for Ambulances plus Lease Renewal
AIRGAS USA LLC	20.36	Medical Oxygen for Ambulances plus Lease Renewal
AIRGAS USA LLC	3,328.00	Liquid Oxygen - FY25
AIRGAS USA LLC	1,300.40	Liquid Oxygen - FY25
AIRGAS USA LLC	3,433.66	Liquid Oxygen - FY25
AIRGAS USA LLC	2,888.17	FY25 BLANKET PO - CO2 FOR WATER TREATMENT PROCESS
AIRGAS USA LLC	1,977.87	Liquid Oxygen - FY25
AIRGAS USA LLC	3,448.85	Liquid Oxygen - FY25
AIRGAS USA LLC	62.54	Medical Oxygen for Ambulances plus Lease Renewal
AIRGAS USA LLC	3,236.16	Liquid Oxygen - FY25
AIRGAS USA LLC	3,305.21	Liquid Oxygen - FY25
AIRGAS USA LLC	2,570.41	Liquid Oxygen - FY25
AIRGAS USA LLC	2,772.61	Liquid Oxygen - FY25
AIRGAS USA LLC	3,438.05	Liquid Oxygen - FY25
AIRGAS USA LLC	3,445.40	Liquid Oxygen - FY25
AIRGAS USA LLC	3,290.02	Liquid Oxygen - FY25
AIRGAS USA LLC	2,599.90	Airgas Tank & Vaporizer Rental - FY25
AIRGAS USA LLC	2,918.47	Liquid Oxygen - FY25
ALL SEASONS HEATING & COOLING	1,192.81	Boiler tubes and labor
ALLIANT ENERGY	25.38	Energy Costs for Various Locations
ALLIANT ENERGY	1,185.01	Electricity for Intermodal March 25
ALLIANT ENERGY	23.44	Alliant 0539621000 12th Bluff Lot FY25
ALLIANT ENERGY	4,329.16	0557811000 PORT RAMP FY25
ALLIANT ENERGY	57.81	514 Angella St - Alliant Energy (City Owned)
ALLIANT ENERGY	79.04	Energy Costs for Various Locations
ALLIANT ENERGY	167.22	ELECTRIC BILLS FOR FY25
ALLIANT ENERGY	491.02	Alliant 1477501000 5th Bell Lot FY25
ALLIANT ENERGY	1,263.04	Energy Costs for Various Locations
ALLIANT ENERGY	1,660.78	Electricity for JOTC March 25
ALLIANT ENERGY	143.28	Energy Costs for Various Locations
ALLIANT ENERGY	27.51	Energy Costs for Various Locations
ALLIANT ENERGY	82.16	ELECTRIC BILLS FOR FY25
ALLIANT ENERGY	96.45	ELECTRIC BILLS FOR FY25
ALLIANT ENERGY	1,486.56	Energy Costs for Various Locations
ALLIANT ENERGY	29.16	Energy Costs for Various Locations
ALLIANT ENERGY	165.11	ELECTRIC BILLS FOR FY25
ALLIANT ENERGY	160.45	Dmarc Bld electrical service
ALLIANT ENERGY	819.43	FY25: 1503 W. 3rd St - Cell Tower Electricity
ALLIANT ENERGY	4,476.12	Energy Costs for Various Locations

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
ALLIANT ENERGY	136.20	Energy Costs for Various Locations
ALLIANT ENERGY	31.64	Energy Costs for Various Locations
ALLIANT ENERGY	13,102.47	ALLIANT 4392701000 Ramps/Lots FY25
ALLIANT ENERGY	85.17	ELECTRIC BILLS FOR FY25
ALLIANT ENERGY	513.70	ELECTRIC BILLS FOR FY25
ALLIANT ENERGY	26.39	Energy Costs for Various Locations
ALLIANT ENERGY	29.91	Energy Costs for Various Locations
ALLIANT ENERGY	4,927.62	Electrical Service for building
ALLIANT ENERGY	46.01	Energy Costs for Various Locations
ALLIANT ENERGY	102.65	Alliant 6477860931 12th Elm Lot FY25
ALLIANT ENERGY	1,556.83	UTILITY EXPENSE - ELECTRICITY
ALLIANT ENERGY	96.46	Energy Costs for Various Locations
ALLIANT ENERGY	536.04	0557811000 PORT RAMP FY25
ALLIANT ENERGY	1,912.54	UTILITY EXPENSE - ELECTRICITY
ALLIANT ENERGY	62.43	Energy Costs for Various Locations
ALLIANT ENERGY	1,160.94	ELECTRIC BILLS FOR FY25
ALLIANT ENERGY	16,524.22	WRRC Lift Stations - Electricity Expense FY25
ALLIANT ENERGY	13,285.42	Energy Costs for Various Locations
ALLISON, DANIEL	15.00	DA DEER TAG REIMBURSEMENT
ALLISON, ROBERT	15.00	RA DEER TAG REIMBURSEMENT
AMERICAN MARINE	783.36	Maintenance & parts on Small Boat
AMERICAN RED CROSS	17.50	BLS Certification for Robert Reed
Ascendance Trucks LLC	270.85	UNIT# 2696 Front Brake Slack Adjustors
Ascendance Trucks LLC	280.85	UNIT# 2696 Front Brake Slack Adjustors
Ascendance Trucks LLC	823.89	UNIT# 3405 Oxygen Sensor Replacement
Ascendance Trucks LLC	225.33	STOCK - Rear Wheel Hub, R Iron 10-285
Ascendance Trucks LLC	655.72	STOCK - Replacement Parts
Ascendance Trucks LLC	530.37	UNIT# 3405 Fuel Injector Parts
Ascendance Trucks LLC	59.55	STOCK - Oil Pan Gasket
Ascendance Trucks LLC	174.60	UNIT# #405 Replace Pressure Sensor
Ascendance Trucks LLC	511.29	UNIT# 3405 Replacement Parts
AssuredPartners Capital Inc	151.50	Assured Partners - DMASWA EIL 8/1/22 to 8/1/25
AT&T Mobility National Accounts, LLC	234.59	iPad/iPhone Services - Jan 29, 2025-Feb 28, 2025
Atlas Copco North America Inc	28,795.00	Portable Boiler Rental for the WRRC - part 2
AV FUEL	21,202.57	Aviation fuel for resale
Axon Enterprise, Inc.	302,851.78	Axon Car/BWC and Taser Annual Fee
Axon Enterprise, Inc.	89,122.74	Axon Car/BWC and Taser Annual Fee
BAKER, CALEB	15.00	CB DEER TAG REIMBURSEMENT
BALES, BRIAN	15.00	BB DEER TAG REIMBURSEMENT
BALL HORTICULTURAL COMPANY	512.29	PLUGS FOR GREENHOUSE
BALL HORTICULTURAL COMPANY	894.90	PLUGS FOR GREENHOUSE
BALL HORTICULTURAL COMPANY	2,960.52	PLUGS FOR GREENHOUSE
BALL HORTICULTURAL COMPANY	1,443.91	PLUGS FOR MILLWORK BASKETS
BALL HORTICULTURAL COMPANY	789.95	PLUGS FOR GREENHOUSE
BALL HORTICULTURAL COMPANY	192.56	SEEDS FOR GREENHOUSE
BALL HORTICULTURAL COMPANY	149.68	PLUGS FOR GREENHOUSE
Banner Fire Equipment Inc	999.49	UNIT# 1916 R416 LED Rotating Beacon
Banner Fire Equipment Inc	999.49	UNIT# 1916 R416 LED Rotating Beacon
Banner Fire Equipment Inc	765.52	Ran Wiring to Spare Switch on Engine506
BARCO MUNICIPAL PRODUCTS INC	18,187.21	STOCK - Chain Supplies
BARRY A LINDAHL	370.20	March 2025 IPB 3/20-3/21
BECKER, BRIAN	15.00	BBR DEER TAG REIMBURSEMENT
BIECHLER ELECTRIC INC	6,038.51	ELECTRICAL FOR NEW BOILER
BIG A AUTO PARTS & SERVICE	107.95	UNIT# 1911 Front End Alignment
BLACK HILLS/IOWA GAS UTILITY CO	45.66	NATURAL GAS FOR FY25
BLACK HILLS/IOWA GAS UTILITY CO	43.09	NATURAL GAS FOR FY25
BLACK HILLS/IOWA GAS UTILITY CO	124.75	FY2025 BLANKET PO - GAS COSTS
BLACK HILLS/IOWA GAS UTILITY CO	73.12	NATURAL GAS FOR FY25
BLACK HILLS/IOWA GAS UTILITY CO	484.22	UTILITY EXPENSE - GAS
BLACK HILLS/IOWA GAS UTILITY CO	99.73	NATURAL GAS FOR FY25
BLACK HILLS/IOWA GAS UTILITY CO	393.15	UTILITY EXPENSE - GAS

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
BLACK HILLS/IOWA GAS UTILITY CO	165.81	NATURAL GAS FOR FY25
BLACK HILLS/IOWA GAS UTILITY CO	809.22	FBO Hangar natural gas service
BLACKSTONE AUDIO BOOKS	180.22	Adult CD Audio Books 7/1/24 to 6/30/25
BLACKSTONE AUDIO BOOKS	68.85	Adult CD Audio Books 7/1/24 to 6/30/25
Bradley M Cavanagh	80.00	3/5 ILC Local Leaders Day_Des Moines_BC
BRIAN J WULLWEBER	220.00	Per Diem-Iowa Narcotics Conference
BRIAN S FELDOTT	92.45	Mileage Reimbursement
BTS INC	584.95	Fiber Issue in Hut
BURGER, JEFF	15.00	JB DEER TAG REIMBURSEMENT
CAIN, KENNETH	15.00	KC DEER TAG REIMBURSEMENT
CALSER CORPORATION	1,035.00	Beam Tester Calibration
Camiros, Ltd	4,768.95	Camiros - UDC Update January 2025
CANDACE EUDALEY-LOEBACH	599.00	Lincoln Elementary Pride Clib
CANVAS PRODUCTS INC	28.00	505-New strap for rescue airbag
Cedar Valley Properties, LLC	30,000.00	Old maintenance shop removal
CENGAGE LEARNING INC	305.50	Adult large print books - materials
CENGAGE LEARNING INC	29.59	Adult large print books - materials
CENGAGE LEARNING INC	177.54	Adult large print books - materials
CENGAGE LEARNING INC	59.98	Adult large print books - materials
CENGAGE LEARNING INC	32.79	Adult large print books - materials
CENTER POINT INC	566.31	large print books for adult collection
CES COMPUTERS INC	5,595.07	Quote# Housing - Gina - FY25
CHEMSEARCH	1,070.75	Boiler Chemical for Temp Boiler - Chem 585/PH PWR
CHEMSEARCH	169.95	Bld #75 - Lower Loop
CHEMSEARCH	375.00	Bld #80 - (Admin) - Two Loops
CHEMSEARCH	319.41	Bld #75 - Upper Loop
CHEMSEARCH	265.00	Torrent Agreement - Parts Washer -Bld#90 - Feb 202
CHRISTOPHER J LESTER	154.35	MARCH 2025 MILEAGE FOR CHRIS LESTER
CHRISTOPHER M KENNEDY	187.00	Kennedy TV Truck certification travel reimbursemen
CINTAS CORP	54.48	FY25: City Hall, Annex, Fed Bldg - Floor Mat Servi
CINTAS CORP	177.24	FY2025 BLANKET PO - UNIFORMS
CINTAS CORP	633.02	Rugs/Towels for the WRRC-FY25
CINTAS CORP	507.96	Various Maintenance - FY25
CINTAS CORP	816.22	Various Maintenance - FY25
CINTAS CORP	400.66	Various Maintenance - FY25
CINTAS CORP	177.24	FY2025 BLANKET PO - UNIFORMS
CINTAS CORP	19.45	Various Maintenance - FY25
CINTAS CORP	52.24	Various Maintenance - FY25
CINTAS CORP	193.69	FY2025 BLANKET PO - UNIFORMS
CINTAS CORP	730.54	Various Maintenance - FY25
CINTAS CORP	333.20	Various Maintenance - FY25
CINTAS CORP	177.24	FY2025 BLANKET PO - UNIFORMS
CINTAS CORP	35.00	Janitorial Supplies- BHGC
CINTAS CORP	212.90	FY2025 BLANKET PO - UNIFORMS
CINTAS CORP	629.63	Rugs/Towels for the WRRC-FY25
CINTAS FIRST AID & SAFETY	374.91	FY2025 First Aid Supplies
CINTAS FIRST AID & SAFETY	130.76	First Aid Supplies-WRRC - FY25
CINTAS FIRST AID & SAFETY	152.14	FY2025 First Aid Supplies
CINTAS FIRST AID & SAFETY	109.65	FY2025 BLANKET PO - FIRST AID SUPPLIES
CINTAS FIRST AID & SAFETY	101.07	First Aid Supplies-WRRC - FY25
CINTAS FIRST AID & SAFETY	194.67	First Aid Supplies-WRRC - FY25
City of Des Moines	8,317.75	Simmons Pet Food - High Strength Waste - Jan 25
CITY OF DUBUQUE - UB	1,016.78	COMMUNITY IMPACT SERVICE PROGRAM FR 3/10/25-3/25/2
CJS Construction	8,777.16	Flight Ops Bld Remodeling (Foth offices)
CJS Construction	9,042.76	FBO Office
CLARKE UNIVERSITY	720.52	FY2025 Franchise Fees
CLARKE UNIVERSITY	2,445.88	FY2025 Franchise Fees
CLEVELAND GOLF	211.60	PRO SHOP ITEMS
CLIA LABORATORY PROGRAM	248.00	Certificate Fee - 2 Years
COMMUNICATIONS ENGINEERING CO	11,850.21	CISCO HARDENED SWITCH FOR MCALEECE
COMMUNICATIONS ENGINEERING CO	10,812.53	SWITCH FOR GREENHOUSE/MAINT SHOP

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
COMMUNICATIONS ENGINEERING CO	675.00	COMISKEY PARK SWITCH
COMMUNICATIONS ENGINEERING CO	332.29	Fortinet Support Renewal
COMMUNICATIONS ENGINEERING CO	1,950.00	Virtualization environment for DLEC
CONNEY SAFETY PRODUCTS	249.97	FIRST AID KIT
CONSTELLATION NEW ENERGY GAS DIV	30,750.71	Natural Gas - FY25 - Constellation
Cooper Kay	729.00	Tuition Reimbursement 4A25
Cottingham & Butler Inc	2,917.00	Ongoing consulting - 10/1/24 to 10/1/25
CSLA Iowa, LLC	1,078.90	SERVICE CALL
CULBERTSON, JASON	15.00	JC DEER TAG REIMBURSEMENT
CUMMER MASONRY INC	2,997.00	ST3-Window Infills
CUMMER MASONRY INC	1,495.00	ST3-Additional brick for window infills
DAVIS, PAUL	15.00	PD DEER TAG REIMBURSEMENT
DEBRA A SEARLES	45.78	MARCH 2025 MILEAGE FOR DEB SEARLES
DEMCO INC	2,016.00	Processing supplies for library collection
DESMAN, INC	34,400.00	Iowa St. Parking Ramp Major Maintenance Repairs
Digitech Computer LLC	12,061.03	Ambulance Billing Cash Receipts
Dinges Partners Group	472.50	Fire Helmet & helmet front for Lt. Reed
Dinges Partners Group	1,580.32	Fire Helmets for New Hires
DITTMER RECYCLING INC	10,448.45	Landfill- Hauling Charges
DITTMER RECYCLING INC	50.00	FY25: City Hall, Legal, Fed Bldg - Shredding Servi
DITTMER RECYCLING INC	50.99	FY25: City Hall, Legal, Fed Bldg - Shredding Servi
DITTMER RECYCLING INC	250.01	FY25: City Hall, Legal, Fed Bldg - Shredding Servi
DONATH, GREG	15.00	GD DEER TAG REIMBURSEMENT
DONATH, RICK	15.00	RD DEER TAG REIMBURSEMENT
DONATH, WALTER	15.00	WD DEER TAG REIMBURSEMENT
Donny Does It LLC	1,220.00	CAMPGROUND MANAGER PAYMENTS FY25
DOUGLAS, AARON	15.00	AD DEER TAG REIMBURSEMENT
DreamSeats, LLC	1,385.00	ST5-Recliners, Kitchen table & Chairs
DUANE F ROLING	70.00	Basketball Referee
DUBUQUE COMMUNITY SCHOOL DIST	855.00	Open Gym Custodial Overtime
DUBUQUE COUNTY ABSTRACT & TITLE	125.00	900 1/2 Merz Lien Search
DUBUQUE COUNTY ABSTRACT & TITLE	125.00	1615 Adair Lien Search
DUBUQUE COUNTY ABSTRACT & TITLE	165.00	Dubuque County Abstract & Title Company, LLC Blank
DUBUQUE COUNTY ABSTRACT & TITLE	125.00	2411 Stafford Lien Search
DUBUQUE COUNTY ABSTRACT & TITLE	125.00	1360 Dell Street Lien Search
DUBUQUE COUNTY AUDITOR	4,042.14	Hendricks Building - Shared Utilities
DUBUQUE COUNTY SHERIFF	21,729.37	Dubuque County Sheriff Feb 25
DUBUQUE HOSE & HYDRAULICS	415.04	UNIT# 2680 Hose Replacements and Accessories
DUBUQUE HOSE & HYDRAULICS	5.45	UNIT# 540011 Iron Pipe Nipple
DUBUQUE HOSE & HYDRAULICS	227.22	SHOP SUPPLIES - Flap Wheels & Wire Brushes
DUBUQUE HOSE & HYDRAULICS	91.22	UNIT# 3402 Replacement Hoses
DUBUQUE HUMANE SOCIETY	14,584.00	FY25 Contracted Service Fees
DUBUQUE SIGN COMPANY	1,385.99	SIGNS
DUBUQUE SIGN COMPANY	234.78	ARIII PLAQUES
DUBUQUE VISITING NURSE ASSOCIATION	2,500.00	Pmt 1 - 2025 EQ Comm Grant Recipient - VNA
EAST CENTRAL INTERGOVERN ASSOC	770.00	16th St Detention Basin Culvert & Pumping Station
EBSCO SUBSCRIPTION SERVICE	10,730.00	Renewal of Library Databases from Ebsco 7/1/24 to
EELLS, MIKE	15.00	ME DEER TAG REIMBURSEMENT
ELECTRICAL ENG & EQUIP COMPANY	525.00	Generator Repair - Inspect and Diagnose new unit
ELECTRICAL ENG & EQUIP COMPANY	525.00	Generator Repair - Heater wire misconnection
ERNST, BRAD	15.00	BE DEER TAG REIMBURSEMENT
ETALYC, Inc.	500.00	Hyperflow Program - STIC
ETALYC, Inc.	24,500.00	Hyperflow Program - STIC
EUROFINS ENV TESTING NORTH CENTRAL	239.35	NPDES - 02/05/25
EUROFINS ENV TESTING NORTH CENTRAL	212.60	NPDES - 02/26/25
EUROFINS ENV TESTING NORTH CENTRAL	169.80	Klauer - 1st Qtr 2025
EUROFINS ENV TESTING NORTH CENTRAL	149.80	Universal Tank - 1st Qtr 2025 - 03/07/25
EUROFINS ENV TESTING NORTH CENTRAL	239.35	NPDES - 03/05/25
EUROFINS ENV TESTING NORTH CENTRAL	153.75	DMASWA - 1st Qtr 2025 - 03/14/25
EUROFINS ENV TESTING NORTH CENTRAL	270.38	NPDES - 03/14/25
EUROFINS ENV TESTING NORTH CENTRAL	239.35	NPDES - 03/19/25

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
EverFlow LLC	1,350.00	2024-2025 Snow/Ice Removal from Public Sidewalks
EXPRESS EMPLOYMENT PROFESSIONALS	1,103.04	Charge for Temp Lab Tech - ending 03/02/25
EXPRESS EMPLOYMENT PROFESSIONALS	1,417.41	Charge for Temp Lab Tech - ending 03/09/25
EXPRESS EMPLOYMENT PROFESSIONALS	1,527.63	Charge for Temp Lab Tech - ending 03/16/25
EXPRESS EMPLOYMENT PROFESSIONALS	1,220.26	C063 - Administrative Assistant 03/23/2025
EXPRESS EMPLOYMENT PROFESSIONALS	1,476.28	Charge for Temp Lab Tech - ending 03/23/25
FEDEX	39.40	SHIPPING FEE FOR LIME SLUDGE TESTING
FEDEX	11.34	Fed X Shipping Fee-Water Bottle Sample - Lead
FEDEX	6.31	Shipping Fee-Disinfectant By Products
FEHR-GRAHAM & ASSOCIATES LLC	20,655.50	Coates-Brunskill/Southgate Sewer Repair
Felicia Carner	1,566.00	Tuition Reimbursement for spring 2025
FERGUSON WATER WORKS SUPPLY #2516	12,650.00	REGISTERS FOR METER STOCK
FIEGEN, COLTEN	15.00	CF DEER TAG REIMBURSEMENT
FLYNN, KEVIN	15.00	KF DEER TAG REIMBURSEMENT
FORCE AMERICA	24.82	UNIT# 3223 Programmed Hard Drive Gen 5
FRANSYL EQUIPMENT INC	1,006.08	PREVENTATIVE MAINTENANCE INSPECTION
FRANSYL EQUIPMENT INC	1,002.00	PREVENTATIVE MAINTENANCE INSPECTION
FROMMELT, ROB	15.00	RF DEER TAG REIMBURSEMENT
G & R TREE SERVICE INC	2,100.00	REMOVE 2 OAK TREES
GABRIEL, CHRIS	15.00	CG DEER TAG REIMBURSEMENT
GEISLER BROTHERS COMPANY	950.00	WRRC TPO Target Patch - Bld 75 Roof Damage
GEISLER BROTHERS COMPANY	272.88	Install Louver for Air Handling Unit in Bld #75 MC
GEISLER BROTHERS COMPANY	1,978.00	WRRC maintenance - 02/11/25
GIESE SHEET METAL CO INC	452.01	Custom Parts for Snow Plows
GIESE SHEET METAL CO INC	2,540.00	FULL PREVENTATIVE MAINTENANCE
GIESE SHEET METAL CO INC	414.81	CHANGE BELTS ON CARRIER RTU #1
GIESE SHEET METAL CO INC	1,350.00	MSC filter change 03/19/25
GILLIG LLC	945.64	UNIT# 2680 Hydraulic Fan & Steer Pump
GILLIG LLC	124.95	UNIT# 2691 Replace Parts: Breather, Filler w/ Dips
GILLIG LLC	85.23	UNIT# 2691 Oil Cooler, Gasket Replacement
GILLIG LLC	7.79	STOCK - Pump Assembly. Washer w/ Clamp
GILLIG LLC	664.37	UNIT# 2681 Filter Element
GRAINGER INC	14.50	GLOVES FOR STAFF
GRAYMONT WESTERN LIME INC	5,128.00	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	4,990.00	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,138.00	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,138.00	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
GRAYMONT WESTERN LIME INC	5,164.00	FY2025 BLANKET PO - HIGH CALCIUM QUICKLIME
GROSS, BRIAN	15.00	BG DEER TAG REIMBURSEMENT
HACH CHEMICAL COMPANY	9,306.83	LABORATORY EQUIPMENT
HACH CHEMICAL COMPANY	852.95	LABORATORY SUPPLIES FOR WATER TREATMENT PLANT
HACH CHEMICAL COMPANY	417.05	LABORATORY EQUIPMENT
Haley D Francke	40.81	Mileage Reimbursement
Handyman Steve, LLC	630.00	Replace Light Fixtures- N. Stairwell & Rear Door
HANLEY AUTO BODY INC	625.00	UNIT# 2501 Repair and Refinish Loose Side Panel
HANLEY AUTO BODY INC	3,012.00	UNIT# 1704 Accident Repair
HAU, TAYLOR	15.00	TH DEER TAG REIMBURSEMENT
HAUSERS WATER SYSTEMS INC	141.00	9" Mixed Bed Exch Tank - 02/27/25
HAWKINS INC	4,935.40	Sodium Hypochlorite - Bulk order
HDR ENGINEERING INC	19,977.72	E/W Corridor Capacity Improv-University Overlap
HEARTLAND VIDEO SYSTEMS INC	3,900.00	Video On Demand Internet Archiving and Video Strea
HENRY SCHEIN INC	7.85	Ambulance Supplies
HENRY SCHEIN INC	116.92	Ambulance Supplies
HINGTGEN, EUGENE	15.00	EH DEER TAG REIMBURSEMENT
HINGTGEN, EUGENE EVAN	15.00	EVH DEER TAG REIMBURSEMENT
HOLIDAY INN	697.76	816 Rose #3 Relocation Invoice
Howmedica Osteonics Corp	4,500.00	Mounting Brackets for Monitors
I & S Group, Inc.	760.00	Prof Svcs - Pretreatment Program Assistance
ImageTrend, LLC	5,000.00	Visual Preplan Software
INGRAM LIBRARY SERVICES INC.	(14.39)	Children's books for collection for patrons
INGRAM LIBRARY SERVICES INC.	(28.75)	Library books for adult collection for patrons

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
INGRAM LIBRARY SERVICES INC.	45.46	Children's books for collection for patrons
INGRAM LIBRARY SERVICES INC.	87.41	Teen Young Adult Print Materials for collection
INGRAM LIBRARY SERVICES INC.	789.23	Children's books for collection for patrons
INGRAM LIBRARY SERVICES INC.	34.20	Teen Young Adult Print Materials for collection
INTERSTATE POWER SYSTEMS INC	4,431.93	UNIT# 3471 Troubleshoot & Repair Wiring/Sensor Iss
IOWA DEPARTMENT OF AGRICULTURE	15.00	PESTICIDE CERTIFICATIONS-BIEDERMANN
IOWA DEPARTMENT OF PUBLIC SAFETY	100.00	Certification Fees
IOWA DEPARTMENT OF PUBLIC SAFETY	250.00	Certification Fees
IOWA DEPARTMENT OF PUBLIC SAFETY	50.00	Certification Fees
IOWA ONE CALL	190.80	FY25: Iowa One Call - Utility Locates
IOWA ONE CALL	203.90	FY25: Iowa One Call - Utility Locates
J & R SUPPLY COMPANY	1,295.00	METER COUPLINGS FOR METER STOCK
J & R SUPPLY COMPANY	7,210.00	SUPPLIES FOR WATER MAIN BREAKS
J & R SUPPLY COMPANY	3,875.00	PARTS FOR KERPER LIFT STATION TAP
J & R SUPPLY COMPANY	1,757.50	Julien Dbq Dr Storm & San. Repairs
J & R SUPPLY COMPANY	3,660.00	Valves for the Excess Flow Tanks
J & R SUPPLY COMPANY	72.00	Gaskets for Valves on Excess Flow Tanks
J & R SUPPLY COMPANY	290.00	Southgate Sanitary Temp Rd
J & R SUPPLY COMPANY	1,235.00	Fittings for Reroute Piping for Keywest Carwash LS
JA-MAR PATTERN INC	300.00	PART TO MAKE REPAIRS TO #1 SLAKER
Jeffrey Dozbaba	451.50	Per Diem for travel to Las Vegas for ICC Training
JMJ SCREEN PRINTING	1,051.00	ADOPT A SPOT T-SHIRTS
Johannan J Frost	90.00	Basketball Referee
Johnson Lancaster and Associates	6,046.25	GAS RANGE WITH 4 OPEN BURNERS
JOSEPH T STEUCK	160.00	Travel Reimbursement
KAFER LAWN CARE LLC	600.00	Trace - 4" total snowfall on 3-5-25, 3-7-25
Kanopy Inc	953.00	Kanopy Streaming Services for Adult collection
Katy Ann Wethal	347.81	3/9 KW_NLC Congressional City Conf_DC
KEARNEY, TOM	15.00	TK DEER TAG REIMBURSEMENT
KEMPS, NICK	15.00	NK DEER TAG REIMBURSEMENT
KENNETH J WELTER	150.00	Basketball Referee
Key Lime Air Corp	326,687.00	Minimum Revenue Guarantee-SCASD Grant
KILBURG EQUIPMENT LLC	348.25	STOCK - Inventory Parts
KINTZINGER LAW FIRM PLLC	200.00	DEHR Mediation
KRAMER PEST CONTROL	64.00	ST3-Mice Bait Stations
KRAMER, CONNOR	15.00	CK DEER TAG REIMBURSEMENT
KRAUSMAN, ROSS	15.00	RK DEER TAG REIMBURSEMENT
KRUSER SEPTIC SERVICE INC	3,902.50	FY25 - Lift Station Maintenance
KUBITZ, JASON	15.00	JK DEER TAG REIMBURSEMENT
KUTSCH, MARVIN	15.00	MK DEER TAG REIMBURSEMENT
LAMAR TEXAS LIMITED PARTNERSHIP	420.00	Billboards for seasonal employee recruitment
LAMAR TEXAS LIMITED PARTNERSHIP	420.00	Season Recruitment Ad_DigitalBulletins-Parks & Rec
LAMAR TEXAS LIMITED PARTNERSHIP	420.00	Seasonal Employee Recruitment-Parks & Rec-DigitalA
LAMAR TEXAS LIMITED PARTNERSHIP	1,650.00	Air Service Marketing
LANGLOIS, ELIAS	15.00	EL DEER TAG REIMBURSEMENT
LANSER, JUSTIN	15.00	JL DEER TAG REIMBURSEMENT
LESLEIN TRUCKING	17,842.05	FY2025 BLANKET PO - SLUDGE HAULING SERVICES
LIFES A FEAST	455.00	Terminal restaurant subsidy
Limble Solutions Inc	2,844.00	Limble Solutions - 3 Licenses Renewal
LINDENBERG, RICH	15.00	RL DEER TAG REIMBURSEMENT
LINK HYDRAULIC & SUPPLY	650.00	UNIT# 3455 Replace Char-Lynn Motor-A
LINK HYDRAULIC & SUPPLY	495.41	UNIT# 3250 Reseal Cylinder - clean and replace
LINK HYDRAULIC & SUPPLY	650.00	UNIT# 3460 Rebuild Motor, Seal Leaks
LORAS COLLEGE	26,288.80	Solid Waste Management Office Expenses
LYONS, TRAVIS	15.00	TL DEER TAG REIMBURSEMENT
MACQUEEN EQUIPMENT GROUP	1,116.24	Fire Boots
MACQUEEN EQUIPMENT GROUP	2,224.00	Fire Boots for New Hires
MARTIN EQUIPMENT OF IL INC	3.98	UNIT# 3475 Replacement Parts - Nut
MARTIN EQUIPMENT OF IL INC	114.38	UNIT# 3456 Paint Accessories
MARTIN EQUIPMENT OF IL INC	(50.00)	UNIT# 3209 Replacement Parts
MARTIN EQUIPMENT OF IL INC	364.17	UNIT# 3235 Rubber Edge Replacement

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
MARTIN EQUIPMENT OF IL INC	289.77	STOCK - Parts:
MARTIN EQUIPMENT OF IL INC	39.12	UNIT# 3462 Replace Bolts
MARTIN EQUIPMENT OF IL INC	227.30	UNIT# 3471 Engine Oil and Filter Replacement
MARTIN EQUIPMENT OF IL INC	720.64	UNIT# 3455 Replace Fan
MARTIN EQUIPMENT OF IL INC	50.56	UNIT# 3456 - New Wiper Blades
MARTIN EQUIPMENT OF IL INC	160.79	UNIT# 3472 Replacement Part: Cap
MARTIN EQUIPMENT OF IL INC	346.59	UNIT# 3456 A/C Repair Under Warranty
MARTIN EQUIPMENT OF IL INC	44.16	UNIT# 3456 Replacement Parts
MARTIN EQUIPMENT OF IL INC	200.00	UNIT# 3453 A/C Repair Covered Under Warranty -
Matrix Consulting Group, LTD	3,402.50	Consulting Fee - Fleet Maintenance Ops Assessment
MAV RESTORATIONS LLC	16,150.00	816 Rose #4 LHH Work
MAV RESTORATIONS LLC	19,100.00	1345 Glen Oak Invoice 1
MCDERMOTT EXCAVATING	11,688.66	Hawthorne St Parking-Union at the Marina
MCTAGUE, MIKE	15.00	MM DEER TAG REIMBURSEMENT
MEADOWS, LUKE	43.50	LM DEER TAG COYOTE REIMBURSEMENT
MEDIACOM	353.80	FY25 INTERNET FOR POD MARINA
MEDICAL ASSOCIATES CLINIC PC	1,800.00	Jan & Feb Wellness Checks per LEMHWA Grant
MEDICAL ASSOCIATES CLINIC PC	1,800.00	Jan & Feb Wellness Checks per LEMHWA Grant
Midwest Injection	7,550.00	WRRRC Centrate Tank Mixing
MIDWEST PATCH/HI-VIZ SAFETY	1,025.00	Street Signs, Blanks, Supplies
MIDWEST TAPE LLC	130.45	DVD, BluRay and CD Audio for adult collection
MIDWEST TAPE LLC	146.17	Children's AV and Video materials for collection
MIDWEST TAPE LLC	77.21	Children's AV and Video materials for collection
MIDWEST TAPE LLC	798.86	DVD, BluRay and CD Audio for adult collection
MIDWEST TAPE LLC	655.64	DVD, BluRay and CD Audio for adult collection
MIDWEST TAPE LLC	367.37	Children's AV and Video materials for collection
MIDWEST TAPE LLC	6,821.52	Streaming of movies, ebooks, music eAudio Books, c
MIKE FINNIN FORD LLC	315.00	UNIT# 2618 Replace Rear Brakes & Rotors
MIKE FINNIN FORD LLC	349.10	UNIT# 110002 Replace Window Switches
MIKE FINNIN FORD LLC	66.55	STOCK - Window Switch
MIKE FINNIN FORD LLC	49,258.00	FY25 Police Fleet Order
MIKE FINNIN FORD LLC	49,258.00	FY25 Police Fleet Order
MIKE FINNIN FORD LLC	49,258.00	FY25 Police Fleet Order
MIKE FINNIN FORD LLC	49,258.00	FY25 Police Fleet Order
MIKE FINNIN FORD LLC	49,258.00	FY25 Police Fleet Order
MIKE FINNIN FORD LLC	49,258.00	FY25 Police Fleet Order
MIKE FINNIN FORD LLC	1,575.62	UNIT# 2620 Tune-Up, Fuel and Coolant System Servic
MIKE FINNIN FORD LLC	202.65	UNIT# 110030 Vehicle Coolant Service
MIKE FINNIN FORD LLC	945.64	UNIT# 2701 Misc Maintenance-Seat Belt Issue
MIKE FINNIN FORD LLC	5,274.05	UNIT# 110038 Repair Body Damage
MILLWORK HOTEL ASSOCIATES LLC	772.55	150 Kaufmann Relocation Invoice
MILLWORK HOTEL ASSOCIATES LLC	302.30	1152 Race Street Relocation Invoice 1
MILLWORK HOTEL ASSOCIATES LLC	279.90	1152 Race Street Relocation Invoice 2
MITCHELL, JACKSON	15.00	JM DEER TAG REIMBURSEMENT
MOBOTREX INC	2,586.00	Signal Parts
MOLO OIL COMPANY	163.55	Vehicle Fuel Purchases -
MOLO OIL COMPANY	28,495.56	Vehicle Fuel Purchases
MSA PROFESSIONAL SERVICES INC	222.50	MS4 Stormwater Database On-Call GIS Maint/Support
MSA PROFESSIONAL SERVICES INC	1,130.00	PROFESSIONAL SERVICES - CREEK CROSSING RESTORATION
MULGREW OIL COMPANY	608.70	#2 Dyed Diesel ULS15PPM -Gen Hawthorne St 03/12/25
MULGREW OIL COMPANY	260.75	#1 Dyed Diesel ULS15PPM -Gen Hawthorne St 03/12/25
MULGREW OIL COMPANY	1,153.08	Generator Fuels - #2 PRM Dyed Winter DSL ULS 15 PP
MULGREW OIL COMPANY	521.49	Generator Fuels - #1 Dyed Diesel ULS 15PPM
MUNICIPAL PIPE TOOL CO LLC	137.26	Sewer tools/equip
NADING, BRENNEN	15.00	BN DEER TAG REIMBURSEMENT
NAUMAN, TRAVIS	15.00	TN DEER TAG REIMBURSEMENT
NETWORK COMPUTER SOLUTIONS	87.50	Service on March 11 - Disk Space
NIELAND REFRIGERATION	216.00	INSPECT REACH-IN FREEZER FOR REPAIR
NORTHERN LIGHTS FOODSERVICE	255.85	FY25 MISC FOOD AND SUPPLIES FOR BHGC SNACK BAR
NUTRI JECT SYSTEMS INC	9,100.00	Biosolids Agreement - FY25 - Storage
NUTRI JECT SYSTEMS INC	11,893.21	Biosolids Agreement - FY25 - Hauling

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
ONMEDIA	250.00	final payment ad campaign
ONMEDIA	1,450.00	Battery Project- advertising fee Feb 2025
ONMEDIA	3,900.00	Denver Air Conn Marketing - New service ORD-DBQ
OPENING SPECIALISTS INC	2,525.48	NEW DOOR FOR FORESTRY BUILDING
OPENING SPECIALISTS INC	106.60	ST3-Cylinder Master Keyed
O'REILLY AUTOMOTIVE INC	65.70	UNIT# 540009 Mixed Paint for Vehicle
O'REILLY AUTOMOTIVE INC	15.52	Stock - Copper Spark Plugs
O'REILLY AUTOMOTIVE INC	(17.27)	UNIT# 2616 Micro-V Belt
O'REILLY AUTOMOTIVE INC	40.06	UNIT# 2705 Intake Manifold Gasket Replacement
O'REILLY AUTOMOTIVE INC	255.56	UNIT# 4901 Brake Repairs
O'REILLY AUTOMOTIVE INC	85.92	UNIT# 2609 Brake Pads & Wheel Seal
O'REILLY AUTOMOTIVE INC	20.55	UNIT# 2618 Replacement Part: Spindle Nut
O'REILLY AUTOMOTIVE INC	20.55	UNIT# 2618 Replace Rear Brakes & Rotors
O'REILLY AUTOMOTIVE INC	120.99	UNIT# 2203 Brake Replacement
O'REILLY AUTOMOTIVE INC	20.98	UNIT# 540006 KwikWeld to Install Camera
O'REILLY AUTOMOTIVE INC	8.19	UNIT# 2705 Gasket Material
O'REILLY AUTOMOTIVE INC	4.45	SHOP SUPPLIES - Glass Fuse
O'REILLY AUTOMOTIVE INC	9.99	SHOP SUPPLIES - Batteries
ORIGIN DESIGN CO	9,042.00	ReBidding BBranch Pumping Station Project
ORIGIN DESIGN CO	376.50	PROFESSIONAL SVCS - LEAD SVC LINE REPL. PROJ
ORIGIN DESIGN CO	5,106.50	PROF.SVCS CITY WIDE DIST SYS, STOR.PMPNG
ORIGIN DESIGN CO	14,299.10	Kerper Lift Station Consulting Engineering
ORKIN LLC	85.00	FY25 PEST CONTROL INTERMODAL
O'TOOLE OFFICE SUPPLY COMPANY	116.40	Name tags & Accountability Tags for New Hires
PEGGY S ABIDI	131.50	MILEAGE REIMBURSEMENT-ABIDI
PHELPS THE UNIFORM SPECIALISTS	45.43	Uniform cleaning for mechanic; shop towels cleanin
PHELPS THE UNIFORM SPECIALISTS	45.43	Uniform cleaning for mechanic; shop towels cleanin
PIGOTT INC.	5,269.60	Headquarters Conference Room Furniture
PLAYGROUND GUARDIAN LLC	3,500.00	ANNUAL PLAYGROUND SOFTWARE FEE
PRECISE MRM LLC	360.00	FY25: Automatic Vehicle Locator Software
Print Plant LLC	613.28	vinyl coating on program room glass wall
RACOM CORPORATION	191.25	Speaker MIC Button
RACOM CORPORATION	240.00	Speaker mic replacement on portable radio
RACOM CORPORATION	195.00	Speaker mic replacement on portable radio
RACOM CORPORATION	2,029.85	UNIT# 540009 Radio Installation
RACOM CORPORATION	96,377.44	Buils for 8 Police Vehicles
RADIO DUBUQUE INC	119.00	LF- 97.3 The Rock- Battery Recycling
RADIO DUBUQUE INC	30.00	Denver Air Conn Marketing - New service ORD-DBQ
RADIO DUBUQUE INC	432.00	Seasonal Employee Recruitment-Parks & Rec-Radio Ad
RAPIDS REPRODUCTION INC	55.00	Scanning Sleeve for Fed Bldg Plat Mats
RDG PLANNING & DESIGN	91,989.91	Q Casino Amphitheater Planning-New PO w/New Coding
RICHARD F BIECHLER	19,586.99	Fire Station Generators
RICHARD F BIECHLER	2,996.63	ST6-Move existing 150 a from Interior Wall
RICHARD F BIECHLER	19,145.95	Fire Station Generators
RICHARD F BIECHLER	17,194.75	Fire Station Generators
RILCO, Inc	2,004.75	Bulk Oil Charges - Service Garage
RILCO, Inc	2,986.75	Garage Fuels -
RIVER CITY STONE	351.46	FY25 BLANKET PO-ROCK/STONE FILL FOR WATER MAIN REP
RIVER CITY STONE	1,364.85	FY25 BLANKET PO-ROCK/STONE FILL FOR WATER MAIN REP
ROWELL CHEMICAL CORP	8,320.62	FY25-26 SODIUM HYPOCHLORITE BLANKET ORDER FOR WATE
SADLER POWER TRAIN INC	986.00	UNIT# 1921 Reyco Front Leaf Spring (10 Leaf) Repla
SADLER POWER TRAIN INC	18.98	UNIT# 3508 Primary Fuel Spin-On Replacement
SADLER POWER TRAIN INC	2,379.37	UNIT# 2680 Replace Compressor
SADLER POWER TRAIN INC	86.48	STOCK - Disconnect Switches & LED PL3 Pigtail
SADLER POWER TRAIN INC	132.60	SHOP SUPPLIES -
SAFEGUARD BUSINESS SYSTEMS INC	150.30	Promotional Material for Career Fairs
SAFEGUARD BUSINESS SYSTEMS INC	310.72	Promotional Material for Career Fairs
SAFEGUARD BUSINESS SYSTEMS INC	346.56	April/May Art @ library postcards
SAFEGUARD BUSINESS SYSTEMS INC	4,500.00	2025 Custom Tote Bags for Summer Reading/Outreach
SAMANTHA A SCHUELLER	48.49	IACA Membership fee/Gas for travel
SCHREIBER, DOUG	15.00	DS DEER TAG REIMBURSEMENT

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
SCHUMACHER, DAVE	15.00	DSCH DEER TAG REIMBURSEMENT
SCOTT A COULSON	820.00	FENCE RERAIRS
SCOTT, PARKER	15.00	PS DEER TAG REIMBURSEMENT
SELCO INC	801.00	FY2025 BLANKET PO - BARRICADE RENTAL
SELECTIVE INSURANCE COMPANY OF AMER	2,316.00	FLOOD INSURANCE RENEWAL-DBQ ICE ARENA
SENDT, JONATHAN	15.00	JS DEER TAG REIMBURSEMENT
SENECA COMPANIES	922.50	Service Call - Diesel Equipment Not Starting
SHAMROCK JEWELERS	275.00	Firefighter Badges for New Hires
SHANNON, OWYNN	15.00	OW DEER TAG REIMBURSEMENT
SOFTCHOICE CORPORATION	2,367.26	Windows Software for Interconnect Server
State of Iowa Dept of Inspections and Appeals	225.00	FY25 Operating Elevator Permit - Intermodal
STEEL MART	12.00	UNIT#3410 Custom Metal Work for Repair
STEPHEN J FEHSAL	153.00	TRAVEL REIMBURSEMENTS
STEVEN J SCHILLING	160.00	Travel Reimbursement
STONE HOLLOW	240.00	Boarding for Axle
STRAND ASSOCIATES INC	20,900.00	High Strength Waste Receiving/Storage Project
STRAND ASSOCIATES INC	2,544.04	WRRRC SCADA Assistance-Tsk 24-06, 1154-053
STRAND ASSOCIATES INC	28,000.00	Phase I 2024 MCC & PLC Upgrades-WRRRC
STRAND ASSOCIATES INC	3,000.00	Phase I 2024 MCC & PLC Upgrades-WRRRC
STRAND ASSOCIATES INC	3,200.00	High Strength Waste Receiving/Storage Project
STRAND ASSOCIATES INC	5,500.00	Phase I 2024 MCC & PLC Upgrades-WRRRC
STRAND ASSOCIATES INC	9,800.00	High Strength Waste Receiving/Storage Project
STRAND ASSOCIATES INC	12,200.00	High Strength Waste Receiving/Storage Project
STRAND ASSOCIATES INC	2,085.95	WELL NO. 11 SOURCE WATER
STRAND ASSOCIATES INC	3,618.69	WRRRC Drying Pad & Cost to Treat Analysis
STRAND ASSOCIATES INC	653.11	WRRRC Roadmap-Single Shift Operations/SCADA Review
STRAND ASSOCIATES INC	3,272.34	WRRRC Assistance - Post 12/4/24 Event
STRAND ASSOCIATES INC	285.74	Development of a SWPPP for the WRRRC
STRAND ASSOCIATES INC	7,500.00	Phase I 2024 MCC & PLC Upgrades-WRRRC
STRAND ASSOCIATES INC	725.58	SCADA on call services for flow meters
STRAND ASSOCIATES INC	3,080.00	Terminal St Pumping Station - 1154.105
STRAND ASSOCIATES INC	3,500.00	Terminal St Pumping Station - 1154.105
STRAND ASSOCIATES INC	2,540.00	Terminal St Pumping Station - 1154.105
STRAND ASSOCIATES INC	6,260.38	Schmitt Island Sanitary Project
Sunset Law Enforcement, LLC	2,202.00	Suppressors
SUPERION, LLC	932.05	Central Square Program Manager Site Visit
SUPERION, LLC	1,560.00	Central Square Program Manager Site Visit
SUSTAINABLE STRATEGIES DC	7,500.00	Strategic Funding Services - Grant Writing
Technimount System LLC	2,242.50	Mounting Brackets for Monitors
THE DUBUQUE ADVERTISER	360.00	FY2026 budget public meetings ad
THE FISCHER COMPANIES	40.00	Parking Spot-Media Services
THE FISCHER COMPANIES	40.00	Parking Spot for Animal Control Officer
THE FISCHER COMPANIES	120.00	FY25 Parking Murphy Link Althoff
THE FISCHER COMPANIES	40.00	Parking Spot-Media Services
THE LOCKSMITH EXPRESS	90.00	After hours Emergency Service
THE LOCKSMITH EXPRESS	120.50	SERVICE CALL CAMPGROUNDS
THOMPSON TIRE & RETREAD	664.00	UNIT# 4047 Tire Replacement - New Tires ST235/85R1
THOMPSON TIRE & RETREAD	100.00	UNIT# 3233 Tire Double Seal Valve Caps
THOMPSON TIRE & RETREAD	613.54	UNIT# 540003 Tire Replacement
THOMPSON TIRE & RETREAD	2,246.84	UNIT# 2704 Replace Tires
THOMPSON TIRE & RETREAD	511.44	UNIT# 3241 Tire Replacement
THOMPSON TIRE & RETREAD	2,236.00	UNIT# 3213 Replace (2) Tires
THOMPSON TIRE & RETREAD	401.16	UNIT# 2303 Four New Tires Replaced
THOMPSON TIRE & RETREAD	1,788.00	STOCK - Replacement Tires
THOMPSON TIRE & RETREAD	135.50	UNIT# 4011 Tire Replacement
THOMPSON TIRE & RETREAD	373.40	UNIT# 4909 Tire Repair
THOMPSON TIRE & RETREAD	267.87	UNIT# 3212 Tire Replacement
THOMPSON TIRE & RETREAD	967.16	UNIT# 3206 Replace three tires
THOMPSON TIRE & RETREAD	651.12	UNIT# 1841 Police Vehicle Tire Replacement
THOMPSON TIRE & RETREAD	747.04	UNIT# 1911 Replace Tires from Stock
THREE RIVERS FS INC	2,712.29	LF #1 Dieselelex Dyed and #2 Dyed

VENDOR NAME	NET AMOUNT	INVOICE DESCRIPTION
THREE RIVERS FS INC	276.00	LF SPECTRA LUBE RED GREASE #2 TUBE
THREE RIVERS FS INC	1,443.75	LF- FS Hydraulic MV ISO 32 55 GL Drum and Gear Lub
THREE RIVERS FS INC	310.70	LF- Diesel exhaust fluid bulk 03/24/25
THREE RIVERS FS INC	87.30	LP Gas for Forklift
THREE RIVERS FS INC	43.65	SHOP USE - LP Gas Cylinder (33lbs)
TIGGES, GARY	72.00	GT DEER TAG COYOTE REIMBURSEMENT
TIGGES, JOHN	15.00	JT DEER TAG REIMBURSEMENT
TIGGES, PERRY	15.00	PT DEER TAG REIMBURSEMENT
TOP NOTCH PLUMBING, HEATING & ELECT	2,676.00	REFUND - RETURNED METERS
TOWNSQUARE MEDIA LLC	600.00	Seasonal employee recruitment-Radio-Townsquare
TOYS DONE RIGHT	4,740.15	Accident Repair #1828 (Received insurance check)
TRIPHAN, JOEL	15.00	JTR DEER TAG REIMBURSEMENT
TSCHIGGFRIE EXCAVATING	2,866.25	FY25 On Call Maintenance Support
TSCHIGGFRIE EXCAVATING	4,420.30	FY25 On Call Maintenance Support
TURPIN DODGE OF DUBUQUE LLC	31.31	UNIT# 3101 Replace Filter
TURPIN DODGE OF DUBUQUE LLC	3,740.46	UNIT# 4906 Repair Leaking Gear Housing
TURPIN DODGE OF DUBUQUE LLC	(118.50)	Unit 1914 Two Sensors EX26A EX26F
UNION HOERMANN PRESS	1,918.70	March UB Insert on Boards and Seasonal Employment
Vestis Group Inc (f/k/a Aramark)	112.79	Linen, table cloths, cleaning cloths
VRBAN FIRE PROTECTION INC	511.00	Quarterly Fire Sprinkler Inspect - WRRC - 02/19/25
WALBRUN, NOLAN	15.00	NW DEER TAG REIMBURSEMENT
WATER SOLUTIONS UNLIMITED INC	12,434.60	FY2025 BLANKET PO - PHOSPHATE FOR WATER TREATMENT
WELU PRINTING COMPANY	308.23	Sewer door hangers
WELU PRINTING COMPANY	43.13	FY25 Business Cards
WELU PRINTING COMPANY	43.13	FY25 Business Cards
WELU PRINTING COMPANY	346.68	Door Hangers - Visibility Mobility Hazard
WELU PRINTING COMPANY	129.39	FY25 Business Cards
WELU PRINTING COMPANY	385.79	PW Curbside Cart Placement Cards
WELU PRINTING COMPANY	180.43	#10 Envelopes for Planning Services
WESTPHAL & COMPANY, INC	1,161.76	Building electrical Services
WESTPHAL & COMPANY, INC	1,670.00	ST3-Door Access Card Reader
WHKS AND COMPANY	629.06	Iowa St Ramp-Emergency Repairs
WHKS AND COMPANY	718.92	City Hall Annex Awning
WULFEKUHL, BRIAN	15.00	BW DEER TAG REIMBURSEMENT
YODER, LAVERN	15.00	LY DEER TAG REIMBURSEMENT
	<u>\$ 2,438,548.98</u>	

EXCEPTIONS TO COUNCIL APPROVAL

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
250900005	3/13/2025	7G DISTRIBUTING LLC	\$ (259.50)	Alcohol Charges for Bunker Hill
250900006	3/13/2025	7G DISTRIBUTING LLC	202.35	Alcohol Charges for Bunker Hill
516913	4/2/2025	ABELN ABSTRACT	112.50	1199 Central Avenue #246044/half
516926	4/2/2025	ACCESS TECHNOLOGIES INC	7,552.15	FY25 Copy and Print Costs for Malfunctions
1013461	4/2/2025	ACCURATE ANALYTICAL TESTING	30.00	2200 Bunker Hill Dust Wipes
1013408	3/26/2025	ACCURATE ANALYTICAL TESTING	195.00	2214 Windsor, 390 Glen Oak, 1389 W 3rd Wipes
1013408	3/26/2025	ACCURATE ANALYTICAL TESTING	65.00	2210 Windsor Initial Dust Wipes I
1013408	3/26/2025	ACCURATE ANALYTICAL TESTING	125.00	2085 Sunnyview and 2210 Windsor Dust Wipes
1013408	3/26/2025	ACCURATE ANALYTICAL TESTING	65.00	710 Merz Dust Wipes
1013408	3/26/2025	ACCURATE ANALYTICAL TESTING	104.00	816 Rose #4 Dust Wipes
1013475	4/2/2025	ADVANTAGE SHEET METAL INC	260.10	3rd St Water Tower - Prev. Maintenance
1013475	4/2/2025	ADVANTAGE SHEET METAL INC	317.50	City Hall - 3rd Fl - Install New Sensor in Boiler
1013475	4/2/2025	ADVANTAGE SHEET METAL INC	360.00	Fed Bldg - Drained Cooling Tower
1013360	3/19/2025	ADVANTAGE SHEET METAL INC	657.50	Service Call - Boiler
1013360	3/19/2025	ADVANTAGE SHEET METAL INC	770.68	Service Call - Boiler
1013475	4/2/2025	ADVANTAGE SHEET METAL INC	7,700.00	MFC - Furnace Replacements
1013399	3/26/2025	AIRGAS USA LLC	13.44	LF Cylin Rental Acetylene, Argon, and Oxy Feb 2025
516914	4/2/2025	ALL SEASONS HEATING & COOLING	1,660.00	Heat Pump #1 - replace blower assembly
516879	3/26/2025	ALLIANT ENERGY	269.79	ELECTRIC BILLS FOR FY25
516879	3/26/2025	ALLIANT ENERGY	2,976.95	ELECTRIC BILLS FOR FY25
516879	3/26/2025	ALLIANT ENERGY	133.78	Energy Costs for Various Locations
516879	3/26/2025	ALLIANT ENERGY	282.95	Energy Costs for Various Locations
516879	3/26/2025	ALLIANT ENERGY	147.27	Energy Costs for Various Locations
516879	3/26/2025	ALLIANT ENERGY	614.60	431 Rhomberg Electricity - Constr. Trailer
516915	4/2/2025	ALLIANT ENERGY	14.17	Self Fueler electrical service
516915	4/2/2025	ALLIANT ENERGY	59.41	Parking Lots 1 & 2 Lites electrical service
516879	3/26/2025	ALLIANT ENERGY	44,951.67	Energy Costs for Various Locations
516915	4/2/2025	ALLIANT ENERGY	26.29	ELECTRIC BILLS FOR FY25
516915	4/2/2025	ALLIANT ENERGY	2,259.46	ELECTRIC BILLS FOR FY25
516915	4/2/2025	ALLIANT ENERGY	506.30	Quonset Hangar Electrical
516915	4/2/2025	ALLIANT ENERGY	41.04	A Lites, T-Hangars 11 - 16 electrical service
516915	4/2/2025	ALLIANT ENERGY	719.04	FBO Jet Center Bld lower level
516915	4/2/2025	ALLIANT ENERGY	1,348.38	ARFF Bld electrical service
516915	4/2/2025	ALLIANT ENERGY	36.52	B Lites, T-Hangars 21 - 28 electrical service
516915	4/2/2025	ALLIANT ENERGY	194.65	Admin, Jet Center Bld electrical service
516915	4/2/2025	ALLIANT ENERGY	288.45	Flight Ops Bld electrical service
516915	4/2/2025	ALLIANT ENERGY	31.71	C Lites, T-Hangars 31 - 38 electrical service
516915	4/2/2025	ALLIANT ENERGY	160.91	Corp Hangar #88 electrical service
516915	4/2/2025	ALLIANT ENERGY	21.17	Old County Garage electrical service
516915	4/2/2025	ALLIANT ENERGY	208.04	SRE Bld electrical service
516915	4/2/2025	ALLIANT ENERGY	77.47	Parking Lot Lites electrical service
516915	4/2/2025	ALLIANT ENERGY	9,904.97	WRRC Electrical Expense - FY25
516915	4/2/2025	ALLIANT ENERGY	13,896.54	WRRC Electrical Expense - FY25
516915	4/2/2025	ALLIANT ENERGY	80.00	ELECTRIC BILLS FOR FY25
1013463	4/2/2025	ALYSSA N KLAUITTER	200.00	Per Diem CTK Evidence Based Interview
1013473	4/2/2025	Amano McGann Inc	636,217.00	Amano McGann 50%Deposit for New Ramp Equipment
516916	4/2/2025	AMERICAN RED CROSS	1,135.35	ALS Training for the department
516905	3/26/2025	AT&T Mobility National Accounts, LLC	3,028.57	Public Works mobile comms services 1/29/25-2/28/25
516905	3/26/2025	AT&T Mobility National Accounts, LLC	2,064.97	IPHONE AND IPADS JAN 29 TO FEB 28
516905	3/26/2025	AT&T Mobility National Accounts, LLC	1,336.30	FEBRUARY 2025 PHONE-IPAD FEES
516939	4/2/2025	AT&T Mobility National Accounts, LLC	5,558.80	AT&T Monthly First Net Charges-Feb 20-Mar 19,2025
1013457	4/2/2025	ATW CORPORATION	454.18	MSC reader/station svc
516900	3/26/2025	AUTOMOTIVE ENTERPRISES (AIH)	64.48	FY2025 Franchise Fees
1013434	4/2/2025	AV FUEL	21,052.13	Aviation fuel for resale
1013434	4/2/2025	AV FUEL	19,589.95	Aviation fuel for resale
1013434	4/2/2025	AV FUEL	20,418.91	Aviation fuel for resale
1013370	3/19/2025	B G BRECKE INC	600.00	Boiler Checks for Central Storage
1013370	3/19/2025	B G BRECKE INC	175.80	Annex - No Heat in Garage Area
1013430	3/26/2025	B G BRECKE INC	1,769.66	HDQ-Boiler Maintenance
1013485	4/2/2025	B G BRECKE INC	5,923.13	Clean Heat Exchangers on 4 Aerco Boilers
1013483	4/2/2025	BAY SCAN TECHNOLOGIES	1,815.91	RFID Tags for processing library materials
250900004	3/13/2025	BC/BS OF IOWA/WELLMARK	156,475.49	Wellmark Weekly
1013419	3/26/2025	BIECHLER ELECTRIC INC	791.55	INSTALL EXIT SIGNS BUNKER
1013476	4/2/2025	BIECHLER ELECTRIC INC	590.00	ELECTRICAL WORK AT MURPHY PARK
1013376	3/26/2025	BLACK HILLS/IOWA GAS UTILITY CO	99.17	FY25 Gas Service for 300 Main, Suite 330
1013376	3/26/2025	BLACK HILLS/IOWA GAS UTILITY CO	672.17	NATURAL GAS FOR FY25
1013376	3/26/2025	BLACK HILLS/IOWA GAS UTILITY CO	343.86	NATURAL GAS FOR FY25
1013376	3/26/2025	BLACK HILLS/IOWA GAS UTILITY CO	208.54	NATURAL GAS FOR FY25
1013376	3/26/2025	BLACK HILLS/IOWA GAS UTILITY CO	169.26	NATURAL GAS FOR FY25
1013376	3/26/2025	BLACK HILLS/IOWA GAS UTILITY CO	43.12	NATURAL GAS FOR FY25
1013433	4/2/2025	BLACK HILLS/IOWA GAS UTILITY CO	52.20	FY2025 BLANKET PO - GAS COSTS
1013433	4/2/2025	BLACK HILLS/IOWA GAS UTILITY CO	142.08	FY2025 BLANKET PO - GAS COSTS
1013433	4/2/2025	BLACK HILLS/IOWA GAS UTILITY CO	108.28	FY2025 BLANKET PO - GAS COSTS
1013433	4/2/2025	BLACK HILLS/IOWA GAS UTILITY CO	190.75	FY2025 BLANKET PO - GAS COSTS
1013433	4/2/2025	BLACK HILLS/IOWA GAS UTILITY CO	1,934.85	UTILITY EXPENSE - GAS
1013433	4/2/2025	BLACK HILLS/IOWA GAS UTILITY CO	1,105.94	FY25 INTERMODAL GAS UTILITIES
1013433	4/2/2025	BLACK HILLS/IOWA GAS UTILITY CO	198.56	FBO Office natural gas service
1013433	4/2/2025	BLACK HILLS/IOWA GAS UTILITY CO	722.74	SRE Bld natural gas service
1013433	4/2/2025	BLACK HILLS/IOWA GAS UTILITY CO	671.48	Terminal building natural gas service
1013433	4/2/2025	BLACK HILLS/IOWA GAS UTILITY CO	295.46	Flight Ops Bld natural gas service

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
1013433	4/2/2025	BLACK HILLS/IOWA GAS UTILITY CO	700.37	ARFF/Maint Bld natural gas service
1013433	4/2/2025	BLACK HILLS/IOWA GAS UTILITY CO	266.92	Corp Hangar #88 natural gas service
1013433	4/2/2025	BLACK HILLS/IOWA GAS UTILITY CO	129.71	Admin, Jet Center Bld natural gas service
1013470	4/2/2025	Boomerang Corp	344,618.33	Granger Creek Lift Station Improvements
1013431	3/26/2025	BOUND TO STAY BOUND BOOKS INC	33.19	Children's books for collection
1013469	4/2/2025	Braden Daniels	1,750.00	Tuition Reimbursement Spring 2025
1013459	4/2/2025	BRIANNA S JUSTIN	100.00	Per Diem IaAWP Conference
516880	3/26/2025	BUTT'S FLORIST & GREENHOUSE	55.00	FY25 MONTHLY FLOWER ARRANGEMENT
516917	4/2/2025	BUTT'S FLORIST & GREENHOUSE	55.00	FY25 MONTHLY FLOWER ARRANGEMENT
516917	4/2/2025	BUTT'S FLORIST & GREENHOUSE	55.00	FY25 MONTHLY FLOWER ARRANGEMENT
1013374	3/19/2025	CAPITAL SANITARY	839.52	Terminal Supplies
1013374	3/19/2025	CAPITAL SANITARY	91.08	Janitorial Supplies - JOTC building
1013374	3/19/2025	CAPITAL SANITARY	123.34	Janitorial Supplies - JOTC
1013374	3/19/2025	CAPITAL SANITARY	62.30	11X17 PAPER FOR BUNKER
1013374	3/19/2025	CAPITAL SANITARY	156.96	Janitorial Supplies
1013432	3/26/2025	CAPITAL SANITARY	(60.00)	CARPET EXTRACTOR AND VACUUMS
1013432	3/26/2025	CAPITAL SANITARY	6,406.25	CARPET EXTRACTOR AND VACUUMS
1013432	3/26/2025	CAPITAL SANITARY	990.00	CARPET EXTRACTOR AND VACUUMS
1013432	3/26/2025	CAPITAL SANITARY	1,567.43	Janitorial Supplies - Batteries for Floor cleaner
1013432	3/26/2025	CAPITAL SANITARY	6,700.00	CARPET EXTRACTOR AND VACUUMS
1013487	4/2/2025	CAPITAL SANITARY	447.57	Janitorial supplies for Water Plant
1013460	4/2/2025	CARTER J MEYER	238.00	Per Diem Precision Driving Training
1013402	3/26/2025	CHAMBER DEVELOPMENT LLC	2,223.58	FY25 Rent for 300 Main, Suite 330
1013468	4/2/2025	Christopher F Harrison	378.00	FH Neighborhood Mailer - Grant Reimbursement
1013435	4/2/2025	CINTAS CORP	289.13	Mats, Cloths, shop towels JOTC FY25
1013377	3/26/2025	CINTAS CORP	52.24	Various Maintenance - FY25
1013377	3/26/2025	CINTAS CORP	19.45	Various Maintenance - FY25
1013377	3/26/2025	CINTAS CORP	35.00	Janitorial Supplies- BHGC
1013377	3/26/2025	CINTAS CORP	19.45	Various Maintenance - FY25
1013377	3/26/2025	CINTAS CORP	52.24	Various Maintenance - FY25
1013435	4/2/2025	CINTAS CORP	35.00	Janitorial Supplies- BHGC
516881	3/26/2025	CINTAS FIRST AID & SAFETY	59.91	FIRST AIDE CABINET RESTOCKED
1013378	3/26/2025	CITY OF DUBUQUE IOWA/FIVE FLAGS	479,333.00	3RD QUARTER SHORTFALL PAYMENT
516911	3/26/2025	City of Worthington	5,358.14	City of Worthington Salt Purchase
1013418	3/26/2025	Civic Dinners Inc.	1,200.00	Membership & registering for Inclusivv Training
516943	4/2/2025	CJS Construction	4,958.15	FBO Line Shack remodeling
516944	4/2/2025	CJS Construction	6,232.67	FBO Line Shack remodeling
1013420	3/26/2025	CLAREY'S SAFETY EQUIPMENT INC	342.63	Rae Sensor, Oxygen
1013373	3/19/2025	COMELEC INTERNET SERVICES	126.45	COMELEC INTERNET SERVICE FY25
1013361	3/19/2025	COMELEC SERVICES INC	120.00	KDUB Tower Fees - 8 Units
1013425	3/26/2025	COMMAND SECURITY SOLUTIONS	139.05	FY25: City Annex - Alarm Monitoring - Quarterly
1013436	4/2/2025	COMMUNICATIONS ENGINEERING CO	543.70	Airport Fiber Pull and Switch
1013379	3/26/2025	COMMUNICATIONS ENGINEERING CO	13,613.74	Network Equipment for Well Field
1013379	3/26/2025	COMMUNICATIONS ENGINEERING CO	3,071.44	Ruckus- Watchdog Support 2025
1013379	3/26/2025	COMMUNICATIONS ENGINEERING CO	5,295.15	Eagle Point Water - Network Hub
1013436	4/2/2025	COMMUNICATIONS ENGINEERING CO	108.74	West 3rd St. Underground Water Tank Network Gear
1013436	4/2/2025	COMMUNICATIONS ENGINEERING CO	250.00	Bring Water SCADA gear onto network at 3rd st POP
1013397	3/26/2025	CONSTELLATION NEW ENERGY GAS DIV	5,060.20	City Of Dubuque - Dubuque City Garage C&I Jan 2025
1013397	3/26/2025	CONSTELLATION NEW ENERGY GAS DIV	3,206.06	City Of Dubuque - C&I 2401 Central Ave Jan 2025
516882	3/26/2025	CONTINENTAL FIRE SPRINKLER CO	400.00	Annual August Inspection- 2401 Central Ave
516931	4/2/2025	CRESCENT COMMUNITY HEALTH CENTER	25,000.00	CCHC contracted services CHN-HIP 7/1/24-6/30/25
1013421	3/26/2025	D & K PRODUCTS	275.00	HERBICIDE FOR PARK AREAS
1013474	4/2/2025	Danielle L Carne	661.64	ARBITRATOR FEES
1013406	3/26/2025	Danielle Stowell	629.60	1667 Jackson St -Wicked River Event Pro.-Blanket P
1013449	4/2/2025	DAVID M LOIS	168.67	Per Diem Pepperball Instructor School
516907	3/26/2025	Dawn March	9.68	Reimbursement for Dawn March
1013380	3/26/2025	DEMCO INC	1,225.00	Demco Magboxes for library periodicals
516883	3/26/2025	DUBUQUE COMMUNITY SCHOOL DIST	2,323.99	FY2025 Franchise Fees
516918	4/2/2025	DUBUQUE COMMUNITY SCHOOL DIST	4,025.42	FY2025 Franchise Fees
516918	4/2/2025	DUBUQUE COMMUNITY SCHOOL DIST	933.50	FY2025 Franchise Fees
516918	4/2/2025	DUBUQUE COMMUNITY SCHOOL DIST	948.54	FY2025 Franchise Fees
1013438	4/2/2025	DUBUQUE COUNTY HISTORICAL SOCIETY	1,538.48	FY2025 Franchise Fees
1013438	4/2/2025	DUBUQUE COUNTY HISTORICAL SOCIETY	506.48	FY2025 Franchise Fees
1013438	4/2/2025	DUBUQUE COUNTY HISTORICAL SOCIETY	1,385.12	FY2025 Franchise Fees
1013438	4/2/2025	DUBUQUE COUNTY HISTORICAL SOCIETY	462.76	FY2025 Franchise Fees
516884	3/26/2025	DUBUQUE COUNTY TREASURER	901.00	1502 Washington; Simon, Jason - Property taxes
516884	3/26/2025	DUBUQUE COUNTY TREASURER	196.00	1250 Jackson Street, Colson, Tony property taxes
516884	3/26/2025	DUBUQUE COUNTY TREASURER	839.00	1775 Washington; Herring, Collin_ property taxes
516884	3/26/2025	DUBUQUE COUNTY TREASURER	723.00	743 Louise Street, Krollick, Mark_ property taxes
516884	3/26/2025	DUBUQUE COUNTY TREASURER	402.00	2140 Elm Street, Steuer, Rick_ property taxes
516972	4/2/2025	DUBUQUE GLASS COMPANY	15,000.25	ST3-Entry Doors & Window Replacement for Station 3
516972	4/2/2025	DUBUQUE GLASS COMPANY	4,994.75	ST3-Entry Doors & Window Replacement for Station 3
1013439	4/2/2025	DUBUQUE MAIN STREET LIMITED	24,052.75	FY25 Contracted Svcs-D Main St
516885	3/26/2025	DUBUQUE VISITING NURSE ASSOCIATION	1,432.31	Feb LHH VNA Invoice
1013368	3/19/2025	DUBUQUELAND DOOR COMPANY	1,384.85	Parking Doors- Fix
516934	4/2/2025	DYLAN R DOERGES	252.52	Per Diem CTK Evidence Based Interview
1013440	4/2/2025	EAST CENTRAL INTERGOVERN ASSOC	375.00	SAMPLING TECH REFRESHER TRAINING
1013362	3/19/2025	ED M FELD EQUIPMENT CO INC	2,676.50	Fire Gloves for New Hires
516902	3/26/2025	ERYKA D COOK	100.00	7 Self defense programs March -May 2025
516902	3/26/2025	ERYKA D COOK	100.00	7 Self defense programs March -May 2025
1013394	3/26/2025	EXPRESS EMPLOYMENT PROFESSIONALS	1,132.23	C063 - Administrative Assistant 03/02/25

CHECK #	CHECK/PAYMENT DATE	VENDOR NAME	INVOICE AMOUNT	INVOICE DESCRIPTION
516936	4/2/2025	FAST LANE MOTOR PARTS LLC	220.85	JOTC shop supplies
1013413	3/26/2025	Felicia Carner	1,566.00	Tuition Reimbursement for fall semester 2024
1013382	3/26/2025	FOUR MOUNDS FOUNDATION	2,200.00	2475 Pearl St OAHMP Work
1013382	3/26/2025	FOUR MOUNDS FOUNDATION	1,650.00	2422 White OAHMP work
516910	3/26/2025	Francis T McClain	6,003.00	Easement ROW and Public Utilities
516919	4/2/2025	GEISLER BROTHERS COMPANY	204.00	Intermodal service call - Intake Valve Repairs
516919	4/2/2025	GEISLER BROTHERS COMPANY	410.00	Bathroom Heater and Damper Issue
516919	4/2/2025	GEISLER BROTHERS COMPANY	238.50	Bathroom Heater and Damper Issue
516919	4/2/2025	GEISLER BROTHERS COMPANY	1,491.25	QUARTERLY PM CHECKS PORT OF DUBUQUE FY25
516920	4/2/2025	GIESE SHEET METAL CO INC	1,065.49	Fabricate Four 3/8" HR Rings
1013467	4/2/2025	Global Flight Solutions, LLC	4,413.18	Air Service Consulting
1013441	4/2/2025	GOODYEAR TIRE & RUBBER	2,572.09	Goodyear Tires January 25
516886	3/26/2025	GREATER DUBUQUE DEVELOPMENT CORP	3,500.00	FY25 Contracted Svcs-GDDC/Campaign 2027
516896	3/26/2025	GREGORY CONTAINER CO INC	14,696.00	40 Yard Roll Off Containers
516894	3/26/2025	GRP & ASSOCIATES INC	33.00	Collection and Proper Disposal of Medical Waste
1013383	3/26/2025	HDR ENGINEERING INC	21,243.25	E/W Corridor Capacity Improv-University Overlap
516904	3/26/2025	Heartland Business Systems, LLC	97.50	Mitel Collaboration III
1013384	3/26/2025	HILLCREST FAMILY SERVICES INC	355.91	FY2025 Franchise Fees
1013384	3/26/2025	HILLCREST FAMILY SERVICES INC	553.36	FY2025 Franchise Fees
1013390	3/26/2025	HILLS & DALES CHILD DEVELOPMENT	8,257.00	HILLS & DALES SPECIAL GRANT PROGRAM AGREEMENT- FY2
1013390	3/26/2025	HILLS & DALES CHILD DEVELOPMENT	547.01	FY2025 Franchise Fees
1013390	3/26/2025	HILLS & DALES CHILD DEVELOPMENT	349.23	FY2025 Franchise Fees
1013398	3/26/2025	HOGLUND BUS CO INC	377.19	STOCK - Items; Switch Box, Roll Stop, and Freight
516887	3/26/2025	HOLY FAMILY CATHOLIC SCHOOLS	1,681.73	FY2025 Franchise Fees
516921	4/2/2025	HOLY FAMILY CATHOLIC SCHOOLS	471.78	FY2025 Franchise Fees
516921	4/2/2025	HOLY FAMILY CATHOLIC SCHOOLS	2,074.99	FY2025 Franchise Fees
516951	4/2/2025	HOUSING	31.00	SHERIFF SERVICE FOR MATTOON
516969	4/2/2025	HOUSING	45.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516953	4/2/2025	HOUSING	90.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516949	4/2/2025	HOUSING	90.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516952	4/2/2025	HOUSING	90.00	REIMBURSEMENT FOR OVERPAYMENT OF RENTAL LICENSE
516960	4/2/2025	HOUSING	90.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516967	4/2/2025	HOUSING	90.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516954	4/2/2025	HOUSING	90.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516963	4/2/2025	HOUSING	225.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516964	4/2/2025	HOUSING	90.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516962	4/2/2025	HOUSING	90.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516959	4/2/2025	HOUSING	30.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516950	4/2/2025	HOUSING	45.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516958	4/2/2025	HOUSING	45.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516957	4/2/2025	HOUSING	90.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516968	4/2/2025	HOUSING	270.00	RENTAL LICENSE REIMBURSEMENT
516948	4/2/2025	HOUSING	90.00	REIMBURSEMENT FOR RENTAL LICENSE OVER PAYMENT
516956	4/2/2025	HOUSING	45.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516965	4/2/2025	HOUSING	45.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516947	4/2/2025	HOUSING	50.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516946	4/2/2025	HOUSING	35.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516966	4/2/2025	HOUSING	100.00	REIMBURSEMENT FOR RENTAL LICENSE OVER PAYMENT
516961	4/2/2025	HOUSING	45.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516955	4/2/2025	HOUSING	45.00	REIMBURSEMENT FOR RENTAL LICENSE OVERPAYMENT
516970	4/2/2025	HOUSING	9,846.74	FSS PAYOUT #002155
516932	4/2/2025	HOYNE LANDSCAPING & SNOW PLOWING	665.00	Grass mowing contract for 2024
516932	4/2/2025	HOYNE LANDSCAPING & SNOW PLOWING	1,260.00	Grass mowing contract for 2024
516932	4/2/2025	HOYNE LANDSCAPING & SNOW PLOWING	1,400.00	Grass mowing contract for 2024
1013409	3/26/2025	IMWCA	5,959.47	IMWCA TPA411 payment for February 2025
1013409	3/26/2025	IMWCA	38,905.34	TPA payments - February 2025
1013396	3/26/2025	INGRAM LIBRARY SERVICES INC.	2,037.71	Library books for adult collection for patrons
1013396	3/26/2025	INGRAM LIBRARY SERVICES INC.	2,763.83	Library books for adult collection for patrons
1013396	3/26/2025	INGRAM LIBRARY SERVICES INC.	867.76	Children's books for collection for patrons
1013396	3/26/2025	INGRAM LIBRARY SERVICES INC.	491.74	Teen Young Adult Print Materials for collection
1013396	3/26/2025	INGRAM LIBRARY SERVICES INC.	557.21	Children's books for collection for patrons
1013396	3/26/2025	INGRAM LIBRARY SERVICES INC.	6.49	Teen Young Adult Print Materials for collection
516938	4/2/2025	INSIGHT PUBLIC SECTOR INC	11,118.53	After care hours
1013401	3/26/2025	IOWA DEPARTMENT OF HUMAN SERVICES	34,673.40	GEMT Claims for April 2025
516922	4/2/2025	IOWA DEPT OF INSPECTIONS & APPEALS	225.00	5th St Ramp Elevator Maintenance Inspection
516922	4/2/2025	IOWA DEPT OF INSPECTIONS & APPEALS	225.00	5th St Ramp Elevator Maintenance Inspection
516922	4/2/2025	IOWA DEPT OF INSPECTIONS & APPEALS	175.00	POD Ramp Elevator Maintenance Inspection
516922	4/2/2025	IOWA DEPT OF INSPECTIONS & APPEALS	225.00	Intermodal Ramp Elevator Maintenance Inspection
516923	4/2/2025	IOWA LEAGUE OF CITIES	25.00	Cityscape Magazine 5/2025 to 4/2026
516942	4/2/2025	Jared Ostwinkle	50.00	Gas from Academy for new officers
1013452	4/2/2025	JASON A COX	286.55	Terminal Agency Coordinator Training
1013446	4/2/2025	JOHN A LIPHARDT	117.53	Mileage Reimbursement - 1/30/25 - 3/3/25
1013404	3/26/2025	KENNETH M MILLER	1,194.64	NAHMMMA BOARD DIR WRKSHOP 01/27/25-01/30/25
1013455	4/2/2025	KIMBERLY A HOOVER	169.94	Per Diem IaAWP Conference
516941	4/2/2025	Kimley-Horn and Associates	25,370.00	LEISURE SERVICES MASTER PLAN FY25
1013363	3/19/2025	KONE INC	2,474.00	FY24 Ramp Elevator Maintenance
1013363	3/19/2025	KONE INC	360.00	CoD MSC Maintenance Period 03/01/25-05/31/25
1013363	3/19/2025	KONE INC	200.00	Elevator Maintenance - FY25
1013422	3/26/2025	KONE INC	2,034.00	FY25: Federal Building - Quarterly Elevator Maint
516909	3/26/2025	Korrin Schriver	9,000.00	ReEvolution Farms initial payment for planning ser

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516912	3/26/2025	Latinos Organizing for Understanding & Develoement	400.00	Speaker Fee for LOUD poetry presentation
1013471	4/2/2025	Lenisha West	19.37	Mileage Reimbursement
1013369	3/19/2025	LIBERTY TIRE RECYCLING LLC	5,901.50	Tire Recycling
1013369	3/19/2025	LIBERTY TIRE RECYCLING LLC	4,301.00	Tire Recycling
516924	4/2/2025	LIME ROCK SPRINGS CO	738.45	BEVERAGES THROUGH JUNE 2025
516888	3/26/2025	LORAS COLLEGE	345.44	FY2025 Franchise Fees
516888	3/26/2025	LORAS COLLEGE	3,938.43	FY2025 Franchise Fees
1013405	3/26/2025	MACQUEEN EQUIPMENT GROUP	500.65	UNIT# 540003 Camera Equipment, Shipping & Handling
1013456	4/2/2025	MACQUEEN EQUIPMENT GROUP	4,869.50	SCBA Flow Testing and Facepiece Testing
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	501.57	FY2025 BLANKET PO - ELECTRICITY COSTS
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	234.04	FY2025 BLANKET PO - ELECTRICITY COSTS
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	618.51	FY2025 BLANKET PO - ELECTRICITY COSTS
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	72.09	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	45.27	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	63.51	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	126.62	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	59.83	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	63.17	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	58.34	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	45.50	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	52.64	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	334.75	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	373.39	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	56.15	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	47.68	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	46.60	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	69.88	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	65.27	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	72.81	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	2,437.16	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	80.00	Energy Costs
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	130.93	Energy Costs
1013478	4/2/2025	MAQUOKETA VALLEY ELECTRIC COOP	4,344.83	Terminal Building electrical
1013478	4/2/2025	MAQUOKETA VALLEY ELECTRIC COOP	686.62	Airfield lighting electrical
1013478	4/2/2025	MAQUOKETA VALLEY ELECTRIC COOP	91.26	Airport Ent Rd & GA Sign electrical
1013478	4/2/2025	MAQUOKETA VALLEY ELECTRIC COOP	42.17	Obstruction lite electrical
1013478	4/2/2025	MAQUOKETA VALLEY ELECTRIC COOP	42.42	Obstruction lite electrical #2
1013423	3/26/2025	MAQUOKETA VALLEY ELECTRIC COOP	87.93	Electrical Svc - Airport Lift Station - FY25
1013416	3/26/2025	Mary Angelene Metcalf	61.00	Mileage Reimbursement
516945	4/2/2025	Master Key	0.71	Overcharge
1013415	3/26/2025	Matthew Dressler	2,500.00	911 Stone Ridge HHP Change Order
516901	3/26/2025	MCGRATH AUTOMOTIVE GROUP INC	1,989.13	UNIT# 2705 Remanufactured Turbocharger
516889	3/26/2025	MEDIACOM	1,858.72	Redirect 2 iNet Fiber at Chavenelle Dr.
516890	3/26/2025	MEDICAL ASSOCIATES CLINIC PC	2,426.00	pre-employ screening, phys, vaccine, drug/alcohol
516890	3/26/2025	MEDICAL ASSOCIATES CLINIC PC	1,122.00	pre-employ screening, phys, vaccine, drug/alcohol
516925	4/2/2025	MEDICAL ASSOCIATES CLINIC PC	7,005.95	Psychology Coaching /New Officer Screenings
1013400	3/26/2025	MH LOGISTICS CORP	5,726.70	UNIT# 3401 20 YD Chrome Ejector Cylinder
1013400	3/26/2025	MH LOGISTICS CORP	446.13	UNIT# 3401 / STOCK F4000 Latch Assembly
1013444	4/2/2025	MICHAEL C VAN MILLIGEN	271.60	3/4/25 Mileage Reimbursement-MVM-Local Leaders Day
1013444	4/2/2025	MICHAEL C VAN MILLIGEN	10.68	3/19 Business luncheon with DRA President Candidat
1013389	3/26/2025	MICS CONSTRUCTION	32,850.00	1389 W 3rd Invoice 1
1013392	3/26/2025	MIDWEST TAPE LLC	440.80	DVD, BluRay and CD Audio for adult collection
1013392	3/26/2025	MIDWEST TAPE LLC	338.12	Children's AV and Video materials for collection
250900019	3/13/2025	MIDWESTONE BANK	46,270.00	March Mid Month 2025 HAP
1013381	3/26/2025	MIKE FINNIN FORD LLC	275.97	UNIT# 110021 Replacement Parts:
1013381	3/26/2025	MIKE FINNIN FORD LLC	1,953.17	STOCK - Various Brake Parts and Misc
1013381	3/26/2025	MIKE FINNIN FORD LLC	89.30	STOCK - Rear Axle Gaskets and Seals
516937	4/2/2025	MILLWORK HOTEL ASSOCIATES LLC	740.51	782 Glen Oak Relocation 2
516908	3/26/2025	Miranda Onofre	48.30	Mileage Reimbursement
1013424	3/26/2025	MR ROOTER PLUMBING	910.12	Landfill General Plumbing- Shop Pit Maint.
1013424	3/26/2025	MR ROOTER PLUMBING	990.12	Landfill General Plumbing- Shop Pit Maint.
516891	3/26/2025	MULGREW OIL COMPANY	1,388.60	LF-# 2 PRM DYED WNTR DSL ULS15PPM
516891	3/26/2025	MULGREW OIL COMPANY	764.56	LF-#1 DYED DIESEL ULS15PPM
516935	4/2/2025	MUNICIPAL COLLECTIONS OF AMERICA IN	1,361.22	AMBULANCE COLLECTION FEES
516935	4/2/2025	MUNICIPAL COLLECTIONS OF AMERICA IN	753.27	AMBULANCE COLLECTION FEES
1013479	4/2/2025	NAPA AUTO PARTS & SUPPLY	95.98	Parts for forklift
1013479	4/2/2025	NAPA AUTO PARTS & SUPPLY	77.98	Parts for tractor 6
1013479	4/2/2025	NAPA AUTO PARTS & SUPPLY	30.99	Parts for Truck 5
1013479	4/2/2025	NAPA AUTO PARTS & SUPPLY	523.95	Oil and fuel filters for JLG lift
1013479	4/2/2025	NAPA AUTO PARTS & SUPPLY	107.97	Parts for Jet 1
1013479	4/2/2025	NAPA AUTO PARTS & SUPPLY	82.99	Parts for Jet 1
1013479	4/2/2025	NAPA AUTO PARTS & SUPPLY	450.73	Parts for Red 3
1013479	4/2/2025	NAPA AUTO PARTS & SUPPLY	49.98	Parts for Red 3
1013479	4/2/2025	NAPA AUTO PARTS & SUPPLY	15.98	Cleaner for security cameras
1013451	4/2/2025	NETWORK COMPUTER SOLUTIONS	43.75	Service on February 27th - Adjust 3 folder rights
1013465	4/2/2025	NICHOLAS A SOPPE	270.00	Per Diem Precision Driving Training
1013462	4/2/2025	NICHOLAS EDWARDS, MD	3,333.33	EMS Director Yearly Salary for EMS Support
516971	4/2/2025	Nick Kunde	32.29	Nick accidentally used his personal credit card
1013364	3/19/2025	NORTHEAST IOWA COMMUNITY COLLEGE	322.61	FY2025 Franchise Fees
1013364	3/19/2025	NORTHEAST IOWA COMMUNITY COLLEGE	56.05	FY2025 Franchise Fees

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1013395	3/26/2025	O'REILLY AUTOMOTIVE INC	2.39	UNIT# 2705 Fuel Hose Replacement
1013414	3/26/2025	Ostrom Painting & Sandblasting Inc	11,296.10	2024 Pavement Marking Project
1013429	3/26/2025	OVERDRIVE INC	3,957.72	Downloadable ebooks and eaudio for children collec
1013484	4/2/2025	OVERDRIVE INC	765.30	downloadable audio and ebooks for adult collection
1013484	4/2/2025	OVERDRIVE INC	1,024.92	downloadable audio and ebooks for adult collection
1013484	4/2/2025	OVERDRIVE INC	1,267.11	downloadable audio and ebooks for adult collection
1013484	4/2/2025	OVERDRIVE INC	552.55	downloadable audio and ebooks for adult collection
1013484	4/2/2025	OVERDRIVE INC	1,032.45	downloadable audio and ebooks for adult collection
1013372	3/19/2025	PARKING INC	175.00	Iowa/Five Flags Ramp Server Maintenance
1013486	4/2/2025	PARKING INC	175.00	Iowa/Five Flags Ramp Server Maintenance
1013458	4/2/2025	PHELPS THE UNIFORM SPECIALISTS	45.43	Uniform cleaning for mechanic; shop towels cleanin
516895	3/26/2025	PIGOTT INC.	1,531.58	Project 45678 Order 45678.001
1013464	4/2/2025	Platteville Regional Chamber	150.00	2025 Membership
516892	3/26/2025	PRAIRIE FARMS	2,547.35	FY2025 Franchise Fees
516892	3/26/2025	PRAIRIE FARMS	399.03	FY2025 Franchise Fees
516927	4/2/2025	RADIO DUBUQUE INC	300.00	Denver Air Conn Marketing - New service ORD-DBQ
516927	4/2/2025	RADIO DUBUQUE INC	60.00	Denver Air Conn Marketing - New service ORD-DBQ
516903	3/26/2025	RAM SERVICES LLC	100.00	150 Kaufmann, 704 Providence, 1152 Ra Radon Testin
516903	3/26/2025	RAM SERVICES LLC	100.00	1783 Heeb St #2 Radon Testing
516903	3/26/2025	RAM SERVICES LLC	100.00	1165 Cleveland Initial Radon Test
516903	3/26/2025	RAM SERVICES LLC	1,095.00	1165 Center Place Radon
516771	3/13/2025	Ricky A Rhomberg	10,769.00	Ricky Rhomberg Easement for Old Mill LS & FM Proje
1013411	3/26/2025	RITE ENVIRONMENTAL INC	340.00	Used Antifreeze & Oil /Oil Filter Collection
1013403	3/26/2025	ROCHESTER ARMORED CAR CO INC	326.08	DMASWA Armored Car Service
250900014	3/19/2025	RXBENEFITS INC	76,228.13	FY25 Prescription Admin & Claims - 1/31 to 2/28/25
1013466	4/2/2025	Ryan M Scherrman	273.00	Northwest U-School Police Staff and Command
1013466	4/2/2025	Ryan M Scherrman	242.00	Northwest U-School Police Staff and Command
1013453	4/2/2025	SAMANTHA A SCHUELLER	25.00	IACA Membership fee/Gas for travel
1013365	3/19/2025	SCOTT PRINTING	321.00	Animal Control Brochures
1013412	3/26/2025	SPECIAL MARKETS INSURANCE CONSULTAN	1,032.38	AmeriCorps Feb Health Insurance
516940	4/2/2025	State of Iowa Dept of Inspections and Appeals	225.00	Annual Elevator Inspection
516940	4/2/2025	State of Iowa Dept of Inspections and Appeals	280.00	02/13/25 Boiler Certification Fees
1013407	3/26/2025	STEARNS, CONRAD, SCHMIDT CONSUL ENG	1,509.31	2025FY Air Quality Services
1013386	3/26/2025	STRAND ASSOCIATES INC	748.85	Masonry Repairs - City Hall, MFC, Old Engine House
1013386	3/26/2025	STRAND ASSOCIATES INC	1,968.05	Ruby Sutton Second Floor Structural Engineering
1013410	3/26/2025	SYDNEY A PREGLER	7.56	S Pregler mileage reimbursement
1013366	3/19/2025	TELEGRAPH HERALD	59.28	Public Notice - Significant Non-Compliance
1013366	3/19/2025	TELEGRAPH HERALD	550.00	Advertising fee Super Job Sunday
1013480	4/2/2025	TELEGRAPH HERALD	29.64	Public Hearing - UD Lease
1013426	3/26/2025	TELEGRAPH HERALD	313.50	PUBLICATION EXPENSES
1013427	3/26/2025	TERMINAL SUPPLY	497.82	Bin Refill Items - Misc Garage Staples
1013450	4/2/2025	THE FISCHER COMPANIES	480.00	March Parking for IT
1013450	4/2/2025	THE FISCHER COMPANIES	80.00	April Parking
1013385	3/26/2025	THE LOCKSMITH EXPRESS	185.00	Replacement cylinder for office door lock
516933	4/2/2025	THE METRIX COMPANY	168.22	FY2025 Franchise Fees
1013447	4/2/2025	THERESE H GOODMANN	13,522.82	Strategic partnerships with federal agencies 2025
1013454	4/2/2025	THOMAS J WARNER	119.00	Per Diem Pepperball Instructor School
516898	3/26/2025	THOMPSON TIRE & RETREAD	1,325.88	UNIT# 3202 Tire Replacement
1013387	3/26/2025	THREE RIVERS FS INC	1,554.47	LF #1 Dieselelex Dyed and #2 Dyed
1013443	4/2/2025	THREE RIVERS FS INC	2,770.25	LF #1 Dieselelex Dyed and #2 Dyed
516897	3/26/2025	TIM WILLIS WINDOW CLEANING LLC	210.00	MSC window cleaning 03/07/25
1013442	4/2/2025	TIMOTHY L SPECHT	1,800.00	2302 Prince St LHH Work
1013437	4/2/2025	TODD E DALISING	265.94	Dalsing Travel - February IPAA Legislative Recepti
516899	3/26/2025	TOWNSQUARE MEDIA LLC	1,764.00	LF- Townsquare Media- Dubuque
1013417	3/26/2025	Travis Bruns	1,750.00	1698 Jackson St. #5 - TBRA-App #2504 Sharkey, M.
516928	4/2/2025	TREASURER STATE OF IOWA ILEA	1,250.00	ILEA Precision Driving Course
1013367	3/19/2025	TRUCK COUNTRY OF IOWA INC	84.48	STOCK - Crankcase Filter 101D/FG
1013428	3/26/2025	TRUCK COUNTRY OF IOWA INC	586.51	Unit# 3407 Radiator Replacement
1013481	4/2/2025	TRUCK COUNTRY OF IOWA INC	817.30	UNIT#2503 Nitrogen Oxide Sensor Replacement
1013481	4/2/2025	TRUCK COUNTRY OF IOWA INC	152.03	UNIT# 4008 Brake Chamber Replacement
1013481	4/2/2025	TRUCK COUNTRY OF IOWA INC	142.12	UNIT# 2695 Replacement Parts - Fuel Supply
1013481	4/2/2025	TRUCK COUNTRY OF IOWA INC	629.69	UNIT# 540009 Repair Electronic Control Module
1013388	3/26/2025	ULINE INC	164.54	label/pricing guns for Friends Room
516929	4/2/2025	VERIZON WIRELESS SERVICES LLC	411.78	Staff cell phones and data for surface tablets
1013391	3/26/2025	Vestis Group Inc (f/k/a Aramark)	112.79	Linen, table cloths, cleaning cloths
1013448	4/2/2025	Vestis Group Inc (f/k/a Aramark)	112.79	Linen, table cloths, cleaning cloths
1013445	4/2/2025	WARTBURG THEOLOGICAL SEMINARY	208.11	FY2025 Franchise Fees
1013445	4/2/2025	WARTBURG THEOLOGICAL SEMINARY	763.28	FY2025 Franchise Fees
1013472	4/2/2025	Waukesha County Area Technical College District	4,625.00	Northwest U-School Police Staff and Command Tuitio
516906	3/26/2025	WB McCloud & Co, Inc.	530.00	Pest Prevention - monthly
1013482	4/2/2025	WENZEL TOWING SERVICE	78.00	Impound Invoice
516893	3/26/2025	WESTPHAL & COMPANY, INC	23,120.00	Equipment and labor for fiber termination at old-m
516930	4/2/2025	WESTPHAL & COMPANY, INC	34,680.00	Equipment and labor for fiber termination at old-m
516930	4/2/2025	WESTPHAL & COMPANY, INC	11,560.00	Equipment and labor for fiber termination at old-m
1013393	3/26/2025	WILLIAM J O'BRIEN	1,251.30	WEFTEC Conference - 10/04/25-10/10/25
1013371	3/19/2025	WOODMAN ELECTRICAL CONTRACTORS	1,293.00	Port Ramp Tech Support
			<u>\$</u>	<u>2,589,864.58</u>

**City of Dubuque
City Council**

CONSENT ITEMS # 5.

ITEM TITLE:	Recommended Sculptures for 2025-26 Art on the River Rotating Public Art Exhibition
SUMMARY:	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
ATTACHMENTS:	
	1. MVM Memo
	2. Staff Memo

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Recommended Sculptures for 2025-26 Art on the River Rotating Public Art Exhibition

DATE: April 1, 2025

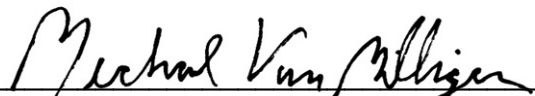
Arts & Cultural Affairs Manager Bonnie Spurling is recommending City Council approval of the Arts & Cultural Affairs Advisory Commission's recommendation related to the 2025-26 Art on the River exhibit to be on display from August 1, 2025, through June 2026. The 2025-26 Art on the River (AOTR) will be the City's 19th edition hosting this popular rotating exhibit of large-scale sculptural public art along the Mississippi Riverwalk in the Port of Dubuque.

The Commission unanimously voted on March 25, 2025, to approve the recommendation as follows:

1. Concurrence with the community review panel's 11 sculpture selections:
 - a. Will Turnbull, "Findicator Species"
 - b. Kirk Seese, "The Pollinator"
 - c. Molly Spain, "Sounds of the Seed"
 - d. Tim Adams, "Lupine"
 - e. Nicole Beck, "Oscill8"
 - f. Matt Miller, "Social Fabric"
 - g. James Cole, "Verdi's Path"
 - h. Skip Willits, "Stainless River"
 - i. John Merigan, "Homage to L'Homme Qui Marche"
 - j. Chris Plaisted, "Wind in the Waves"
 - k. Gail Chavenelle, "Flow of Wellness III"
2. Concurrence with the community panel's 4 alternate sculpture selections as needed by Staff to fill any exhibition voids that may arise if a recommended sculpture is unavailable:
 - a. Dallas Guffy, "Tilt Shift"
 - b. Anna Mrzyglod, "The Bear"
 - c. Evan Lewis, "Mineral Point Spinner"
 - d. Hilde DeBruynr, "Bloom"

There are no new budget impacts associated with this request. The request uses approved FY26 budget allocations dedicated to Art on the River; the FY26 Art on the River budget provides up to 11 stipends of \$1,800 per sculpture with travel reimbursements of up to \$200 per artist.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jill Connors, Economic Development Director
Bonnie Spurling, Arts & Cultural Affairs Manager



Economic Development Department
Office of Arts & Cultural Affairs
1300 Main Street
Dubuque, Iowa 52001-4763
Office (563) 589-4393
TTY (563) 690-6678
<http://www.cityofdubuque.org>

TO: Mike Van Milligen, City Manager

FROM: Bonnie Spurling, Arts & Cultural Affairs Manager

SUBJECT: Recommended Sculptures for 2025-26 Art on the River Rotating Public Art Exhibition

DATE: April 1, 2025

INTRODUCTION

This memorandum presents the recommended 2025-26 Art on the River sculpture selections as curated by a community jury panel and supported by the Arts & Cultural Affairs Advisory Commission (the Commission) for approval by the City Manager and City Council.

BACKGROUND

The 2025-26 Art on the River (AOTR) will be the City's 19th edition hosting this popular rotating exhibit of large-scale sculptural public art along the Mississippi Riverwalk in the Port of Dubuque. Each year, the program cultivates a new open-air gallery and community events that engage residents and visitors in a multi-faceted experience of one of our most significant and unique attractions, the Mississippi River. Sculptures are sourced through an open call and available for private purchase for a period of one-year; the 2025-26 exhibit will be on display from August 1, 2025, through June 2026.

DISCUSSION

Art on the River is produced annually and promoted throughout by the Office of Arts & Cultural Affairs in tandem with community volunteers and City staff. The current AOTR Planning Committee includes Commissioner Shirley Davis-Orwell, community members Mary Armstrong, Ryan Decker, Gina Siegert, and City staff member Mike Williams. The Planning Committee, in concurrence with the Commission, used the following process to arrive at this year's recommendation.

Theme: The theme "Flow of Wellness" was drafted by the Planning Committee and approved by the Commission to recruit submissions that invite visitors to explore the power of art on a personal and communal well-being centered around themes of health, healing, and wellness. Our aim was to curate an exhibit that reflects how art nurtures the body, mind, and spirit, celebrates nature's restorative forces, the healing power of movement, and the soothing effects of light, sound and color.

Selection Process: AOTR sculptures are identified through an international open call for art and community-driven selection process. Program guidelines are posted online and advertised broadly. Any interested artist can submit up to 3 entries for consideration at no cost through our online application portal. There is generally a 6-week window between when the call is released and when submissions are due. This year, we received 61 unique applications from 40 artists representing 11 states in the US, as well as India and Germany.

The Planning Committee engages 3 community members based on their expertise in public art, visual art exhibit curation, and / or in relation to the exhibit's theme to provide an objective recommendation of works to be exhibited from the submissions received. This year's 'community juror panel' included:

- Jessica Modica – Executive Director at Freeport Art Museum
- Tamsie Ringler, Visual Artist specializing in Iron casting and landscape-based sculptural installations, retired college professor
- Sarah Cassella, PhD- Associate Professor of Neuroscience, Loras College, Dubuque, IA

Panelists independently review, score, and comment on submissions based on the criteria below:

- Theme Appropriateness: How well does the sculpture speak, both visually and through the artist's statements, to the 'Flow of Wellness' theme?
- Artistic Creativity: Does the making or presentation of the work demonstrate innovative, original approaches in bold, thoughtful, and / or well-crafted ways?
- Aesthetic Value: Will the work attract the public's attention? To what degree will the work add to the Riverwalk's natural or built landscape?
- Structural Integrity: Will the sculpture structurally stand up against the elements?

After all scores were entered and then reviewed by Staff, panelists met virtually with Staff to collectively curate the exhibit based on said scoring. Until these final curating discussions, information that identifies the applying artist is absent from the process to support unbiased review of applications.

Recommendation: The panelists' recommendation of 11 sculptures for exhibit plus 4 alternates were presented to the Commission for consideration on March 25, 2025. No additional installation concerns have been noted at this time. The Commission unanimously voted on March 25, 2025, to approve the recommendation as follows:

1. Concurrence with the community review panel's 11 sculpture selections:
 - a. Will Turnbull, "Indicator Species"
 - b. Kirk Seese, "The Pollinator"
 - c. Molly Spain, "Sounds of the Seed"
 - d. Tim Adams, "Lupine"
 - e. Nicole Beck, "Oscill8"
 - f. Matt Miller, "Social Fabric"
 - g. James Cole, "Verdi's Path"
 - h. Skip Willits, "Stainless River"

- i. John Merigan, "Homage to L'Homme Qui Marche"
 - j. Chris Plaisted, "Wind in the Waves"
 - k. Gail Chavenelle, "Flow of Wellness III"
2. Concurrence with the community panel's 4 alternate sculpture selections as needed by Staff to fill any exhibition voids that may arise if a recommended sculpture is unavailable:
- a. Dallas Guffy, "Tilt Shift"
 - b. Anna Mrzyglod, "The Bear"
 - c. Evan Lewis, "Mineral Point Spinner"
 - d. Hilde DeBruynr, "Bloom"

BUDGET IMPACTS

There are no new budget impacts associated with this request. The request uses approved FY26 budget allocations dedicated to Art on the River; the FY26 Art on the River budget provides up to 11 stipends of \$1,800 per sculpture with travel reimbursements of up to \$200 per artist.

RECOMMENDATIONS

Staff requests the City Manager and City Council approve the Arts & Cultural Affairs Advisory Commission's recommendation noted above related to the 2025-26 Art on the River exhibit.

Following City Manager and City Council approval of the above, agreements as reviewed by the City Attorney's Office, will be presented to Artists for signature and forwarded to the City Manager for execution.

Cc: Jill Connors, Economic Development Director
Jenny Larson, Director of Finance and Budget

**City of Dubuque
City Council**

CONSENT ITEMS # 6.

ITEM TITLE:	Community Development Block Grant FY25 Annual Action Plan Amendment #2
SUMMARY:	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)
ATTACHMENTS:	1. MVM Memo 2. Staff Memo 3. Resolution 4. FY25 CDBG Annual Action Plan Amendment 2

TO: The Honorable Mayor and City Council Members

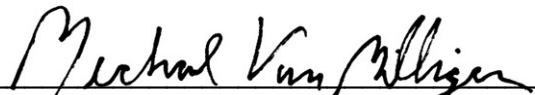
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Community Development Block Grant (CDBG) FY2025 Annual Action Plan Amendment #2 Substantial Amendment

DATE: April 2, 2025

Housing & Community Development Director Alexis Steger is 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.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Alexis Steger, Housing & Community Development Director



TO: Michael C. Van Milligen, City Manager

FROM: Alexis M. Steger, Housing and Community Development Director

SUBJECT: Community Development Block Grant (CDBG) FY2025 Annual Action Plan Amendment #2 Substantial Amendment

DATE: March 31, 2025

Introduction

This memorandum transmits information on the Community Development Block Grant (CDBG) FY25 Annual Action Plan Amendment #2 Substantial Amendment.

Discussion

Due to an unanticipated increase in program income, it's necessary to reallocate funds in our FY25 Amendment #2. FY25 Amendment #2 includes increasing our administration costs. The City of Dubuque is obligated to keep planning and administration expenses below 20% of the CDBG allocation plus an estimated amount of program income. Therefore, when program income increases, the administrative cap increases as well. Typically, 20% is insufficient to cover all administrative costs, making program income a critical resource for funding these costs. Again, due to an unanticipated increase in program income, funding is being reallocated to a Revolving Application Fund. This Revolving Application Fund will allow more projects that benefit our community to be funded with CDBG dollars.

This Amendment also includes reallocating funds from Homeowner Rehab to Area Residential Care: Penn Community Living Home. Area Residential Care is currently approved for \$41,025 to assist with construction costs to remodel Penn Community Living Home. The scope of work includes remodeling the kitchen and the main floor to make them more accessible as well as some electrical and plumbing work. All updates will make the home more accessible and safer for the residents.

Because the bid estimates came back higher than anticipated and the Penn Community Living Home Remodel is considered a Homeowner Rehab project, this Amendment reallocates \$13,975 from Homeowner Rehab to Area Residential Care, increasing its total funding to \$55,000. This reallocation ensures that the Penn Community Living Home remains a viable project. The Homeowner Rehab allocation will decrease to \$160,608, which remains sufficient to complete existing Homeowner Rehab projects.

Per our Citizen Participation Plan, the significant increase in program income and reallocation of dollars is considered a Substantial Amendment. Substantial Amendments shall be adopted by Resolution of the City Council after the review and recommendation of the Community Development Advisory Commission.

The Community Development Advisory Commission reviewed and unanimously approved this amendment at their March 26, 2025 meeting and recommends City Council adoption of the amended changes.

Recommendation

I respectfully request the City Council approve the FY2025 Annual Action Plan Amendment #2 Substantial Amendment as recommended by the Community Development Advisory Commission.

Prepared by: Mary Bridget Corken-Deutsch, Community Development Specialist

RESOLUTION NO. ____-2025

A RESOLUTION ADOPTING THE FISCAL YEAR 2025 (PROGRAM YEAR 2024) COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ANNUAL ACTION PLAN AMENDMENT #2.

Whereas, the City of Dubuque, through a series of public meetings and hearings, proposed a Fiscal Year 2025 (Program Year 2024) Community Development Block Grant Annual Action Plan for inclusion in the City Budget addressing housing and non-housing needs in the community; and

Whereas, the Community Development Advisory Commission held a public meeting and public hearing on March 26th, 2025 to receive community input on the Second Amendment to the Fiscal Year 2025 (Program Year 2024) Community Development Block Grant Annual Action Plan; and

Whereas, the Community Development Advisory Commission unanimously recommended the City Council approve Amendment #2 Amendment to the Fiscal Year 2024 (Program Year 2024) Community Development Block Grant Annual Action Plan on March 26, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. That the Community Development Block Grant Fiscal Year 2025 (Program Year 2024) Annual Action Plan Amendment #2, attached hereto and by this reference made a part hereof, is hereby approved.

Section 2. The City Manager or his designee of the City of Dubuque is hereby authorized to direct staff to prepare and submit to the United States Department of Housing and Urban Development the Fiscal Year 2025 (Program Year 2024) Annual Action Plan Amendment #2 with all related documents, for the use of Community Development Block Grant funds based on this adopted budget and execute standard contracts and agreements.

Passed, approved, and adopted this 7th day of April 2025.

Attest

Brad M. Cavanagh, Mayor

Adrienne Breitsfelder, City Clerk



Amendment #2
FY 25 ANNUAL PLAN
Actual Allocation

FOR USE OF PROGRAM YEAR 2024

COMMUNITY DEVELOPMENT BLOCK GRANT

(CDBG) FUNDS

For Inclusion in the Fiscal Year 2025 City Budget.

PREPARED BY THE CITY OF DUBUQUE HOUSING & COMMUNITY DEVELOPMENT
DEPARTMENT

CITY OF DUBUQUE, IOWA

FY 2025 ANNUAL ACTION PLAN

FOR THE USE OF PROGRAM YEAR 2024

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

The City of Dubuque distinguishes between four different but complementary areas of program development in its overall CDBG program: Housing Development, Economic Development, Neighborhood and Community Development and Planning & Administration. The following description of activities summarizes the projects to be completed in the FY 2025 Annual Action Plan with the use of CDBG funds.

RESOURCES

CDBG Entitlement FY 2025	\$1,035,721
CDBG Entitlement Unexpended Funds	\$1,337,311

Program Income	\$310,000
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Program income projects are based on forecast for loan repayments based on the loan portfolio and program income generated from CDBG funded programs.

<u>TOTAL RESOURCES</u>	<u>\$2,683,032</u>
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<u>PLANNING AND ADMINISTRATION</u>	<u>\$269,144</u>
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CDBG regulations limit expenditure on planning and administrative funds to 20% of the current year program income plus the current entitlement. The proposed resources for administration support the plan's current requirements.

CDBG Planning, Monitoring, & Budgeting	\$119,079
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Staff support for general management. Oversight and coordination of the Community Development Block Grant program; assures compliance with federal regulations and reporting requirements.

Housing & Community Development Administration	\$150,065
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On-going staff support for general management, oversight, and coordination of the Community Development Block Grant housing programs.

Priority:	High
Objective/Outcome:	Suitable Living Environment/ Sustainability (SL3)

<u>ECONOMIC DEVELOPMENT PROGRAMS</u>	<u>\$50,000</u>
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Microenterprise Assistance Program	\$50,000
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This project creates a microenterprise assistance program that assists low- and moderate-income business owners with mentoring, professional development, and eligible business expenses.

Location:	Citywide
Proposed Accomplishments:	10 Businesses
Priority:	High
Objective/Outcome:	Economic Opportunities/Accessibility

<u>HOUSING DEVELOPMENT PROGRAMS</u>	<u>\$1,199,727</u>
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Area Residential Care: Penn Community Living Home Remodel	\$55,000
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This project provides funding to update the Penn Community Living Home in a residential-unit building that serves primarily low- and moderate- income individuals.

National Objective:	Low- and Moderate-Income Housing
Location:	Penn Community Living Home
Proposed Accomplishments:	1 Housing unit
Priority:	High
Objective/Outcome:	Suitable Living Environment/Accessibility (DH2)

Ecumenical Tower Elevator Replacement **\$312,434**

This project provides funding for replacing elevators in a multi-unit residential building that serves primarily low-moderate income individuals.

National Objective:	Low and Moderate-Income Housing
Location:	Ecumenical Towers
Proposed Accomplishments:	88 People
Priority:	High
Objective/Outcome:	Suitable Living Environment/Sustainability (DH2)

First Time Home Buyer Program **\$10,000**

Provides loans to assist low- and moderate-income families to purchase their first homes. These funds are used to cover the "entry costs" of homeownership – down payments and closing costs.

National Objective:	Low- and Moderate-Income Housing
Location:	Citywide
Proposed Accomplishments:	10 Households
Priority:	High
Objective/Outcome:	Decent Housing/Affordability (DH2)

Homeowner Rehabilitation **\$160,608**

Provides low-interest loans to qualified low- and moderate- income homeowners for the rehabilitation of substandard housing units.

National Objective:	Low- and Moderate-Income Housing
Location:	Citywide
Proposed Accomplishments:	10 Housing Units
Priority:	High
Objective/Outcome:	Decent Housing/Affordability (DH2)

Housing Rehabilitation Services and Staff **\$150,578**

On-going staff support, including program management, technical assistance, loan packaging and inspection, for the City's rehabilitation loan program.

Priority:	High
Objective/Outcome:	Decent Housing/Accessibility (DH1)

Lead Hazard Reduction (Lead & Healthy Homes Grant Match) **\$160,597**

Provides activities in support of efforts to reduce lead paint hazards in housing, including assessment and lead paint reduction or abatement, with forgivable loans to low- and moderate- income residents. This assistance is for the Lead and Healthy Homes grant awarded in 2021.

National Objective:	Low- and Moderate-Income Housing
Location:	Citywide
Proposed Accomplishments:	20 Housing units
Priority:	High
Objective/Outcome:	Decent Housing/Affordability (DH3)

Purchase/Rehab/Resale **\$350,509**

Provides funding to address the redevelopment of sub-standard and vacant/abandoned city-owned properties. Properties acquired, rehabbed, and sold to low- and moderate-income homebuyers or to property owners maintaining affordable rents.

National Objective:	Low and Moderate-Income Housing
Location:	Citywide
Proposed Accomplishments:	3 Housing Units
Priority:	High
Objective/Outcome:	Decent Housing/Affordability (DH2)

NEIGHBORHOOD and COMMUNITY DEVELOPMENT PROGRAMS **\$141,464**

Public Services activities are restricted to 15% of the previous year program income and the current year entitlement. Public Service activities in this plan represent 15% of the proposed expenditures.

Neighborhood Recreation Programs **\$132,754**

Targeted and enhanced recreation offered in the City's older low-and moderate-income neighborhoods to meet the needs of at-risk youth, promote self-esteem, and build community. Activities include after-school programs, open gym, basketball league, music lessons, mobile recreation, scholarships, and summer day camp.

National Objective:	Low and Moderate-Income Benefit
Location:	City wide
Proposed Accomplishments:	5,730 persons
Priority:	High
Objective/Outcome:	Suitable Living Environment/Accessibility (SL1)

Zoning Inspection/Enforcement **\$8,710**

This project provides funding for inspection/enforcement staff services to low/mod income areas for zoning ordinance infractions and to provide support for neighborhood clean-up efforts.

National Objective:	Low and Moderate-Income Benefit
Location:	Low/Mod Residential Areas
Proposed Accomplishments:	45 Housing Units
Objective/Outcome:	Decent Housing/Sustainability (DH3)

PUBLIC FACILITIES **\$861,209**

Low-Mod Area Park Updates **\$276,851**

New playground equipment at low- and moderate- income area parks based on community input.

National Objective:	Low- and Moderate-Income Benefit
Location:	Low- and Moderate Residential Areas
Proposed Accomplishments:	Park Design/Community Input
Priority:	High
Objective/Outcome:	Suitable Living Environment/Accessibility (SL1)

Lincoln Wellness Project **\$584,358**

New playground equipment at low-and moderate-income area parks based on community input.

National Objective:	Low and Moderate-Income Benefit
Location:	Low/Mod Residential Areas
Proposed Accomplishments:	Park Design/Community Input
Priority:	High
Objective/Outcome:	Suitable Living Environment/Accessibility (SL1)

CDBG Revolving Application Fund **\$161,487**

This fund is available for local nonprofits and organizations to apply for assistance to expand or increase their services or reach to benefit low-and moderate-income people, households, or businesses.

National Objective:	Low and Moderate-Income Benefit
Location:	Citywide

Grand Total: CDBG Funding Proposed for FY 2025 **\$2,683,032**

**City of Dubuque
City Council**

CONSENT ITEMS # 7.

ITEM TITLE:	Disclosure of the Conflict of Interest- CDBG Program Participation
SUMMARY:	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
ATTACHMENTS:	
	1. MVM Memo
	2. Staff Memo

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

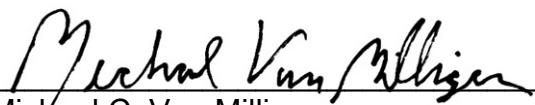
SUBJECT: Disclosure of the Conflict of Interest- CDBG Program Participation

DATE: April 2, 2025

Housing & Community Development Director Alexis Steger is 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.

Dale Campbell, an appointed Commissioner of the Community Development Advisory Commission, applied for and was deemed eligible for the CDBG microenterprise program, which provides up to \$5,000 in funding for business-related expenses. While the Commission did not participate in reviewing or approving individual applications, it was responsible for approving the microenterprise program's allocation.

To maintain transparency, this conflict has been publicly disclosed through City Council Consent Agenda items and official correspondence. The City awaits HUD's determination on the exception request and will comply with all further recommendations to ensure compliance with applicable regulations.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Alexis Steger, Housing & Community Development Director

TO: Michael C. Van Milligen, City Manager

FROM: Alexis M. Steger, Housing and Community Development Director

SUBJECT: Disclosure of the Conflict of Interest- CDBG Program Participation

DATE: March 31, 2025

Introduction

This memorandum transmits 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.

Discussion

Dale Campbell, an appointed Commissioner of the Community Development Advisory Commission, applied for and was deemed eligible for the CDBG microenterprise program, which provides up to \$5,000 in funding for business-related expenses. While the Commission did not participate in reviewing or approving individual applications, it was responsible for approving the microenterprise program's allocation.

In compliance with 24 CFR 570.611, an exception to the conflict of interest provisions will be requested from the U.S. Department of Housing and Urban Development (HUD). This request is based on the following factors:

- **Public Benefit:** The grant will support a low- and moderate-income microenterprise owner, aligning with the CDBG program's economic development goals.
- **No Unfair Advantage:** The application process was conducted impartially by the Economic Development Department, which was unaware of Mr. Campbell's Commission role at the time of review.
- **Community Development Participation:** The Commission has two vacant seats, and denying the exception could discourage engagement from business owners who could benefit from such programs.
- **Safeguards and Compliance:** Oversight mechanisms, including compliance monitoring by the Community Development Specialist, will ensure proper administration and adherence to regulations.

To maintain transparency, this conflict has been publicly disclosed through City Council Consent Agenda items and official correspondence. The City awaits HUD's determination on the exception request and will comply with all further recommendations to ensure compliance with applicable regulations.

Recommendation

I respectfully submit this memo as informational only.

Prepared by: Mary Bridget Corken-Deutsch, Community Development Specialist

**City of Dubuque
City Council**

CONSENT ITEMS # 8.

ITEM TITLE:	Rescue Vehicle Grant Application Approval
SUMMARY:	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

ATTACHMENTS:

1. MVM Memo
2. MVM Memo Rescue Vehicle Grant Application Approval 012825



TO: The Honorable Mayor and City Council Members

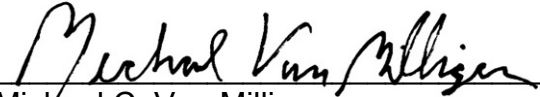
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Rescue Vehicle Grant Application Approval

DATE: April 1, 2025

Chief of Police Jeremy Jensen is 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. The Grant does not require any local matches.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jeremy Jensen, Chief of Police

TO: Mike Van Milligan, City Manager

FROM: Jeremy Jensen, Chief of Police

SUBJECT: Rescue Vehicle Grant Application Approval

DATE: January 28, 2025

INTRODUCTION:

The purpose of this memo is to request approval to apply for a grant through the 2025 Homeland Security Grant Program (HSGP) to secure funds to purchase a rescue vehicle. The Grant does not require any local matches.

BACKGROUND:

The City of Dubuque and the surrounding communities of Dubuque County face a number of significant threats to their residents and critical infrastructure. These threats, such as terrorism, natural disasters, violent crime and mass shootings, require the city's first responders to be constantly prepared for any critical incidents that may occur in the area. The near constant threat of flooding in our area, due to our position along the Mississippi River, shows the severity of the threats facing our region.

To better help the area prepare for such incidents, the City of Dubuque Police Department sustains a highly trained Tactical Entry Team to respond to all high-risk critical call outs that occur within our jurisdiction. For the team to effectively carry out our mission to protect the citizens and critical infrastructure of the region, we must have sufficient equipment to do the job. Currently, we do not have quick access and would rely on another jurisdiction with an hours response time, to provide a vehicle which would be capable of protecting the team and endangered civilians from ballistic and projectile attacks. Though we have the training and experience to protect against, mitigate the effects of, respond to and recover from terrorist attacks and natural disasters, we lack suitable equipment to sustain our capabilities to do so.

The Tactical Entry Team is responsible for responding to all incidents that exceed the capability of patrol within our jurisdiction, including active shooters, hostage situations and barricaded gunmen. This vehicle offers hardened walls and blast proof windows that protect passengers from ballistic and projectile attacks, allowing our team to deploy directly into hot zones (areas that have active threats and are highly dangerous) to respond to ongoing emergencies. On top of this, the vehicle offers 4-wheel drive capability, run flat tires and the potential to reach highway speeds, helping us to respond to calls throughout our entire jurisdiction in all road conditions. These capabilities will allow us to work off road when responding to emergencies in the most rural and remote areas of the county, while still being able to react quickly to incidents taking place within Dubuque. The off-road capabilities, along with the vehicle's heightened ground clearance, will enable us to maneuver over road debris in the aftermath of natural disasters such as tornados and to navigate flood prone roadways along the Mississippi River or any of the area's numerous other waterways. The vehicle can carry the entire team in full tactical gear and can fit up to 20 civilians in need of rescue or evacuation from violent incidents or natural disasters.

In addition to protecting officers and civilians from ballistic attack, the Rescue and Response Vehicle will also increase our cooperative efforts with other area first responders, improving our ability to respond to terrorist attacks, natural disasters or other mass casualty events. With this vehicle, we will be able to provide better protection while EMS units attempt to treat the wounded in volatile areas. The vehicle's various features will also allow us to work with paramedics and area fire units in performing rescues in adverse conditions, such as during flooding events when standard emergency response vehicles aren't able to deploy due to their low ground clearance, or in the aftermath of tornados, flash floods, or other natural disasters when our area's fire trucks and ambulances aren't able to access affected areas due to debris or damaged roadways.

ACTIONS:

With the acquisition of a new Emergency Rescue Vehicle, the Dubuque Police Department will be able to respond to critical incidents more quickly and reliably than is currently possible. With the safety provided by the trucks' hardened walls and windows we will be able enter hot zones to protect our officers, rescue civilians and increase the likelihood of a quick and positive resolution to incidents.

To sustain the capabilities supporting this project, we will provide our team with regular training on this vehicle so that we can build and maintain a high level of proficiency. Our department will maintain the vehicle so that it remains in a constant state of operational readiness, and we will use our own resources to provide regular upkeep so that the vehicle lasts its expected 18-20 years.

Multiple federal government agencies have complimented the effectiveness of this type of vehicle in responding to critical incidents. They affirm its capability to protect responding personnel and citizenry during HazMat and mass casualty incidents.

Furthermore, these agencies and law enforcement agencies throughout the country currently use these vehicles as a key tool to prevent acts of terrorism. The Dubuque PD Tactical Entry Team needs this equipment so that we can continue to protect against, mitigate the effects of, respond to and recover from terrorism and natural disasters. This investment will increase integration among first responders allowing us to protect against the widest variety of hazards so that we can fulfill our duty to safeguard our immediate and surrounding communities.

Total Grant Request:

-Equipment: \$412,457

-Training: \$ 39,450

\$451,907 (Federal Share)

ACTION REQUESTED:

I am respectfully requesting approval to apply for the Rescue Vehicle Grant in the amount of \$451,907 to fund equipment, training, and exercises.

By: Captain Brad Shannon; Emergency Operations Commander

**City of Dubuque
City Council**

CONSENT ITEMS # 9.

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

SUMMARY: 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)

ATTACHMENTS:

1. MVM Memo
2. NW Arterial State of Good Repair Project (702) - Staff Acceptance MEMO
3. NW Arterial State of Good Repair Project (702) - Acceptance RESOLUTION
4. NW Arterial State of Good Repair Project (702) - Engineers Certificate of Completion

TO: The Honorable Mayor and City Council Members

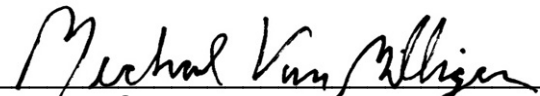
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Northwest Arterial - State of Good Repair Project
US Highway 20 to John F. Kennedy Road
Iowa DOT Project No. STBG-SWAP-2100 (702)--SG-31
Acceptance of Public Improvement Contract

DATE: April 1, 2025

Assistant City Engineer Robert Schiesl is 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".

I concur with the recommendation and respectfully request Mayor and City Council approval.



Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Robert Schiesl, Assistant City Engineer
Nathan Steffen, P.E., Civil Engineer
Jenny Larson, Chief Financial Officer

TO: Michael C. Van Milligen, City Manager

FROM: Robert Schiesl, Assistant City Engineer

DATE: April 1, 2025

SUBJECT: Northwest Arterial - State of Good Repair Project
US Highway 20 to John F. Kennedy Road
Iowa DOT Project No. STBG-SWAP-2100 (702)--SG-31
Acceptance of Public Improvement Contract

INTRODUCTION

The enclosed resolution provides for the acceptance of the Public Improvement Construction Contract 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".

BACKGROUND

The Northwest Arterial project was originally anticipated to be completed by the Iowa DOT, however as part of the executed Transfer of Jurisdiction Agreement (TOJ), the City agreed to be the lead local agency responsible for completing the Northwest Arterial - State of Good Repair improvements.

In November 2019, Dubuque County was awarded a BUILD Grant to make capacity and safety improvements to John Deere Road. The Northwest Arterial - State of Good Repair Project was added to the BUILD grant project because it is a critical freight route that connects to South John Deere Road while also providing the non-federal local funding match to the Dubuque County BUILD Grant.

Effective January 2021, the TOJ of the Northwest Arterial was completed from the State of Iowa to the City as part of the Southwest Arterial project agreement. As part of the roadway transfer, the Iowa DOT issued a state of good repair payment to the City in the amount of \$5,672,000 to complete pavement rehabilitation and reconstruction of the Northwest Arterial from US20 to Central Ave / IA3.

In April 2022, the City and Dubuque County entered into an Intergovernmental 28E Agreement that outlined the roles and responsibilities for contracting and administering both the Dubuque County John Deere Road Project and the City's Northwest Arterial Project. The County was responsible for all aspects of construction administration and inspection for the John Deere Road Project, and the City was responsible for all aspects of construction administration and inspection for the Northwest Arterial - State of Good Repair Project

The Northwest Arterial – State of Good Repair Project was packaged and bid as part of Dubuque County’s John Deere Road Build project, which was let on April 19, 2022, through the Iowa DOT in Ames.

The project work limits for the Northwest Arterial - State of Good Repair were from US20 to John F. Kennedy Road, and included pavement rehabilitation of the southbound lanes, reconstruction of the northbound lanes, and the reconstruction of both the Pennsylvania Ave. and Asbury Rd. intersections.

The resurfacing work on the southbound lanes included 4 ft. wide asphalt shoulders, milling and resurfacing with an asphalt overlay. The reconstruction work on the northbound lanes included the removal of the existing concrete pavement, excavation for new stone base, installation of pavement subdrains, and new 13.5-inch asphalt pavement. Both the Pennsylvania Ave. and Asbury Rd. intersections were fully reconstructed with asphalt pavement.

The Northwest Arterial - State of Good Repair Project also included extending the existing dedicated Northwest Arterial eastbound left-turn lane at John F. Kennedy Road to a 400’ storage length, which was funded through an Iowa DOT Traffic Safety Improvement Program (TSIP) Grant (Iowa DOT Project No. CS-TSF-2100 (700)--85-31).

DISCUSSION

Now that both the Dubuque County John Deere Road Project and the City’s Northwest Arterial Project are completed, the City and County are recommending the acceptance and close out of both public improvement projects. The final project cost for the Dubuque County Federal BUILD Grant for “Improving the Northwest Arterial/John Deere Road Corridor for Freight Mobility” is summarized in the following table:

BUILD Project Cost Summary	Award	Final
Northwest Arterial - State of Good Repair Project	\$ 8,541,861.54	\$ 8,674,734.82
John Deere Road Project	5,874,881.33	6,395,401.42
Total Construction Cost	\$ 14,416,742.87	\$ 15,070,136.24

The City’s project component, the Northwest Arterial – State of Good Repair Project was completed by Pirc-Tobin Construction, Inc., of Alburnett, IA in the final contract amount of \$8,674,734.82 which is a 1.6% increase from the original contract amount of \$8,541,861.54. The added costs incurred were a result of additional work carried out to improve poor underlying soil conditions. The additional cost (\$132,873.28) was within the allocated contingency for the project.

RECOMMENDATION

I recommend that City Council accept the improvements and authorize the payment of the contract mount of \$8,674,734.82 to Pirc-Tobin Construction, Inc., for the Northwest Arterial – State of Good Repair Project.

BUDGET IMPACT

The project cost for the Northwest Arterial - State of Good Repair Project is summarized in the following table:

Description	Estimate	Award	Final
Construction Contract	\$ 8,172,000	\$ 8,541,861.54	\$ 8,674,734.82
Contingency	200,000	200,000.00	
Consultant Design Services (Foth)	165,000	165,000.00	109,922.00
Engineering Design Services (City)	85,000	85,000.00	110,132.00
Contract Admin / Construction Engineering (City)	230,000	230,000.00	370,972.48
Miscellaneous Services			12,064.46
Total Project Cost	\$ 8,852,000	\$ 9,221,861.54	\$ 9,277,825.76

The anticipated project funding is summarized as follows:

Project Code	Fund Description	Fund Amount
5521000035	DMATS STBG SWAP Funds (100%)	\$ 4,831,420.00
	Local - NWA TOJ Rehab Reconstruction	4,362,841.64
5575000004	TSIP Grant (100%)	83,564.12
	Total Project Funding	\$ 9,277,825.76

ACTION TO BE TAKEN

The City Council is requested to 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".

Prepared by Nathan Steffen, P.E., Civil Engineer
cc: Jenny Larson, Chief Financial Officer
Russell Weber, Dubuque County Engineer
Dillon Feldmann, P.E., Iowa DOT

F:\PROJECTS\NW Arterial - State of Good Repair - US 20 to JFK\Council & Staff Documents\Acceptance

RESOLUTION NO. -25

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

WHEREAS, Dubuque County was awarded a Federal BUILD Grant for “Improving the Northwest Arterial/John Deere Road Corridor for Freight Mobility” and making capacity and safety improvements to John Deere Road; and

WHEREAS, the City of Dubuque’s Northwest Arterial - State of Good Repair Project was added to the BUILD Grant project because it is a critical freight route that connects to South John Deere Road; and

WHEREAS, the City’s Northwest Arterial - State of Good Repair Project provided the non-federal local match to the Dubuque County BUILD Grant; and

WHEREAS, the FHWA required that both the Dubuque County John Deere Road Project and the City’s Northwest Arterial Project be “tied” and packaged together; and

WHEREAS, Dubuque County was the Contracting Authority and the lead agency for entering into a public improvement contract for the construction of the John Deere Road Project and the City’s Northwest Arterial Project; and

WHEREAS, on April 25th, 2022, the City of Dubuque and Dubuque County entered into an Intergovernmental 28E Agreement that outlined the roles and responsibilities for contracting and administering both the Dubuque County John Deere Road Project and the City’s Northwest Arterial Project; and

WHEREAS, the County was responsible for all aspects of construction administration and inspection for the John Deere Road Project; and

WHEREAS, the City was responsible for all aspects of construction administration and inspection for the Northwest Arterial - State of Good Repair Project; and

WHEREAS, now that both the County John Deere Road Project and the City’s Northwest Arterial Project are completed, the City is recommending the acceptance of the Northwest Arterial - State of Good Repair Project public improvement; and

WHEREAS, the public improvement contract for the Northwest Arterial - State of Good Repair Project Northwest Arterial - State of Good Repair Project, which was a component of the Dubuque County Federal BUILD Grant for “Improving the Northwest Arterial/John Deere Road Corridor for Freight Mobility”, has been completed by the Contractor, Pirc-Tobin Construction, Inc. of Alburnett, IA (Contractor), the City Engineer has examined the work and recommends that the Project be accepted; and

WHEREAS, the final contract amount for the Northwest Arterial - State of Good Repair Project is \$8,674,734.82; and

WHEREAS, the Contractor has previously been paid \$8,704,791.00, leaving a credit refund balance of \$30,056.18; and

WHEREAS, the City Council finds that the recommendation of the City Engineer should be accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

SECTION 1. The recommendation of the City Engineer is approved, and the Project is hereby accepted.

SECTION 2. The Finance Director is hereby directed to receive and deposit the refund payment from the Contractor for the credit balance of \$30,056.18 as provided in Iowa Code chapter 573, and to pay such retainage in accordance with the provisions of Iowa Code chapter 573 or Iowa Code chapter 26.13.

Passed, approved and adopted this 7th day of April 2025.

Attest:

Brad M. Cavanagh, Mayor

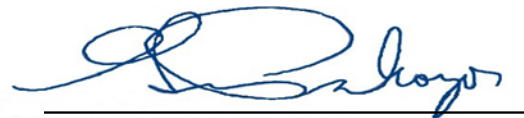
Adrienne N. Breitfelder, City Clerk

F:\PROJECTS\NW Arterial - State of Good Repair - US 20 to JFK\Council and Staff Documents\Acceptance

CITY ENGINEER'S CERTIFICATE OF FINAL COMPLETION OF NORTHWEST ARTERIAL – STATE OF GOOD REPAIR PROJECT FROM US20 TO JOHN F. KENNEDY ROAD (IOWA DOT PROJECT NO. STBG-SWAP-2100 (702)--SG-31)

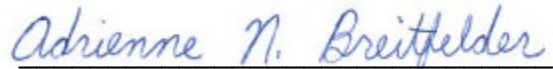
The undersigned City Engineer of the City of Dubuque, Iowa, hereby certifies that he has inspected the Northwest Arterial - State of Good Repair Project which was a component of the Dubuque County Federal BUILD Grant for “Improving the Northwest Arterial/John Deere Road Corridor for Freight Mobility”, has been completed and performed in compliance with the terms of the Public Improvement Contract, and that the total project cost of the completed work is \$9,277,825.76.

Dated this 1st day of April 2025.



Gus Psihoyos, City Engineer

Filed in the office of the City Clerk on the 1st day of April 2025.



Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

CONSENT ITEMS # 10.

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

SUMMARY: 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)

ATTACHMENTS:

1. MVM Memo
2. B2E2 (705) RAISE Planning Grant Design - Approve Amendment 1 - Council Staff MEMO
3. B2E2 (705) RAISE Planning Grant Design - Approve Amendment 1 - Council RESOLUTION
4. FHWA - Iowa DOT (705) R22-IA RAISE Plan Grant Agreement Amendment No. 1 - For Execution

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: R22-IA RAISE Infrastructure Planning Grant
Engineering Design and NEPA / Environmental Project Development
Recommend Approval of Grant Agreement Amendment No. 1
Iowa DOT Project No. EDP-2100 (705) --7Y-31

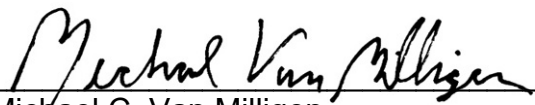
DATE: April 2, 2025

Assistant City Engineer Robert Schiesl is 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.

The original Planning Grant project completion date of July 31, 2025, was based upon an assumed National Environmental Policy Act (NEPA) Classification of a Categorical Exclusion. After review, it has been determined that an Environmental Assessment is the most likely outcome due to the potential impacts to the historical district within the project limits. Due to this, the Planning Grant project completion deadline is being extended to December 31, 2028, to complete NEPA requirements.

There are no anticipated budgetary impacts because of the RAISE Infrastructure Planning Grant Amendment No. 1.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Robert Schiesl, Assistant City Engineer

TO: Michael C. Van Milligen, City Manager
FROM: Robert Schiesl, Assistant City Engineer
SUBJECT: R22-IA RAISE Infrastructure Planning Grant
Engineering Design and NEPA / Environmental Project Development
Recommend Approval of Grant Agreement Amendment No. 1
Iowa DOT Project No. EDP-2100 (705) --7Y-31
DATE: March 31, 2025

INTRODUCTION

The enclosed resolution authorizes the Mayor to execute an Amendment No. 1 to the Grant Agreement between the City, the Iowa Department of Transportation (Iowa DOT), and the Federal Highway Administration (FHWA) for the RAISE Infrastructure Planning Grant to complete the Engineering Design and NEPA / Environmental Study Phase to advance development for the project entitled "Building Bridges to Employment and Equity (B2E2)".

BACKGROUND

The City was awarded a U.S. Department of Transportation (USDOT) RAISE Infrastructure Planning Grant which will provide for the planning and design of a multimodal transportation corridor project for proposed improvements to the Elm Street corridor, the 16th Street corridor, the Kerper Blvd. corridor, Chaplain Schmitt Island corridor, and the proposed 14th Street Railroad (vehicular and pedestrian) Overpass bridge project.

In June 2024, the City was awarded a USDOT \$25 million RAISE Capital Grant to implement construction phases to complete the proposed 14th Street Railroad Overpass bridge and the multimodal transportation corridor improvements.

DISCUSSION

Through collaborative discussions with the Iowa DOT and FHWA staff, it was determined that an amendment to the RAISE Planning Grant Agreement was necessary to revise the Planning Grant project development schedule to align with the RAISE Capital Grant.

The original Planning Grant project completion date of July 31, 2025, was based upon an assumed National Environmental Policy Act (NEPA) Classification of a Categorical Exclusion. After review, it has been determined that an Environmental Assessment is the most likely outcome due to the potential impacts to the historical district within the project limits. Due to this, the Planning Grant project completion deadline is being extended to December 31, 2028, to complete NEPA requirements.

Milestone	Original Grant Agreement	Amendment No. 1
Planned Project Completion Date:	July 31, 2025	December 31, 2028

RECOMMENDATION

I recommend that the 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.

BUDGET IMPACT

There are no anticipated budgetary impacts because of the RAISE Infrastructure Planning Grant Amendment No. 1.

ACTION TO BE TAKEN

I respectfully request the 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.

cc: Gus Psihoyos, City Engineer
Teri Goodmann, Hawks Goodman & Associates
Nathan Kelleher, Grant, Budget/Financial Analyst
Jacob Page, Dillon Feldmann, Iowa DOT
Andrew Zimmerman, FHWA
Chandra Ravada, ECIA

F:\PROJECTS\RAISE Planning Grant 2022\Grant Agreement - FHWA\Amendment No. 1

RESOLUTION NO. _____ - 25

RESOLUTION APPROVING GRANT AGREEMENT AMENDMENT NO. 1 WITH THE U.S. DEPARTMENT OF TRANSPORTATION FOR THE AWARDED RAISE INFRASTRUCTURE PLANNING GRANT

WHEREAS, the City was awarded \$2.28 million in U.S. Department of Transportation RAISE Planning Grant funds to assist with the planning and design of multimodal transportation corridors for the project entitled “Building Bridges to Employment and Equity (B2E2)”; and

WHEREAS, the RAISE Infrastructure Planning Grant was awarded and fully executed on November 11, 2023, between the City, the Iowa Department of Transportation, and the Federal Highway Administration; and

WHEREAS, in June 2024, the City was awarded a RAISE Capital Grant to implement construction phases to complete the proposed 14th Street Railroad Overpass bridge and the multimodal transportation corridor improvements; and

WHEREAS, it was determined that an amendment to the RAISE Planning Grant Agreement was necessary to revise the Planning Grant project development schedule to align with the RAISE Capital Grant; and

WHEREAS, through Amendment No. 1, the Planning Grant project completion deadline is being extended to December 31, 2028, to complete NEPA requirements.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA, THAT:

SECTION 1. That said RAISE Planning Grant Agreement Amendment No. 1 with the U.S. Department of Transportation is hereby approved.

SECTION 2. That the Mayor be authorized and directed to execute the RAISE Planning Grant Agreement Amendment No. 1 with the U.S. Department of Transportation.

Passed, approved and adopted this 7th day of April 2025.

Attest:

Brad M. Cavanagh, Mayor

Adrienne N. Breittfelder, City Clerk

U.S. DEPARTMENT OF TRANSPORTATION

FIRST AMENDED AND RESTATED GRANT AGREEMENT UNDER THE FISCAL YEAR 2022 RAISE GRANT PROGRAM

This agreement is between the United States Department of Transportation (the “USDOT”) and the Iowa Department of Transportation (the “**Recipient**”).

This agreement reflects the selection of the Recipient to receive a RAISE Grant for the Rebuilding Bridges to Employment and Equity project.

The USDOT and Recipient executed a grant agreement on November 7, 2023 (“the Original Grant Agreement”). This agreement amends and restates in its entirety and replaces the Original Grant Agreement.

If schedule A to this agreement identifies a Designated Subrecipient, that Designated Subrecipient is also a party to this agreement, and the parties want the Designated Subrecipient to carry out the project with the Recipient’s assistance and oversight.

The parties therefore agree to amend and restate the grant agreement to read in its entirety as follows:

ARTICLE 1 GENERAL TERMS AND CONDITIONS.

1.1 General Terms and Conditions.

- (a) In this agreement, “**General Terms and Conditions**” means the content of the document titled “General Terms and Conditions Under the Fiscal Year 2022 Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program: FHWA Projects,” dated October 18, 2022, which is available at <https://www.transportation.gov/policy-initiatives/raise/raise-grant-agreements>. The General Terms and Conditions reference the information contained in the schedules to this agreement. The General Terms and Conditions are part of this agreement.
- (b) The Recipient states that it has knowledge of the General Terms and Conditions.
- (c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient’s non-compliance with the General Terms and Conditions may result in remedial action, terminating of the RAISE Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the USDOT the RAISE Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

ARTICLE 2
SPECIAL TERMS AND CONDITIONS.

There are no special terms for this award.

**SCHEDULE A
ADMINISTRATIVE INFORMATION**

1. Application.

Application Title: Building Bridges to Employment and Equity Project

Application Date: April 14, 2022

2. Recipient's Unique Entity Identifier.

See section 23.3 of the General Terms and Conditions.

3. Recipient Contact(s).

Jacob Page, P.E.
Competitive Grant & Earmark Engineer Iowa
Department of Transportation
800 Lincoln Way, Ames, IA 50010
515-233-7808
Jacob.Page@iowadot.us

4. Recipient Key Personnel.

None.

5. USDOT Project Contact(s).

Andrew Zimmerman P.E.
Transportation Engineer
FHWA Iowa Division
105 6th Street, Ames, IA 50010
515-233-7334
andrew.zimmerman@dot.gov

6. Payment System.

USDOT Payment System: FMIS

7. Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Division

8. Federal Award Identification Number.

See section 23.2 of the General Terms and Conditions.

9. Designated Subrecipient.

Designated Subrecipient: City of Dubuque, Iowa

Designated Subrecipient Project Contacts:

Robert Schiesl, P.E.
Assistant City Engineer
City of Dubuque, Iowa
City Hall, 50 W 13th Street, Dubuque, IA 52001
563-589-4270
bschiesl@cityofdubuque.org

SCHEDULE B PROJECT ACTIVITIES

1. General Project Description.

This project will design and engineer a vehicular/pedestrian overpass at the 14th Street railroad grade crossing, with complete street enhancements for an approximate 3,044-foot section of the 16th Street corridor and an approximate 2,880-foot section of the Elm Street corridor, and a new pedestrian/bike shared-use path to the Kerper Boulevard Industrial Park and Chaplain Schmitt Island.

2. Statement of Work.

- Preliminary Engineering
- Comprehensive Public Engagement and Input Process
- NEPA Studies including Environmental Analysis (EA) and associated Document Preparation
- Final Design Engineering
- Full Construction Plans

SCHEDULE C
AWARD DATES AND PROJECT SCHEDULE

1. Award Dates.

Budget Period End Date: 12/31/2029

Period of Performance End Date: See section 4.5 of the General Terms and Conditions

2. Estimated Project Schedule.

Milestone	Schedule Date
Planned Project Completion Date:	12/31/2028

3. Special Milestone Deadlines.

None.

SCHEDULE D
AWARD AND PROJECT FINANCIAL INFORMATION

1. Award Amount.

RAISE Grant Amount: \$2,280,000

2. Federal Obligation Information.

Federal Obligation Type: Single

3. Approved Project Budget.

Eligible Project Costs	
	Total
RAISE Funds:	\$ 2,280,000
Other Federal Funds:	\$ 0
<u>Non-Federal Funds:</u>	<u>\$ 2,100,000</u>
<u>Total:</u>	<u>\$ 4,380,000</u>

4. Cost Classification Table

Reserved.

5. Approved Pre-award Costs

On November 29, 2022, Iowa Department of Transportation sent a written request to the FHWA Iowa Division for advance construction (23 U.S.C. 115) authorization to begin planning/preliminary engineering. Iowa Department of Transportation requested advance construction for \$4,380,000 in RAISE Grant funds. The Division authorized advance construction on December 1, 2022.

Activities under that authorization are approved pre-award costs under 2 C.F.R. 200.458.

SCHEDULE E CHANGES FROM ORIGINAL GRANT AGREEMENT

Scope: The Environmental scope assumed NEPA Classification of Categorical Exclusion. After review, it has been determined that an Environmental Assessment is the most likely outcome due to the adverse impacts to the historical district within the project limits.

Schedule: The original planned project completion date of July 31, 2025, was based upon an assumed NEPA Classification of Categorical Exclusion. After review, it has been determined that an Environmental Assessment is the most likely outcome due to the adverse impacts to the historical district within the project limits. Due to this, the planned project completion deadline is being extended by 41 months. This roughly equates to the difference in five-year average of length of time between a Categorical Exclusion and Environmental Analysis.

The table below compares the Project milestone dates.

Milestone	Grant Agreement	Amendment #1
Planned Project Completion Date:	7/31/2025	12/31/2028

Budget: No changes.

Other: N/A.

CHANGES FROM APPLICATION

Scope: None

Schedule: Planned Project Completion Date moved from 6/30/2025 to 7/31/2025 to allow for additional time to complete the consultant procurement process through the Iowa DOT.

Budget: None

Other: None

**SCHEDULE F
RAISE PROGRAM DESIGNATIONS**

1. Urban or Rural Designation.

Urban-Rural Designation: Rural

2. Capital or Planning Designation.

Capital-Planning Designation: Planning

3. Historically Disadvantaged Community or Area of Persistent Poverty Designation.

HDC or APP Designation: Yes

4. Funding Act.

Funding Act: FY2022

SCHEDULE G
RAISE PERFORMANCE MEASUREMENT INFORMATION

Reserved.

SCHEDULE H CLIMATE CHANGE AND ENVIRONMENTAL JUSTICE IMPACTS

1. Consideration of Climate Change and Environmental Justice Impacts.

The Recipient states that rows marked with “X” in the following table are accurate:

X	The Project directly supports a Local/Regional/State Climate Action Plan that results in lower greenhouse gas emissions. <i>(Identify the plan in the supporting narrative below.)</i>
	The Project directly supports a Local/Regional/State Equitable Development Plan that results in lower greenhouse gas emissions. <i>(Identify the plan in the supporting narrative below.)</i>
	The Project directly supports a Local/Regional/State Energy Baseline Study that results in lower greenhouse gas emissions. <i>(Identify the plan in the supporting narrative below.)</i>
X	The Recipient or a project partner used environmental justice tools, such as the EJSCREEN, to minimize adverse impacts of the Project on environmental justice communities. <i>(Identify the tool(s) in the supporting narrative below.)</i>
X	The Project supports a modal shift in freight or passenger movement to reduce emissions or reduce induced travel demand. <i>(Describe that shift in the supporting narrative below.)</i>
	The Project utilizes demand management strategies to reduce congestion, induced travel demand, and greenhouse gas emissions. <i>(Describe those strategies in the supporting narrative below.)</i>
	The Project incorporates electrification infrastructure, zero-emission vehicle infrastructure, or both. <i>(Describe the incorporated infrastructure in the supporting narrative below.)</i>
	The Project supports the installation of electric vehicle charging stations. <i>(Describe that support in the supporting narrative below.)</i>
	The Project promotes energy efficiency. <i>(Describe how in the supporting narrative below.)</i>
	The Project serves the renewable energy supply chain. <i>(Describe how in the supporting narrative below.)</i>
	The Project improves disaster preparedness and resiliency <i>(Describe how in the supporting narrative below.)</i>

	The Project avoids adverse environmental impacts to air or water quality, wetlands, and endangered species, such as through reduction in Clean Air Act criteria pollutants and greenhouse gases, improved stormwater management, or improved habitat connectivity. <i>(Describe how in the supporting narrative below.)</i>
	The Project repairs existing dilapidated or idle infrastructure that is currently causing environmental harm. <i>(Describe that infrastructure in the supporting narrative below.)</i>
	The Project supports or incorporates the construction of energy- and location-efficient buildings. <i>(Describe how in the supporting narrative below.)</i>
	The Project includes recycling of materials, use of materials known to reduce or reverse carbon emissions, or both. <i>(Describe the materials in the supporting narrative below.)</i>
	The Recipient has taken other actions to consider climate change and environmental justice impacts of the Project. <i>(Describe those actions in the supporting narrative below.)</i>
	The Recipient has not yet taken actions to consider climate change and environmental justice impacts of the Project but, before beginning construction of the Project, will take relevant actions described in schedule B. <i>(Identify the relevant actions from schedule B in the supporting narrative below.)</i>
	The Recipient has not taken actions to consider climate change and environmental justice impacts of the Project and will not take those actions under this award.

2. Supporting Narrative.

The Project directly supports a Local/Regional/State Climate Action Plan that results in lower greenhouse gas emissions. *(Identify the plan in the supporting narrative below.)*

- RAISE investment will help Dubuque make significant progress toward achieving its climate change mitigation goals as outlined in the [City's 2020 Climate Action Plan](#). The project aligns with the plan's goal to reduce vehicle miles traveled (VMT) by 10% by 2030. To help achieve this goal, the plan calls for transforming 25% of local roads into Complete Streets and increasing public transit ridership. Complete Streets and a connected system of transit, bike, and pedestrian infrastructure will also contribute to Dubuque's goal of a 34% reduction in greenhouse gas emissions by 2030.

The Project supports a modal shift in freight or passenger movement to reduce emissions or reduce induced travel demand. *(Describe that shift in the supporting narrative below.)*

- The proposed RAISE project will improve multimodal circulation, enhance pedestrian and biking opportunities, decrease VMT, reduce crashes, curb greenhouse gas emissions, and provide equitable transportation access to minority and low-income residents.
- The 14th Street, 16th Street and Elm Street corridors will be redesigned to expand walking, biking, and transit facilities. Key environmental benefits will include less idling through the new railroad overpass which will reduce train-related delays and through roundabouts; and decreased VMT, transportation-related air pollution, and greenhouse gas emissions by making sidewalks and streets safer for bicyclists and pedestrians, thereby increasing the number of residents who use non-vehicular modes for travel.

The Recipient or a project partner used environmental justice tools, such as the EJSCREEN, to minimize adverse impacts of the Project on environmental justice communities. *(Identify the tool(s) in the supporting narrative below.)*

- Dubuque's North End, Point, and Washington neighborhoods are identified as environmental justice areas of concern. According to the EPA's EJSCREEN tool, this area ranges between the 88th and 92nd percentiles for Iowa environmental indicators, and between the 61st and 72nd percentiles nationally, associated with vehicle-generated pollution. The project directly supports residents living in the North End, Point and Washington neighborhoods by providing safe streets, sidewalks, and bike lanes for travel.

SCHEDULE I
RACIAL EQUITY AND BARRIERS TO OPPORTUNITY

1. Efforts to Improve Racial Equity and Reduce Barriers to Opportunity.

The Recipient states that rows marked with “X” in the following table are accurate:

X	A racial equity impact analysis has been completed for the Project. <i>(Identify a report on that analysis or, if no report was produced, describe the analysis and its results in the supporting narrative below.)</i>
	The Recipient or a project partner has adopted an equity and inclusion program/plan or has otherwise instituted equity-focused policies related to project procurement, material sourcing, construction, inspection, hiring, or other activities designed to ensure racial equity in the overall delivery and implementation of the Project. <i>(Identify the relevant programs, plans, or policies in the supporting narrative below.)</i>
	The Project includes physical-barrier-mitigating land bridges, caps, lids, linear parks, and multimodal mobility investments that either redress past barriers to opportunity or that proactively create new connections and opportunities for underserved communities that are underserved by transportation. <i>(Identify the relevant investments in the supporting narrative below.)</i>
	The Project includes new or improved walking, biking, and rolling access for individuals with disabilities, especially access that reverses the disproportional impacts of crashes on people of color and mitigates neighborhood bifurcation. <i>(Identify the new or improved access in the supporting narrative below.)</i>
	The Project includes new or improved freight access to underserved communities to increase access to goods and job opportunities for those underserved communities. <i>(Identify the new or improved access in the supporting narrative below.)</i>
	The Recipient has taken other actions related to the Project to improve racial equity and reduce barriers to opportunity. <i>(Describe those actions in the supporting narrative below.)</i>
	The Recipient has not yet taken actions related to the Project to improve racial equity and reduce barriers to opportunity but, before beginning construction of the Project, will take relevant actions described in schedule B. <i>(Identify the relevant actions from schedule B in the supporting narrative below.)</i>
	The Recipient has not taken actions related to the Project to improve racial equity and reduce barriers to opportunity and will not take those actions under this award.

2. Supporting Narrative.

A racial equity impact analysis has been completed for the Project. (*Identify a report on that analysis or, if no report was produced, describe the analysis and its results in the supporting narrative below.*)

- RAISE investment in Dubuque's transportation infrastructure will build on efforts already undertaken to improve equity and reduce barriers to opportunity for minority residents, particularly those living in and adjacent to the project area. Based on U.S. Census data, the [2021 Dubuque Equitable Poverty Reduction and Prevention Plan](#) notes that a staggering 56.1% of Black residents live in poverty, compared to 13.2% for White residents, and experience unemployment at a rate four times higher than Whites. The highest median household income among Black Dubuque's is found in Census Tract 5 with a value of only \$22,059, followed by Census Tract 1 with a value of \$21,382.
- RAISE investment will help ameliorate these inequities by reducing obstacles that systematically and structurally block individuals from equal access to economic opportunities. The project's interconnected Complete Streets components will enhance safe access to key job centers and critical community resources, including the Crescent Community Health Center and the nearest grocery store on Elm Street, and reduce the negative impacts of automobile dependency for minority residents living in and around the project area. Potential new development may also provide a second grocery option for the neighborhood.

SCHEDULE J LABOR AND WORK

1. Efforts to Support Good-Paying Jobs and Strong Labor Standards

The Recipient states that rows marked with “X” in the following table are accurate:

	The Recipient or a project partner has adopted the use of project labor agreements in the overall delivery and implementation of the Project. <i>(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)</i>
	The Recipient or a project partner has adopted the use of local and economic hiring preferences in the overall delivery and implementation of the Project, subject to all applicable State and local laws, policies, and procedures. <i>(Describe the relevant provisions in the supporting narrative below.)</i>
	The Recipient or a project partner has adopted the use of registered apprenticeships in the overall delivery and implementation of the Project. <i>(Describe the use of registered apprenticeship in the supporting narrative below.)</i>
	The Recipient or a project partner will provide training and placement programs for underrepresented workers in the overall delivery and implementation of the Project. <i>(Describe the training programs in the supporting narrative below.)</i>
	The Recipient or a project partner will support free and fair choice to join a union in the overall delivery and implementation of the Project by investing in workforce development services offered by labor-management training partnerships or setting expectations for contractors to develop labor-management training programs. <i>(Describe the workforce development services offered by labor-management training partnerships in the supporting narrative below.)</i>
	The Recipient or a project partner will provide supportive services and cash assistance to address systemic barriers to employment to be able to participate and thrive in training and employment, including childcare, emergency cash assistance for items such as tools, work clothing, application fees and other costs of apprenticeship or required pre-employment training, transportation and travel to training and work sites, and services aimed at helping to retain underrepresented groups like mentoring, support groups, and peer networking. <i>(Describe the supportive services and/or cash assistance provided to trainees and employees in the supporting narrative below.)</i>

	The Recipient or a project partner has documented agreements or ordinances in place to hire from certain workforce programs that serve underrepresented groups. <i>(Identify the relevant agreements and describe the scope of activities they cover in the supporting narrative below.)</i>
x	The Recipient or a project partner participates in a State/Regional/Local comprehensive plan to promote equal opportunity, including removing barriers to hire and preventing harassment on work sites, and that plan demonstrates action to create an inclusive environment with a commitment to equal opportunity, including: a. affirmative efforts to remove barriers to equal employment opportunity above and beyond complying with Federal law; b. proactive partnerships with the U.S. Department of Labor's Office of Federal Contract Compliance Programs to promote compliance with EO 11246 Equal Employment Opportunity requirements; c. no discriminatory use of criminal background screens and affirmative steps to recruit and include those with former justice involvement, in accordance with the Fair Chance Act and equal opportunity requirements; d. efforts to prevent harassment based on race, color, religion, sex, sexual orientation, gender identity, and national origin; e. training on anti-harassment and third-party reporting procedures covering employees and contractors; and f. maintaining robust anti-retaliation measures covering employees and contractors. <i>(Describe the equal opportunity plan in the supporting narrative below.)</i>
	The Recipient has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. <i>(Describe those actions in the supporting narrative below.)</i>
	The Recipient has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the Project, will take relevant actions described in schedule B. <i>(Identify the relevant actions from schedule B in the supporting narrative below.)</i>
	The Recipient has not taken actions related to the Project to improving good-paying jobs and strong labor standards and will not take those actions under this award.

2. Supporting Narrative.

The Recipient or a project partner participates in a State/Regional/Local comprehensive plan to promote equal opportunity, including removing barriers to hire and preventing harassment on work sites, and that plan demonstrates action to create an inclusive environment with a commitment to equal opportunity, including:

- a. affirmative efforts to remove barriers to equal employment opportunity above and beyond complying with Federal law;**
- b. proactive partnerships with the U.S. Department of Labor’s Office of Federal Contract Compliance Programs to promote compliance with EO 11246 Equal Employment Opportunity requirements;**
- c. no discriminatory use of criminal background screens and affirmative steps to recruit and include those with former justice involvement, in accordance with the Fair Chance Act and equal opportunity requirements;**
- d. efforts to prevent harassment based on race, color, religion, sex, sexual orientation, gender identity, and national origin;**
- e. training on anti-harassment and third-party reporting procedures covering employees and contractors; and**
- f. maintaining robust anti-retaliation measures covering employees and contractors.**

(Describe the equal opportunity plan in the supporting narrative below.)

The City of Dubuque is a member of the Dubuque Metropolitan Area Transportation Study (DMATS), which has a comprehensive Title VI plan to promote equal opportunity employment.

The Iowa Department of Transportation, as lead oversees of the DMATS transportation planning process, required a separate and standardized Title VI Plan for the agency. As part of their grant agreements, DMATS agrees to Federal certifications and assurances, which include the Title VI program.

The Recipient will ensure the City will conduct or facilitate training programs on Title VI issues and regulations for employees, and facilitate Title VI training for appropriate staff, contractors, and subrecipients. A summary of the training conducted will be documented.

The Recipient will also ensure public service announcements or notices are posted of proposed planning related hearings, meetings, or the formation of public advisory boards in newspapers or other media reaching the affected community. The Recipient will further ensure the full utilization of available minority publications or media; and, where appropriate, provide written or verbal information in languages other than English.

Title VI text will be included in all Request for Proposals and Contracts.

The DMATS full plan can be reached at the following link:

[DMATS Title VI Plan](#)

[DMATS FY 2024 Transportation Planning Work](#)

In March 2023, the Iowa Department of Transportation (Iowa DOT) Civil Rights Division performed a compliance audit of the City of Dubuque Title VI Sub-Recipient program. The City’s Title VI procedures and processes meet the Iowa DOT and FHWA requirements and are being carried out in accordance with governing regulations, policies, and procedures as they relate to transportation activities.

The City’s Transportation Title VI Program can be reached at the following link:

[City of Dubuque Transportation Title VI Program](#)

RECIPIENT SIGNATURE PAGE

The Recipient, intending to be legally bound, is signing this agreement on the date stated opposite that party's signature.

IOWA DEPARTMENT OF TRANSPORTATION

_____	By: _____
Date	Signature of Recipient's Authorized Representative
	Sarah Okerlund, P.E
	_____ Name
	Acting Director, Local Systems Bureau
	_____ Title

DESIGNATED SUBRECIPIENT SIGNATURE PAGE

The Designated Subrecipient, intending to be legally bound, is signing this agreement on the date stated opposite that party's signature.

CITY OF DUBUQUE, IOWA

_____	By: _____
Date	Signature of Designated Subrecipient's Authorized Representative
	Brad M. Cavanagh
	_____ Name
	Mayor
	_____ Title

USDOT SIGNATURE PAGE

The USDOT, intending to be legally bound, is signing this agreement on the date stated opposite that party's signature.

UNITED STATES DEPARTMENT OF TRANSPORTATION

_____	By: _____
Date	Signature of USDOT's Authorized Representative
	Timothy C. Marshall, P.E

	Name
	FHWA Iowa Division Administrator

	Title

**City of Dubuque
City Council**

CONSENT ITEMS # 11.

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

SUMMARY: 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)

ATTACHMENTS:

1. MVM Memo
2. 1 hardie row ded plat memo
3. 2 resolution accepting row ded hardie
4. 3 hardie row dediction plat signed 03312025

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

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

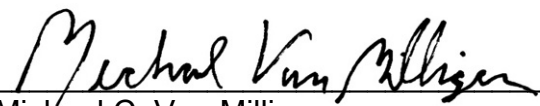
DATE: April 1, 2025

City Engineer Gus Psihoyos is 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.

In accordance with the Development Agreement between the City of Dubuque and property owner Switch Development at JFK, LLC, the additional right of way at the intersection needs to be platted. The platting of this additional area has been coordinated with Switch Development at JFK, LLC and they have signed and consented to the plat.

The City of Dubuque Engineering Department has prepared an acquisition plat to provide the right of way area. The area being platted will be dedicated to the public for street and utility purposes.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Nate Kieffer, PLS

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: March 31, 2025

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

INTRODUCTION

This memo provides information regarding the platting and acceptance of additional right of way at the intersection of JFK Rd. and West 32nd St. This is pursuant to Resolution 36-23 approving a Development Agreement between the City of Dubuque and Switch Development at JFK, LLC for off-site intersection improvements at JFK Rd. and West 32nd St. related to the proposed office and commercial development on the south side of said intersection.

BACKGROUND

Pursuant to Resolution No. 36-23, the City of Dubuque and property owner Switch Development at JFK, LLC entered into an agreement on this project. As part of that agreement, Switch Development at JFK, LLC. agreed to dedicate to the City the additional right of way needed to accommodate intersection improvements at the intersection of JFK Rd. and West 32nd St. The recently constructed intersection improvements include turning lanes, mast arms and signal heads, and associated curb ramp improvements.

DISCUSSION

In accordance with the agreement, the additional right of way of at the intersection needs to be platted. The platting of this additional area has been coordinated with Switch Development at JFK, LLC and they have signed and consented to the plat.

The City of Dubuque Engineering Department has prepared an acquisition plat to provide the right of way area. The area being platted will be dedicated to the public for street and utility purposes.

RECOMMENDATION

I recommend that the City Council approve 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 by the adoption of the attached resolution.

ACTION TO BE TAKEN

I respectfully request approval of the Acquisition Plat for improvements at the intersection, and acceptance of the dedication of said lot for Right of Way for street and utility purposes, through the adoption of the enclosed resolution.

Prepared by: Nate Kieffer, PLS

Prepared by: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, IA 52001 (563) 589-4270
Return to: Nate Kieffer, City of Dubuque, 50 W. 13th Street, Dubuque, IA 52001 (563) 589-4270

RESOLUTION NO. ____-25

APPROVING THE ACQUISITION PLAT OF LOT 1A OF SWITCH DEVELOPMENT @ JFK NO. 3, IN THE CITY OF DUBUQUE, IOWA

Whereas, there has been presented to the City Council of the City of Dubuque, Iowa, an Acquisition Plat dated January 16, 2025 prepared by The City of Dubuque Engineering Department describing Lot 1A of Switch Development @ JFK No. 3, in the City of Dubuque, Iowa; and

Whereas, said plat conforms to the laws and statutes pertaining thereto; and

Whereas, upon said plat appears Lot 1A, which Switch Development at JFK, LLC by said plat has dedicated to the public forever.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. That the plat dated January 16, 2025 prepared by The City of Dubuque Engineering Department, relative to the real estate hereinabove described be and the same is hereby approved, and the Mayor and City Clerk be and they are hereby authorized and directed to execute said plat and on behalf of the City of Dubuque, Iowa.

Section 2. That the dedication of Lot 1A of Switch Development @ JFK No. 3, in the City of Dubuque, Iowa, for Right of Way for street and utility purposes, as it appears on said Acquisition Plat, be and the same are hereby accepted.

Section 3. That the City Clerk be and is hereby authorized and directed to file said plat and certified copy of this resolution in the office of the Recorder, in and for Dubuque County, Iowa.

Passed, approved and adopted this 7th day of April 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

INDEX LEGEND
Location: Lot 1 of Switch Development @ JFK No. 3 in the City of Dubuque, Iowa, NE 1/4 of Sec. 16, T89N, R2E
Requestor: City of Dubuque
Proprietor: Switch Development at JFK, LLC
Surveyor: Russell N. Kieffer
Company: City of Dubuque

Prepared By: City of Dubuque Address: 50 West 13th St., Dubuque, IA 52001 Ph: 563-589-4270

**CITY OF DUBUQUE
ACQUISITION PLAT**

COUNTY DUBUQUE PARCEL NO. JOB NO.
PROJECT JFK & 32ND SIGNALIZATION SECTION 16 TWP 89N RANGE 2E
ROW-FEE 0.230 AC EXIST. ROAD PERM. EASEMT
LEGAL DESCRIPTION LOT 1 OF SWITCH DEVELOPMENT @ JFK NO. 3
OWNER SWITCH DEVELOPMENT AT JFK, LLC

LOT 1 OF
HELEN E. AND
MARY H.
STEWART
SUBDIVISION,
PLAT NO. 2

YELLOW
TURNER
CAP

YELLOW
4016
CAP

POINT OF BEGINNING
NORTHWEST CORNER
OF LOT 1, SWITCH
DEVELOPMENT @ JFK
NO. 3

WEST LINE
OF LOT 1

**LOT 1A OF SWITCH
DEVELOPMENT
@ JFK NO. 3**
10,016 SQ. FT., 0.230 AC

BLOCK 3 OF
ARBOR ESTATES
PER INSTRUMENT
#3971-04

W. 32ND STREET
(R.O.W. WIDTH VARIES)

LOT 1 OF ARBOR
ESTATES #2
PER INSTRUMENT
#2015-4670

JOHN F. KENNEDY ROAD
(R.O.W. WIDTH VARIES)

YELLOW
14417

EXISTING
SOUTH RIGHT
OF WAY LINE

LOT 1 OF SWITCH
DEVELOPMENT @
JFK NO. 3
PER INSTRUMENT
#2025-2677

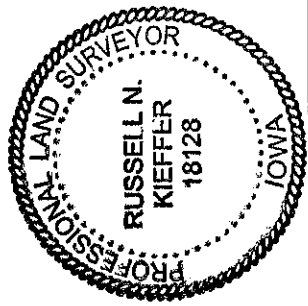
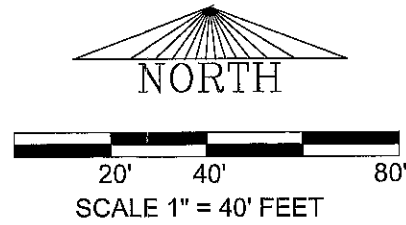
ALUMINUM
D.O.T.
CAP

LEGEND

- FOUND 5/8" IRON REBAR W/ CAP AS NOTED
- FOUND 1/2" IRON REBAR W/ CAP AS NOTED
- ▲ FOUND MAG NAIL
- ⊠ FOUND CUT X IN CONCRETE
- SET 5/8" IRON REBAR W/ YELLOW CAP 18128
- R.O.W. (100.00') RIGHT OF WAY
- RECORD DIMENSION
- PROPOSED ACQUISITION LINE
- - - EXISTING RIGHT OF WAY LINE
- EXISTING LOT LINE

NOTES:

- ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF
- PROPRIETOR OF ABOVE DESCRIBED LOT: SWITCH DEVELOPMENT AT JFK, LLC
- SURVEY REQUESTED BY: CITY OF DUBUQUE
- TOTAL AREA OF PERIMETER SURVEYED IS 10,016 SQUARE FEET (0.230 ACRES)
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD
- DATE OF SURVEY: 2-8-2023



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.
For the City of Dubuque

Russell N. Kieffer
Russell N. Kieffer
Iowa Lic. No. 18128
My license renewal date is December 31, 2026
Pages or sheets covered by this plat: PAGES 1 & 2 ONLY



2007 2012
2013 2017
2019

CITY OF DUBUQUE
ENGINEERING DEPARTMENT
CITY HALL, 50 WEST 13TH STREET
DUBUQUE, IA 52001-4864
PHONE (563) 589-4270 FAX (563) 589-4205
Drawn By: JKB Approved By: RNK Date: 03-20-25
LOT 1A OF SWITCH DEVELOPMENT @ JFK NO. 3
IN THE CITY OF DUBUQUE, IOWA
C.I.P. Number: 1 of 5

SURVEYOR'S CERTIFICATE

PROPERTY DESCRIPTION

Lot 1A of Switch Development @ JFK No.3, in the City of Dubuque, Iowa

A part of Lot 1 of Switch Development @ JFK No.3, in the City of Dubuque, Iowa, more particularly described as follows:

Beginning at the Northwest Corner of Lot 1 of Switch Development @ JFK No. 3, in the City of Dubuque, Iowa;

Thence South 70 Degrees 55 Minutes 47 Seconds East a distance of 230.81 feet;

Thence South 23 Degrees 51 Minutes 16 Seconds West a distance of 38.47 feet to the south right of way line of John F. Kennedy Road;

Thence South 49 Degrees 41 Minutes 20 Seconds East along said right of way line a distance of 71.80 feet;

Thence North 63 Degrees 47 Minutes 57 Seconds West a distance of 286.86 feet to the west line of Lot 1 of Switch Development @ JFK No. 3;

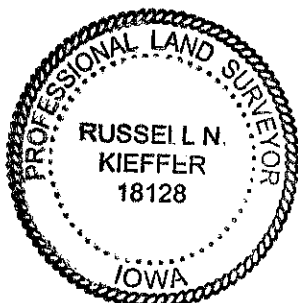
Thence North 00 Degrees 05 Minutes 25 Seconds East along said west line a distance of 9.43 feet to said south right of way line;

Thence continuing North 00 Degrees 05 Minutes 25 Seconds East along said west line a distance of 20.96 feet to the Point of Beginning, containing 10,016 square feet (0.230 acres), more or less, and is subject to easements, reservations, restrictions and rights of way of record and not of record.

The above-described parcel shall hereinafter be known as **Lot 1A of Switch Development @ JFK No.3, in the City of Dubuque, Iowa.**

The above described lot(s) were surveyed and platted for right-of-way purposes, the plat of which is attached hereto and made a part of this certificate. All monuments were placed or shall be placed within one year from the date this plat is recorded.

I hereby certify that this land surveying document was prepared and the related survey work was performed by me, or under my direct personal supervision, and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.



Russell N. Kieffer

Date 03-20-2025

Russell N. Kieffer, P.L.S. No. 18128

My license renewal date is Dec. 31, 2026

Pages on sheets covered by this seal: this sheet only

PLANNING SERVICES

Dubuque, Iowa _____, 2025

The foregoing acquisition plat of **Lot 1A of Switch Development @ JFK No. 3, in the City of Dubuque, Iowa**, in the City of Dubuque or within the two-mile jurisdiction of the City of Dubuque, Iowa, as defined under Section 354 of the Code of Iowa, has been reviewed by the City Planner, (or designee) of the City of Dubuque in accordance with Chapter 42 of the City of Dubuque Code of Ordinances, and said approval has been endorsed herein on the date first written above.

Wally Wernimont, Manager
Planning Services
City of Dubuque, Iowa

CITY OF DUBUQUE, IOWA

Dubuque, Iowa _____, 2025

The undersigned, Brad M. Cavanagh, Mayor and Adrienne N. Breitfelder, Clerk of the City of Dubuque, Iowa, do hereby certify that the foregoing acquisition plat of **Lot 1A of Switch Development @ JFK No. 3, in the City of Dubuque, Iowa** to the public for street and utility purposes, as appears heretofore has been filed on _____ day of _____, 2025 as Resolution # _____ in the office of the City Clerk of Dubuque, Iowa and that the City Council of the City of Dubuque, Iowa approves said plat.

Mayor of the City of Dubuque, IA

Clerk of the City of Dubuque, IA

COUNTY AUDITOR

Dubuque, Iowa _____, 2025

The foregoing acquisition plat of **Lot 1A of Switch Development @ JFK No. 3, in the City of Dubuque, Iowa** was entered of record in the office of the Dubuque County Auditor this _____ of _____, 2025. We approve the subdivision name or title shown hereon to be recorded.

Kevin Dragotto
Dubuque County Auditor

CITY ASSESSOR

Dubuque, Iowa _____, 2025

The foregoing acquisition plat of **Lot 1A of Switch Development @ JFK No. 3, in the City of Dubuque, Iowa** was entered of record in the office of the Dubuque County Assessor this _____ of _____, 2025.

Troy Patzner
Dubuque City Assessor

RECORDER'S CERTIFICATE

Dubuque, Iowa _____, 2025

The foregoing acquisition plat of **Lot 1A of Switch Development @ JFK No. 3, in the City of Dubuque, Iowa** has been reviewed by the Dubuque County Recorder.

Karol Kennedy
Recorder of Dubuque County

**City of Dubuque
City Council**

CONSENT ITEMS # 12.

ITEM TITLE:	Iowa Department of Transportation PCC Patching Project Notifications
SUMMARY:	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
ATTACHMENTS:	
	1. Correspondence
	2. Correspondence
	3. Correspondence

March 18, 2025

Ref: MP-020-6(714)283--76-28

Dear City Council:

This is official notification to your City Council that the Iowa Department of Transportation (DOT) proposes to let the project as referenced above on March 18, 2025. This project, or a portion thereof, lies within your city. The project is proposed for construction during 2025 and will consist of PCC patching on US-20 from the City of Delaware to the State of Illinois.

The work will be done in accord with the current Form 810034 "Agreement for Primary Road Extension Maintenance and Operation". Project costs will be paid from the Primary Road Fund and no charges will be made against the city.

The contract will be administered by the Manchester Resident Construction Engineer's Office. If the City would like to be notified of the preconstruction meeting schedule, contractor's proposed work schedule, or has any other questions and/or concerns, please contact Hugh Holak, P.E., Resident Construction Engineer of the Manchester RCE Office by calling 563-927-2397, or by email at hugh.holak@iowadot.us

We would appreciate this project notification being included on your next City Council meeting agenda as a matter of information for the Council members. If you have any questions concerning the work involved, please contact this office as soon as possible to expedite any possible changes.

Sincerely yours,



Jesse Tibodeau, P.E.
Assistant District Engineer

JLT:JWP

To: Erin Learn, City Clerk, City of Delaware

Trisha Maers, City Clerk, City of Dyersville

Korissa Tuegel, City Clerk, City of Farley

Janet Berger, City Clerk, City of Epworth

Marci Winkelman, City Clerk, City of Peosta

Adrienne Breitfelder, City Clerk, City of Dubuque

Cc: Jim Schnoebelen, P.E., Iowa DOT District Engineer, District 6

Jesse Tibodeau, P.E., Iowa DOT Assistant District Engineer, District 6

Danielle Alvarez, P.E., Iowa DOT District Construction Engineer, District 6

Hugh Holak P.E., Manchester Resident Construction Engineer, Manchester RCE Office
Brian Stelken, Iowa DOT Engineering Tech Senior, Manchester RCE Office
Diane Recker, Iowa DOT Engineering Office Assistant, Manchester RCE Office
Seth Kjormoe, Iowa DOT Area Engineer, District 6 Office

March 18, 2025

Ref: MP-061-6(719)175--76-31

Dear City Council:

This is official notification to your City Council that the Iowa Department of Transportation (DOT) proposes to let the project as referenced above on March 18, 2025. This project, or a portion thereof, lies within your city. The project is proposed for construction during 2025 and will consist of PCC patching on US-61 from the Jackson County Line to the State of Wisconsin.

The work will be done in accord with the current Form 810034 "Agreement for Primary Road Extension Maintenance and Operation". Project costs will be paid from the Primary Road Fund and no charges will be made against the city.

The contract will be administered by the Manchester Resident Construction Engineer's Office. If the City would like to be notified of the preconstruction meeting schedule, contractor's proposed work schedule, or has any other questions and/or concerns, please contact Hugh Holak, P.E., Resident Construction Engineer of the Manchester RCE Office by calling 563-927-2397, or by email at hugh.holak@iowadot.us

We would appreciate this project notification being included on your next City Council meeting agenda as a matter of information for the Council members. If you have any questions concerning the work involved, please contact this office as soon as possible to expedite any possible changes.

Sincerely yours,



Jesse Tibodeau, P.E.
Assistant District Engineer

JLT:JWP

To: Karla Mahoney, City Clerk, City of Zwingle

Adrienne Breitfelder, City Clerk, City of Dubuque

Cc: Jim Schnoebelen, P.E., Iowa DOT District Engineer, District 6

Jesse Tibodeau, P.E., Iowa DOT Assistant District Engineer, District 6

Danielle Alvarez, P.E., Iowa DOT District Construction Engineer, District 6

Hugh Holak P.E., Manchester Resident Construction Engineer, Manchester RCE Office

Brian Stelken, Iowa DOT Engineering Tech Senior, Manchester RCE Office

Diane Recker, Iowa DOT Engineering Office Assistant, Manchester RCE Office

Seth Kjormoe, Iowa DOT Area Engineer, District 6 Office

March 18, 2025

Ref: NHSN-151-3(181)--2R-57

Dear City Council:

This is official notification to your City Council that the Iowa Department of Transportation (DOT) proposes to let the project as referenced above on March 18, 2025. This project, or a portion thereof, lies within your city. The project is proposed for construction during 2025 and will consist of PCC patching on US-151 from IA-13 to US-61.

The work will be done in accord with the current Form 810034 "Agreement for Primary Road Extension Maintenance and Operation". Project costs will be paid from the Primary Road Fund and no charges will be made against the city.

The contract will be administered by the Manchester Resident Construction Engineer's Office. If the City would like to be notified of the preconstruction meeting schedule, contractor's proposed work schedule, or has any other questions and/or concerns, please contact Hugh Holak, P.E., Resident Construction Engineer of the Manchester RCE Office by calling 563-927-2397, or by email at hugh.holak@iowadot.us

We would appreciate this project notification being included on your next City Council meeting agenda as a matter of information for the Council members. If you have any questions concerning the work involved, please contact this office as soon as possible to expedite any possible changes.

Sincerely yours,



Jesse Tibodeau, P.E.
Assistant District Engineer

JLT:JWP

To: Rachel Bolender, City Clerk, City of Marion

Dee Wagaman, City Clerk, City of Springville

Jeana Less-David, City Clerk, City of Anamosa

Sally Hinrichsen, City Clerk, City of Monticello

Samie Simon, City Clerk, City of Cascade

Adrienne Breitfelder, City Clerk, City of Dubuque

Cc: Jim Schnoebelen, P.E., Iowa DOT District Engineer, District 6

Jesse Tibodeau, P.E., Iowa DOT Assistant District Engineer, District 6

Danielle Alvarez, P.E., Iowa DOT District Construction Engineer, District 6

Hugh Holak P.E., Manchester Resident Construction Engineer, Manchester RCE Office

Brian Stelken, Iowa DOT Engineering Tech Senior, Manchester RCE Office

Diane Recker, Iowa DOT Engineering Office Assistant, Manchester RCE Office

Tom Storey, Iowa DOT Area Engineer, District 6 Office

Seth Kjormoe, Iowa DOT Area Engineer, District 6 Office

**City of Dubuque
City Council**

CONSENT ITEMS # 13.

ITEM TITLE: Signed Contract(s)

SUMMARY: 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:

ATTACHMENTS:

1. City of Dubuque (Offtaker) Consent and Estoppel

OFFTAKER CONSENT AND ESTOPPEL CERTIFICATE

To: Decorah Bank and Trust Company

Re: Solar License and Power Purchase dated August 1, 2011 (the “PPA”) by and between Eagle Point Energy – 1, LLC (“EP”), and the City of Dubuque, Iowa (“City”) with respect to a certain solar energy conversion facility, which includes a proposed assignment (the “Assignment”) of EP’s interest in the PPA to KMDE, LLC, an Iowa limited liability company (“KMDE”)

City understands that EP will be selling said solar energy conversion facility and all its right, title, and interest in and to the PPA (the “Business”) to KMDE, and as a result, KMDE will acquire EP’s right, title and interest in, to and under the PPA, and has requested certain information from City relative to the PPA.

Therefore, with respect to the PPA, City hereby certifies to KMDE, as of the date hereof, as follows:

1. The PPA:
 - (a) is in full force and effect;
 - (b) has not been modified, supplemented or amended since its original execution;
 - (c) constitutes the entire understanding between City and EP with respect to the PPA; and
 - (d) has been duly executed and delivered on behalf of City pursuant to the proper authority therefor and constitutes a legally valid instrument, binding and enforceable against City in accordance with its terms.
2. The commencement date of the PPA was August 1, 2011, and the current term of the PPA expires twenty-five years from the commence date of the PPA.
3. There are no existing defaults on the part of City or, to City's knowledge, EP under the PPA; neither party to the PPA has delivered any notice of default to the other; and, to City's knowledge, no event has occurred that, with the giving of notice or the passage of time or both, would constitute a default under the PPA except the following (if none, state “none”): None.
4. To the extent required under the terms of the PPA, City acknowledges and consents to KMDE’s acquisition of substantially all of the assets related to the Business of EP, including the assignment of the PPA from EP to KMDE.

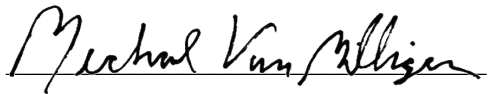
The statements contained herein may be relied upon by KMDE and EP. City acknowledges that KMDE may show copies of this City Consent and Estoppel Certificate (this “Certificate”) to

City Consent and
Estoppel Certificate

third parties who are interested in the matters covered by this Certificate and agrees that said third parties may also rely upon this Certificate. This Certificate shall be binding upon City and its successors and assigns.

DATED this 25th day of March, 2025.

CITY OF DUBUQUE, IOWA

By: 

Printed name: Michael C. Van Milligen

Title: City Manager

14545556

**City of Dubuque
City Council**

CONSENT ITEMS # 14.

ITEM TITLE:	Improvement Contracts / Performance, Payment, and Maintenance Bonds
SUMMARY:	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

ATTACHMENTS:

1. Southgate Drive Sanitary Sewer Improvement Project - Signed Contract Bond
2. ImOn Arena Dehumidification System Upgrade Project - Signed Contract Bond

PUBLIC IMPROVEMENT CONTRACT**SECTION 00500****SOUTHGATE DRIVE SANITARY SEWER IMPROVEMENT PROJECT**

THIS IMPROVEMENT CONTRACT (the Contract), made in triplicate, dated for references purposes the 5th day of March, 2025 between the City of Dubuque, Iowa, by its City Manager, through authority conferred upon the City Manager by its City Council (City), and Tschiggfrie Excavating Co. (Contractor).

For and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

CONTRACTOR AGREES:

1. To furnish all material and equipment and to perform all labor necessary for the **SOUTHGATE DRIVE SANITARY SEWER IMPROVEMENT PROJECT.**
2. CONTRACT DOCUMENTS
 - A. The Contract Documents consist of the following:
 1. Project Title Page (Section 00100).
 2. Project Directory Page (Section 00101).
 3. This Public Improvement Contract (Section 00500).
 4. Performance, Payment, and Maintenance Bond (Section 00600).
 5. Out-of-State Contractor Bond (Section 00610).
 6. Other Bonds:
 - a. ____ (Bond Name) ____ (pages ____ to ____, inclusive).
 - b. ____ (Bond Name) ____ (pages ____ to ____, inclusive).
 - c. ____ (Bond Name) ____ (pages ____ to ____, inclusive).
 7. The Iowa Statewide Urban Design And Specifications (SUDAS) 2023 Edition.
 8. CITY OF DUBUQUE Supplemental Specifications 2023 Edition.
 9. Other Standard and Supplementary Specifications as listed on the Title Page of the Contract Document Manual.
 10. Special Provisions included in the project Contract Document Manual.
 11. Drawings – Sheet No. ____ through No. ____ (00 pages) or drawings consisting of sheets bearing the following general title:
ALL

 12. Addenda (numbers ____ to ____, inclusive).
 13. Insurance Provisions and Requirements (Section 00700).
 14. Sales Tax Exemption Certificate (Section 00750).
 15. Site Condition Information (Section 00775).
 16. Construction Schedule and Agreed Cost of Delay (Section 00800).

SECTION 00500

Page 2 of 6

- ~~17. Erosion Control Certificate (Section 00900). NA~~
18. Consent Decree (Section 01000).
19. Other Project Information and Permits (Sections 01100).
20. Exhibits to this Contract (enumerated as follows):
 - a. Contractor's Bid (pages ____ to ____ inclusive).
 - b. Bidder Status Form (Section 00460).
 - c. The following documentation that must be submitted by Contractor prior to Notice of Award.
 - i. Contractor Background Information Form (Section 00471)
 - ii. _____
 - iii. _____
21. The following which may be delivered or issued on or after the Effective Date of the Agreement:
 - a. Notice to Proceed (Section 00850).
 - b. Project Certification Page (Section 00102).
 - c. Change Orders (Not attached to this agreement).

There are no other Contract Documents. The Contract Documents may only be amended, modified, or supplemented as provided in General Conditions.

3. All materials used by the Contractor in the Project must be of the quality required by the Contract Documents and must be installed in accordance with the Contract Documents.
4. The Contractor must remove any materials rejected by the City as defective or improper, or any of said work condemned as unsuitable or defective, and the same must be replaced or redone to the satisfaction of the City at the sole cost and expense of the Contractor.
5. Five percent (5%) of the Contract price will be retained by the City for a period of thirty (30) days after final completion and acceptance of the Project by the City Council to pay any claim by any party that may be filed for labor and materials done and furnished in connection with the performance of this Contract and for a longer period if such claims are not adjusted within that thirty (30) day period, as provided in Iowa Code Chapter 573 or Iowa Code Chapter 26. The City will also retain additional sums to protect itself against any claim that has been filed against it for damages to persons or property arising through the prosecution of the work and such sums will be held by the City until such claims have been settled, adjudicated or otherwise disposed of.
6. The Contractor has read and understands the Contract Documents herein referred to and agrees not to plead misunderstanding or deception related to estimates of quantity, character, location or other conditions for the Project.
7. In addition to any warranty provided for in the specifications, the Contractor must also fix any other defect in any part of the Project, even if the Project has been accepted and fully paid for by the City. The Contractor's maintenance bond will be security for a period of two years after the issuance of the Certificate of Substantial Completion.

8. The Contractor must fully complete the Project under this Contract on or before the date indicated in the Construction Schedule and Agreed Cost of Delay Section of the Contract Documents.
9. **INDEMNIFICATION FROM THIRD PARTY CLAIMS.** To the fullest extent permitted by law, Contractor shall defend, indemnify and hold harmless City, its officers and employees, from and against all claims, damages, losses and expenses claimed by third parties, but not including any claims, damages, losses or expenses of the parties to this Contract, including but not limited to attorneys' fees, arising out of or resulting from performance of this Contract, provided that such claim, damages, loss or expense is attributable to bodily injury, sickness, disease or death, or injury to or destruction of property, including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of Contractor, or anyone directly or indirectly employed by Contractor or anyone for whose acts Contractor may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder.
10. The Contractor hereby represents and guarantees that it has not, nor has any other person for or in its behalf, directly or indirectly, entered into any arrangement or Contract with any other Bidder, or with any public officer, whereby it has paid or is to pay any other Bidder or public officer any sum of money or anything of value whatever in order to obtain this Contract; and it has not, nor has another person for or in its behalf directly or indirectly, entered into any Contractor arrangement with any other person, firm, corporation or association which tends to or does lessen or destroy free competition in the award of this Contract and agrees that in case it hereafter be established that such representations or guarantees, or any of them are false, it will forfeit and pay not less than ten percent (10%) of the Contract price but in no event less than \$2,000.00 (Two Thousand Dollars) to the City.
11. The surety on the Bond furnished for this Contract must, in addition to all other provisions, be obligated to the extent provided for by Iowa Code 573.6 relating to this Contract, which provisions apply to said Bond.
12. The Contractor agrees, and its Bond is surety therefore, that after the Certificate of Substantial Completion has been issued by the City, it will keep and maintain the Project in good repair for a period of two (2) years.
13. The Project must be constructed in strict accordance with the requirements of the laws of the State of Iowa, and the United States, and ordinances of the City of Dubuque, and in accordance with the Contract Documents.
 - A. All applicable standards, orders, or regulations issued pursuant to the Clean Air Act of 1970 (42 U. S. C. 1958 (H) et. seq.) and the Federal Water Pollution Act (33 U. S. C. 1368 et. seq.) as amended, Executive Order 11738, and Environmental Protection Agency regulations (40 CFR, Part 15). Contractor must comply with Section 103 and 107 of the Contract Work Hours and Safety Standards Act (40 USC 327-330) and Department of Labor Regulations (29 CFR, Part 5).
 - B. REMOVED
 - C. REMOVED
 - D. The City of Dubuque in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d-2000d-4 and Title 49, Code of Federal Regulations, Department

SECTION 00500

Page 4 of 6

of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, or disability in consideration for an award.

CONSENT DECREE RELATING TO THE PROJECT

14. ☒ THIS CONTRACTOR **IS** PERFORMING WORK FOR THE CITY OF DUBUQUE RELATED TO THE WATER & RESOURCE RECOVERY CENTER OR THE SANITARY SEWER COLLECTION SYSTEM. THEREFORE, THE CONSENT DECREE AND THIS SECTION ARE APPLICABLE.

☐ CITY ☐ CONTRACTOR

- ☐ THIS CONTRACTOR **IS NOT** PERFORMING WORK FOR THE CITY OF DUBUQUE RELATED TO THE WATER & RESOURCE RECOVERY CENTER OR THE SANITARY SEWER COLLECTION SYSTEM. THEREFORE THE CONSENT DECREE AND THIS SECTION ARE NOT APPLICABLE.

The City has entered into a Consent Decree in the case of The United States of America, and the State of Iowa v. The City of Dubuque, Iowa, Civil Action Number Case 2:11-cv-01011-EMJ, Civil Action Number 2008V00041, DOJ Case Number 90-5-1-1-09339, United States District Court for the Northern District of Iowa. The provisions of the Consent Decree apply to and are binding upon the City and its officers, directors, employees, agents, servants, successors, assigns, and all persons, firms and corporations under contract with the City to perform the obligations of the Consent Decree.

The City is required to provide a copy of the Consent Decree to any contractor or consultant retained to perform work required by the Consent Decree.

A copy of the Consent Decree is included in the Contract Documents and can be viewed at <http://www.cityofdubuque.org/DocumentCenter/Home/View/3173>. A hard copy is available upon request at the City's Engineering Department Office.

The City must condition any contract to perform work required under the Consent Decree upon performance of the work in conformity with the provisions of the Consent Decree.

The Consent Decree also provides that until five (5) years after the termination of the Consent Decree, the City must retain, and must instruct its contractors and agents to preserve, all non-identical copies of all documents, reports, data, records, or other information (including documents, records, or other information in electronic form) in its or its contractors' or agents' possession or control, or that come into its or its contractors' or agents' possession or control, and that relate in any manner to the City's performance of its obligations under this Consent Decree, including any underlying research and analytical data. This information-retention period, upon request by the United States or the State, the

City must provide copies of any documents, reports, analytical data, or other information required to be maintained under the Consent Decree. At the conclusion of the information-retention period, the City must notify the United States and the State at least ninety (90) Days prior to the destruction of any documents, records, or other information subject to such requirements and, upon request by the United States or the State, the City must deliver any such documents, records, or other information to the EPA or IDNR.

CERTIFICATION BY CONTRACTOR

The undersigned, on behalf of the Contractor, with full authority to act on behalf of the Contractor, certifies to the City of Dubuque as follows:

1. I have received a copy of the Consent Decree in the case of The United States of America, and the State of Iowa v. The City of Dubuque, Iowa, Civil Action Number Case 2:11-cv-01011-EMJ, Civil Action Number 2008V00041, DOJ Case Number 90-5-1-1-09339, United States District Court for the Northern District of Iowa.
2. All work performed will be in conformity with the provisions of the Consent Decree.
3. All documents reports, data, records, or other information (including documents, records, or other information in electronic form) that relate in any manner to the performance of obligations under the Consent Decree, including any underlying research and analytical data, will be retained as required by the Consent Decree.
4. The Contractor agrees to defend, indemnify, and hold harmless the City, its officers, agents, or employees from and against any claims, including penalties, costs and fees as provided in the Consent Decree, relating to or arising out of the Contractor's failure to comply with the Consent Decree.

CONTRACTOR:

Tschiggfrie Excavating Co.

Contractor

By: 

Signature

Dain Gansen

Printed Name

General Superintendent

Title

03/14/25

Date

SECTION 00500

Page 6 of 6

THE CITY AGREES:

15. Upon the completion of the Contract, and the acceptance of the Project by the City Council, and subject to the requirements of law, the City agrees to pay the Contractor as full compensation for the complete performance of this Contract, the amount determined for the total work completed at the price(s) stated in the Contractor's Bid Proposal and less any Agreed Cost of Delay provided for in the Contract Documents.

CONTRACT AMOUNT \$ 196,666.80

CITY OF DUBUQUE, IOWA:

City Manager's Office
Department
By: [Signature]
Signature
Michael C. Van Milligen
Printed Name
City Manager
Title
3/17/25
Date

CONTRACTOR:

Tschiggfrie Excavating Co.
Contractor
By: [Signature]
Signature
Dain Gansen
Printed Name
General Superintendent
Title
03/14/25
Date

==== END OF SECTION 00500 ====

PERFORMANCE, PAYMENT AND MAINTENANCE BOND**SECTION 00600**

KNOW ALL BY THESE PRESENTS:

That we, Tschiggfrie Excavating Co., as Principal (hereinafter the "Contractor" or "Principal") and Employers Mutual Casualty Company, as Surety are held and firmly bound unto the City of Dubuque, Iowa, as Obligee (hereinafter referred to as "Owner"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of One hundred ninety-six thousand, six hundred sixty-six dollars and eighty cents (\$ 196,666.80), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Owner, bearing date the 5th day of March, 2025, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following project in accordance with the Contract Documents, and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents. The Contract Documents for Southgate Drive Sanitary Sewer Improvement Project detail the following described improvements:

The Project will consist of the replacement of 276 linear feet of 8" diameter sanitary sewer main having a depth of 14 to 21 feet, including the replacement of two sanitary sewer manhole, restoring sanitary service lines, crossing water main and other utilities, and pavement removal and restoration.

It is expressly understood and agreed by the Contractor and Surety in this Bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the project, and shall indemnify and save harmless the Owner from all outlay and expense incurred by the Owner by reason of the Contractor's default or failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.
2. **PAYMENT:** The Contractor and the Surety on this Bond hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants,

SECTION 00600

Page 2 of 4

oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Owner is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.

3. MAINTENANCE: The Contractor and the Surety on this Bond hereby agree, at their own expense:
 - A. To remedy any and all defects that may develop in or result from work to be performed under the Contract Documents within the period of two (2) year(s) from the date of acceptance of the work under the Contract, by reason of defects in workmanship, equipment installed, or materials used in construction of said work;
 - B. To keep all work in continuous good repair; and
 - C. To pay the Owner's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Owner all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.

Contractor's and Surety's Contract herein made extends to defects in workmanship or materials not discovered or known to the Owner at the time such work was accepted.

4. GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:
 - A. To consent without notice to any extension of time authorized in approved change orders to the Contractor in which to perform the Contract;
 - B. To consent without notice to any change in the Contract or Contract Documents, authorized in approved change orders which thereby increases the total contract price and the penal sum of this Bond, provided that all such changes do not, in the aggregate, involve an increase of more than twenty percent (20%) of the total contract price, and that this Bond shall then be released as to such excess increase;
 - C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.

The Contractor and every Surety on the Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

- D. That no provision of this Bond or of any other contract shall be valid that limits to less than five (5) years after the acceptance of the work under the Contract the right to sue on this Bond.
- E. That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Owner including interest, benefits, and overhead where applicable. Accordingly, "all outlay and expense" would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorney's fees (including overhead expenses of the Owner's staff attorneys), and all costs and expenses of litigation as they are incurred by the Owner. It is intended the Contractor and Surety will defend and indemnify the Owner on all claims made against the Owner on account of Contractor's failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract Documents, in approved change orders, and in this Bond will be fulfilled, and that the Owner will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Owner incurs any "outlay and expense" in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Owner whole for all such outlay and expense, provided that the Surety's obligation under this Bond shall not exceed one hundred twenty-five percent (125%) of the penal sum of this Bond.

In the event that any actions or proceedings are initiated regarding this Bond, the parties agree that the venue thereof shall be Dubuque County, State of Iowa. If legal action is required by the Owner to enforce the provisions of this Bond or to collect the monetary obligation incurring to the benefit of the Owner, the Contractor and the Surety agree, jointly, and severally, to pay the Owner all outlay and expense incurred therefor by the Owner. All rights, powers, and remedies of the Owner hereunder shall be cumulative and not alternative and shall be in addition to all rights, powers, and remedies given to the Owner, by law. The Owner may proceed against surety for any amount guaranteed hereunder whether action is brought against the Contractor or whether Contractor is joined in any such action(s) or not.

NOW THEREFORE, the condition of this obligation is such that if said Principal shall faithfully perform all the promises of the Principal, as set forth and provided in the Contract, in the Contract Documents, and in this Bond, then this obligation shall be null and void, otherwise it shall remain in full force and effect.

When a work, term, or phrase is used in this Bond, it shall be interpreted or construed first as defined in this Bond, the Contract, or the Contract Documents; second, if not defined in the Bond, Contract, or Contract Documents, it shall be interpreted or construed as defined in applicable

SECTION 00600

Page 4 of 4

provisions of the Iowa Code; third, if not defined in the Iowa Code, it shall be interpreted or construed according to its generally accepted meaning in the construction industry; and fourth, if it has no generally accepted meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Project No. 5581500048Witness our hands, in triplicate, this 7th day of March, 2025.**SURETY COUNTERSIGNED BY:**

N/A

Signature of Agent

Printed Name of Agent

Company Address

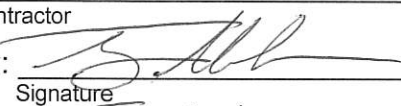
City, State, Zip Code

Company Telephone Number

PRINCIPAL:

Tschiggfrie Excavating Co.

Contractor

By: 

Signature

Printed Name

Ty Malcom
Corporate Secretary

Title

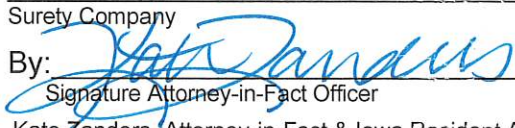
FORM APPROVED BY:

Representative for Owner

SURETY:

Employers Mutual Casualty Company

Surety Company

By: 

Signature Attorney-in-Fact Officer

Kate Zanders, Attorney-in-Fact & Iowa Resident Agent

Printed Name of Attorney-in-Fact Officer

Holmes, Murphy and Associates LLC

Company Name

2727 Grand Prairie Parkway

Company Address

Waukee, IA 50263

City, State, Zip Code

(515) 223-6800

Company Telephone Number

**NOTE:**

1. All signatures on this performance, payment, and maintenance Bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.
2. This Bond must be sealed with the Surety's raised, embossing seal.
3. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this Bond must be exactly as listed on the Certificate or Power of Attorney accompanying this Bond.

==== END OF SECTION 00600 ====

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS, that:

1. Employers Mutual Casualty Company, an Iowa Corporation
2. EMCASCO Insurance Company, an Iowa Corporation
3. Union Insurance Company of Providence, an Iowa Corporation

4. Illinois EMCASCO Insurance Company, an Iowa Corporation
5. Dakota Fire Insurance Company, a North Dakota Corporation
6. EMC Property & Casualty Company, an Iowa Corporation

hereinafter referred to severally as "Company" and collectively as "Companies", each does, by these presents, make, constitute and appoint:

CRAIG E. HANSEN, BRIAN M. DEIMERLY, JAY D. FREIERMUTH, TIM MCCULLOH, ANNE CROWNER, DIONE R. YOUNG, Seth D. Rooker, Jennifer Marino, Ben Williams, Sara Huston, Kate Zanders, John Cord, Joe Tieman, Jamie Gifford, Grace Dickinson

its true and lawful attorney-in-fact, with full power and authority conferred to sign, seal, and execute the Surety Bond:

In an amount not exceeding Ten Million Dollars\$10,000,000.00

and to bind each Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of each such Company, and all of the acts of said attorney pursuant to the authority hereby given are hereby ratified and confirmed.

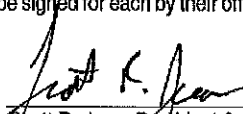
The authority hereby granted shall expire October 10th, 2025, unless sooner revoked.

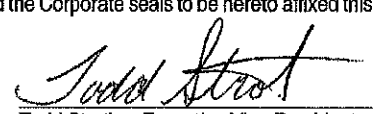
AUTHORITY FOR POWER OF ATTORNEY

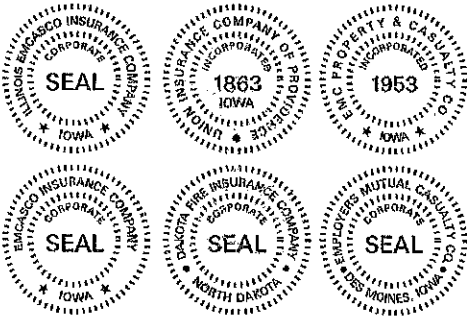
This Power-of-Attorney is made and executed pursuant to and by the authority of the following resolution of the Boards of Directors of each of the Companies at the first regularly scheduled meeting of each company duly called and held in 1999:

RESOLVED: The President and Chief Executive Officer, any Vice President, the Treasurer and the Secretary of Employers Mutual Casualty Company shall have power and authority to (1) appoint attorneys-in-fact and authorize them to execute on behalf of each Company and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof; and (2) to remove any such attorney-in-fact at any time and revoke the power and authority given to him or her. Attorneys-in-fact shall have power and authority, subject to the terms and limitations of the power-of-attorney issued to them, to execute and deliver on behalf of the Company, and to attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof, and any such instrument executed by any such attorney-in-fact shall be fully and in all respects binding upon the Company. Certification as to the validity of any power-of-attorney authorized herein made by an officer of Employers Mutual Casualty Company shall be fully and in all respects binding upon this Company. The facsimile or mechanically reproduced signature of such officer, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power-of-attorney of the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS THEREOF, the Companies have caused these presents to be signed for each by their officers as shown, and the Corporate seals to be hereto affixed this 22nd day of September, 2022.

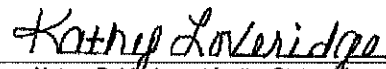

 Scott R. Jean, President & CEO
 of Company 1; Chairman, President
 & CEO of Companies 2, 3, 4, 5 & 6


 Todd Strother, Executive Vice President
 Chief Legal Officer & Secretary of
 Companies 1, 2, 3, 4, 5 & 6



On this 22nd day of September, 2022 before me a Notary Public in and for the State of Iowa, personally appeared Scott R. Jean and Todd Strother, who, being by me duly sworn, did say that they are, and are known to me to be the CEO, Chairman, President, Executive Vice President, Chief Legal Officer and/or Secretary, respectively, of each of the Companies above; that the seals affixed to this instrument are the seals of said corporations; that said instrument was signed and sealed on behalf of each of the Companies by authority of their respective Boards of Directors; and that the said Scott R. Jean and Todd Strother, as such officers, acknowledged the execution of said instrument to be their voluntary act and deed, and the voluntary act and deed of each of the Companies.

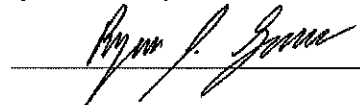
My Commission Expires October 10, 2025.


 Notary Public in and for the State of Iowa

CERTIFICATE

I, Ryan J. Springer, Vice President of the Companies, do hereby certify that the foregoing resolution of the Boards of Directors by each of the Companies, and this Power of Attorney issued pursuant thereto on 22nd day of September, 2022, are true and correct and are still in full force and effect.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 7th day of March, 2025.


 Vice President

PUBLIC IMPROVEMENT CONTRACT

IMON ICE ARENA DEHUMIDIFICATION SYSTEM UPGRADE PROJECT

THIS IMPROVEMENT CONTRACT (the Contract), made in triplicate, dated for references purposes the 5th day of March, 2025 between the City of Dubuque, Iowa, by its City Manager, through authority conferred upon the City Manager by its City Council (City), and Giese Sheet Metal Co. Inc. (Contractor).

For and in consideration of the mutual covenants herein contained, the parties hereto agree as follows:

CONTRACTOR AGREES:

1. To furnish all material and equipment and to perform all labor necessary for the IMON ICE ARENA DEHUMIDIFICATION SYSTEM UPGRADE PROJECT (Project).
2. **CONTRACT DOCUMENTS**
 - A. The Contract Documents consist of the following:
 1. Project Title Page (Section 00100).
 2. Project Directory Page (Section 00101).
 3. This Public Improvement Contract (Section 00500).
 4. Performance, Payment, and Maintenance Bond (Section 00600).
 5. Out-of-State Contractor Bond (Section 00610).
 6. Other Bonds:
 - a. ____ (Bond Name) ____ (pages ____ to ____, inclusive).
 - b. ____ (Bond Name) ____ (pages ____ to ____, inclusive).
 - c. ____ (Bond Name) ____ (pages ____ to ____, inclusive).
 7. The Iowa Statewide Urban Design And Specifications (SUDAS) 2023 Edition.
 8. CITY OF DUBUQUE Supplemental Specifications 2023 Edition.
 9. Other Standard and Supplementary Specifications as listed on the Title Page of the Contract Document Manual.
 10. Special Provisions included in the project Contract Document Manual.
 11. Drawings – Sheet No. 1 through No. 34 (34 pages) or drawings consisting of sheets bearing the following general title:
 12. Addenda (numbers 1 to 1, inclusive).
 13. Insurance Provisions and Requirements (Section 00700).
 14. Sales Tax Exemption Certificate (Section 00750).
 15. Site Condition Information (Section 00775).
 16. Construction Schedule and Agreed Cost of Delay (Section 00800).

17. Erosion Control Certificate (Section 00900).
18. Consent Decree (Section 01000).
19. Other Project Information and Permits (Sections 00000 - 00000).
20. Exhibits to this Contract (enumerated as follows):
 - a. Contractor's Bid (pages ____ to ____ inclusive).
 - b. Bidder Status Form (Section 00460).
 - c. The following documentation that must be submitted by Contractor prior to Notice of Award.
 - i. Contractor Background Information Form (Section 00470/00471)
 - ii. _____
 - iii. _____
21. The following which may be delivered or issued on or after the Effective Date of the Agreement:
 - a. Notice to Proceed (Section 00850).
 - b. Project Certification Page (Section 00102).
 - c. Change Orders (Not attached to this agreement).

There are no other Contract Documents. The Contract Documents may only be amended, modified, or supplemented as provided in General Conditions.

3. All materials used by the Contractor in the Project must be of the quality required by the Contract Documents and must be installed in accordance with the Contract Documents.
4. The Contractor must remove any materials rejected by the City as defective or improper, or any of said work condemned as unsuitable or defective, and the same must be replaced or redone to the satisfaction of the City at the sole cost and expense of the Contractor.
5. Five percent (5%) of the Contract price will be retained by the City for a period of thirty (30) days after final completion and acceptance of the Project by the City Council to pay any claim by any party that may be filed for labor and materials done and furnished in connection with the performance of this Contract and for a longer period if such claims are not adjusted within that thirty (30) day period, as provided in Iowa Code Chapter 573 or Iowa Code Chapter 26. The City will also retain additional sums to protect itself against any claim that has been filed against it for damages to persons or property arising through the prosecution of the work and such sums will be held by the City until such claims have been settled, adjudicated or otherwise disposed of.
6. The Contractor has read and understands the Contract Documents herein referred to and agrees not to plead misunderstanding or deception related to estimates of quantity, character, location or other conditions for the Project.
7. In addition to any warranty provided for in the specifications, the Contractor must also fix any other defect in any part of the Project, even if the Project has been accepted and fully paid for by the City. The Contractor's maintenance bond will be security for a period of two years after the issuance of the Certificate of Substantial Completion.

- D. The City of Dubuque in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d-2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, or disability in consideration for an award.

CONSENT DECREE RELATING TO THE PROJECT

14. ☐ THIS CONTRACTOR **IS** PERFORMING WORK FOR THE CITY OF DUBUQUE RELATED TO THE WATER & RESOURCE RECOVERY CENTER OR THE SANITARY SEWER COLLECTION SYSTEM. THEREFORE, THE CONSENT DECREE AND THIS SECTION ARE APPLICABLE.

_____ CITY _____ CONTRACTOR

- ☒ THIS CONTRACTOR **IS NOT** PERFORMING WORK FOR THE CITY OF DUBUQUE RELATED TO THE WATER & RESOURCE RECOVERY CENTER OR THE SANITARY SEWER COLLECTION SYSTEM. THEREFORE, THE CONSENT DECREE AND THIS SECTION ARE NOT APPLICABLE.

The City has entered into a Consent Decree in the case of The United States of America, and the State of Iowa v. The City of Dubuque, Iowa, Civil Action Number Case 2:11-cv-01011-EMJ, Civil Action Number 2008V00041, DOJ Case Number 90-5-1-1-09339, United States District Court for the Northern District of Iowa. The provisions of the Consent Decree apply to and are binding upon the City and its officers, directors, employees, agents, servants, successors, assigns, and all persons, firms and corporations under contract with the City to perform the obligations of the Consent Decree.

The City is required to provide a copy of the Consent Decree to any contractor or consultant retained to perform work required by the Consent Decree.

A copy of the Consent Decree is included in the Contract Documents and can be viewed at <http://www.cityofdubuque.org/DocumentCenter/Home/View/3173>. A hard copy is available upon request at the City's Engineering Department Office.

The City must condition any contract to perform work required under the Consent Decree upon performance of the work in conformity with the provisions of the Consent Decree.

The Consent Decree also provides that until five (5) years after the termination of the Consent Decree, the City must retain, and must instruct its contractors and agents to preserve, all non-identical copies of all documents, reports, data, records, or other information (including documents, records, or other information in electronic form) in its or its contractors' or agents' possession or control, or that come into its or its contractors' or agents' possession or control, and that relate in any manner to the City's performance of its obligations under this Consent Decree, including any underlying research and analytical data. This information-retention period, upon request by the United States or the State, the

THE CITY AGREES:

15. Upon the completion of the Contract, and the acceptance of the Project by the City Council, and subject to the requirements of law, the City agrees to pay the Contractor as full compensation for the complete performance of this Contract, the amount determined for the total work completed at the price(s) stated in the Contractor's Bid Proposal and less any Agreed Cost of Delay provided for in the Contract Documents.

CONTRACT AMOUNT \$ 308,950.00

CITY OF DUBUQUE, IOWA:

City Manager's Office

Department

By:

Signature

Michael C. Van Milligen

Printed Name

City Manager

Title

Date

3/17/25

CONTRACTOR:

Giese Sheet Metal Co.

Contractor

By:

Signature

Matt Giese

Printed Name

Project Manager

Title

3-13-25

Date

PERFORMANCE, PAYMENT AND MAINTENANCE BOND
SECTION 00600

KNOW ALL BY THESE PRESENTS:

That we, Giese Sheet Metal Co., as Principal (hereinafter the "Contractor" or "Principal") and Old Republic Surety Company, as Surety are held and firmly bound unto the City of Dubuque, Iowa, as Obligee (hereinafter referred to as "Owner"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of three hundred eight thousand, nine hundred fifty dollars and zero cents (\$308,950.00), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly or severally, firmly by these presents.

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Owner, bearing date the 5th day of March, 2025, (hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following project in accordance with the Contract Documents, and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents. The Contract Documents for IMON ICE ARENA DEHUMIDIFICATION SYSTEM UPGRADE PROJECT detail the following described improvements:

The scope of the Project is as follows: Install a new, secondary dehumidification unit on the lower roof of the southeast side of the facility. The new dehumidification system will require structural support modifications to the roof trusses; will include installation of circular fabric air dispersion ductwork routed the length of the arena; new gas piping, new electrical pulls; and a new automated control system that will control both the existing and the new dehumidification systems.

It is expressly understood and agreed by the Contractor and Surety in this Bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. **PERFORMANCE:** The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the project, and shall indemnify and save harmless the Owner from all outlay and expense incurred by the Owner by reason of the Contractor's default of failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.
2. **PAYMENT:** The Contractor and the Surety on this Bond hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract

meaning in the construction industry, it shall be interpreted or construed according to its common or customary usage.

Failure to specify or particularize shall not exclude terms or provisions not mentioned and shall not limit liability hereunder. The Contract and Contract Documents are hereby made a part of this Bond.

Project No. 2849900004

Witness our hands, in triplicate, this 10th day of March, 2025.

SURETY COUNTERSIGNED BY:

[Signature]
Signature of Agent

Kevin Meyers
Printed Name of Agent

401 Data Court

Company Address
Dubuque, IA 52003

City, State, Zip Code

563-557-6519

Company Telephone Number

PRINCIPAL:

Giese Sheet Metal Co.

Contractor

By: [Signature]
Signature

TOM GIESE
Printed Name

Title

FORM APPROVED BY:

[Signature]
Representative for Owner

SURETY:

Old Republic Surety Company

Surety Company

By: [Signature]
Signature Attorney-in-Fact Officer

Cheryl L. Gregory
Printed Name of Attorney-in-Fact Officer

Kunkel & Associates, Inc.

Company Name

401 Data Court

Company Address

Dubuque, IA 52003

City, State, Zip Code

563-585-2375

Company Telephone Number



NOTE:

1. All signatures on this performance, payment, and maintenance Bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.
2. This Bond must be sealed with the Surety's raised, embossing seal.
3. The name and signature of the Surety's Attorney-in-Fact/Officer entered on this Bond must be exactly as listed on the Certificate or Power of Attorney accompanying this Bond.

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

CHERYL L. GREGORY, TAMMY J. FELLER, JOSEPH J. MURRAY, OF DUBUQUE, IA

its true and lawful Attorney(s)-in-Fact, with full power and authority, for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits or black lung bonds), as follows:

ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president, or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

(i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or

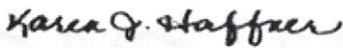
(ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or

(iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER, that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification there of authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

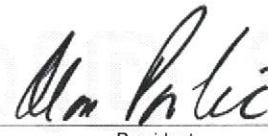
IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 21ST day of OCTOBER, 2024.

OLD REPUBLIC SURETY COMPANY



Assistant Secretary



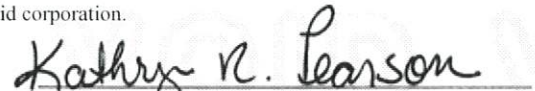


President

STATE OF WISCONSIN, COUNTY OF WAUKESHA-SS

On this 21ST day of OCTOBER, 2024, personally came before me, Alan Pavlic and Karen J Haffner, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say; that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.




Notary Public
My commission expires: 9/28/2026

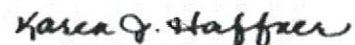
CERTIFICATE

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

40-5643



Signed and sealed at the City of Brookfield, WI this 10th day of March, 2025



Assistant Secretary

KUNKEL & ASSOCIATES, INC.

**City of Dubuque
City Council**

CONSENT ITEMS # 15.

ITEM TITLE:	Five Flags Civic Center Management Services - Negotiating with Global Spectrum, L.P. d/b/a OVG
SUMMARY:	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
ATTACHMENTS:	
1. MVM Memo	
2. Staff Memo	

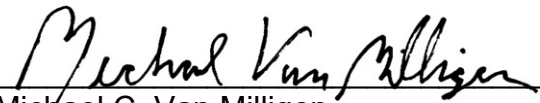
TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

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

DATE: April 2, 2025

Parks and Recreation Director Marie Ware is 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).


Michael C. Van Milligen

MCVM:as/sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Marie Ware, Parks and Recreation Director
Jason Lehman, Assistant City Attorney
Dawn March, Purchasing and Safety Coordinator
Keith Rahe, Travel Dubuque
Julie Kronlage, Travel Dubuque
Jared Charland, Project and Facilities Manager

TO: Michael C. Van Milligen, City Manager
FROM: Marie L. Ware, Parks and Recreation Director
SUBJECT: Five Flags Civic Center Management Services - Negotiating with Global Spectrum, L.P. d/b/a OVG
DATE: April 2, 2025

INTRODUCTION

The purpose of this memo is inform City Council of the City Manager's approval for staff to negotiate 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).

BACKGROUND

At its opening FF in 1979 was a city managed facility. In August 2003, an analysis of FF took place to determine what could be done to hold the line on expenses or reduce the property tax supporting that operation. After weighing the advantages and disadvantages of all options considered, the City contracted SMG (now ASM Global) in April 2004 to privately manage FF. The current management agreement ends June 30, 2025. The entire FF facility, which includes the theater, is owned by the City of Dubuque.

An RFP for operations management services was developed to solicit competitive sealed proposals from qualified professional management firms capable of providing a full range of comprehensive management services for FF with a well-proven track record of services consistent with generally accepted operation of a civic/events center and historic theater. The City sought a professional, financially sound company and team to operate, market, and manage the FF under contract agreement with the City. In 2023, the city issued an RFP for operations management services for Grand River Center (GRC) after 20 years of a management agreement with the same firm as well.

The RFP Committee consisted of the following members:

Marie Ware, Parks and Recreation Director
Jared Charland, Project and Facilities Manager
Cori Burbach, Assistant City Manager
Jason Lehman, Assistant City Attorney
Dawn March, Purchasing and Safety Coordinator

Keith Rahe, Travel Dubuque
Julie Kronlage, Travel Dubuque

A timeframe was established that had a timeframe for interviews through negotiations from February to April of 2025 and City Council approval at their April 21, 2025 meeting.

DISCUSSION

The RFP contained the city's identified operational goals and objectives for FF and the scope of operational management services. The proposal required submittals including firm qualifications, profile of the firm, current and former management contracts/agreements, management plan, marketing plan philosophy, operations plan, transition plan (if applicable), financial plan, compensation proposal, and more. The RFP outlined the evaluation and selection process.

The RFP outlined the step-by-step procedures the City would use throughout the RFP process.

- During the time from proposal release to proposals due, a non-mandatory proposal conference was held at FF. During this conference attendees were taken on a tour of the facility, could see any space within FF they wished to see, and were able to ask any questions they had regarding the facility.
- The RFP Committee was provided with the proposals and each member scored each proposal individually, with no conversation or contact with other committee members, using initial evaluation criteria contained in the RFP. The committee then came together and shared scores, and a discussion was held on each proposal. Per City policy, the initial review was completed without seeing any information related to the financials or compensation parts of the proposals.
- Interviews/presentations were scheduled with the two firms that submitted proposals. The interviews were held, and the committee discussed and evaluated the interviews, presentations, and proposals provided by each firm.
- Upon completion of these steps, the RFP Committee recommended one firm to the City Manager based upon the outcome of all the steps listed above. It was requested the authority to negotiate with the recommended firm a final scope of services, fees, and financial arrangements that was approved by the City Manager. This step was outlined in the City Council approved RFP. Pages 20-21 of the RFP outlines more details related to negotiations.
- The final negotiated agreement will be brought forward for City Council approval at one of the two April City Council meetings.

Two firms submitted proposals. Those firms, in alphabetical order, were Global Spectrum L.P. d/b/a OVG and VenuWorks Inc. The RFP Committee was unanimous in their recommended top-scored firm at every step of the process outlined above. The top-scored firm was OVG.

The City retained the services of CSL International to assist with a third-party review of the proposals, including the financial plans and compensation proposals, as well as assist with the negotiation process. CSL performed this service for Grand River Center management operations services review and negotiations as well as numerous cities across the country. Their expertise and insights for the Grand River Center selection and negotiation process will continue to assist with Five Flags management operations services in the same way. CSL concurred with the committee's ranking and rationale of recommending OVG.

The unanimous, highest ranked firm chosen based upon all aspects of the RFP and meeting the City's goals and objectives is OVG. The strategy that OVG presented included the following:

- Strategic booking and scheduling combined with a marketing event strategy and concert routing in partnership with Live Nation Global Touring as well as sixteen other regional and national promoters plus many prominent family show promoters and producers
- Aggressive approach to sales and marketing including a refresh/rebrand
- Revenue generation through diverse event programming, modern marketing, and sponsorship and naming opportunities
- Unified venue strategy for operations of Grand River Center and Five Flags
- Partnership-driven approach locally and regionally
- Excellence in transition
- Commitment to diversity, equity, and inclusion

OVG is a full-service venue management and hospitality company. OVG has a venue management and booking portfolio of 240 venues, including 48 performing arts centers and 70 arenas, with most of their clients being public entities including cities, counties, and states. OVG began management of Grand River Center in April of 2023. In Iowa, OVG has management agreements with the following arenas and theaters:

- Xtream Arena, Green State Family Recreational Fieldhouse, and Coral Ridge Mall Ice Arena in Coralville, Iowa
- Wells Fargo Arena, Hy-Vee Hall at the Iowa Events Center, and Community Choice Credit Union Convention Center in Des Moines
- Tyson Events Center, Orpheum Theatre, Seaboard Triumph Foods Expo Center, Sioux City Convention Center, and IBP Ice Center in Sioux City.

They also manage the Five Sullivan Brothers Convention Center in Waterloo.

The comparable facilities provided in the RFP and discussed in the presentations included the Tyson Events Center and Orpheum Theatre in Sioux City, Ralston Complex in Ralston, NE, Atlantic City Convention Center and Jim Whelan Boardwalk Hall in Atlantic City, NJ. Additional relevant facilities provided that had transitioned in the last 2-5 years were Ralph Engelstad Arena in Thief River Falls, MN, American Bank Center in Corpus Christi, TX and Tyson Events Center and Orpheum Theater in Sioux

City. Successes in their management of these facilities showed their understanding of the goals the City of Dubuque sought to achieve for management services for Five Flags.

OVG proposed a unified venue strategy for operations of Grand River Center and Five Flags through a unified sales and booking strategy, cross-venue staffing efficiencies, leveraging regional markets for event attraction, creative programming opportunities, and collaborative marketing approach. They identified operational efficiencies and cost saving through shared resources across the venues, strategic event scheduling, maximizing economic impact. This will mean diverse events to achieve greater economic impact for Dubuque, opportunities for local, business, hospitality, and tourism, and increased utilization of both venues for youth and community programming.

OVG has proven management excellence of Grand River Center since April of 2023. The GRC team has streamlined sales and marketing efforts, secured a wider variety of events and successfully collaborated with Travel Dubuque, local businesses, and civic organizations to strengthen the Center's role as a key economic driver in Dubuque. Scope, goals, and objectives established in the RFP for management operations services for GRC are being met and exceeded by OVG.

A recent success that positively affected FF was OVG staff's recruitment of a girls' volleyball tournament to GRC. When the tournament filled the GRC facility, they were then able to book FF for additional games, and it then overflowed into other regional facilities. The tournament organizers now wish to book two weekends for this volleyball tournament next year. This tournament positively affected not just the two facilities but filled hotels and restaurants on that weekend. This synergy can be repeated more in the future.

High-quality, diverse entertainment is a staple of Five Flags. OVG proposed a strategic, proactive approach to talent acquisition. Their network of connections at local, regional, and national levels is broad due to the extent of the facilities that they manage as well as relationships built with artists, event promoters, event organizers, and more. This entertainment mix also includes working locally on community-centered programming as well as private events.

Making an event successful and memorable requires a creative approach to break through the advertising clutter. OVG focused on creation of a customized sales and marketing campaign around Five Flags as an entertainment destination using new strategies.

OVG laid out the best proposal for an operations and maintenance plan which protects the building as an asset of the city. This ranged from a commitment to exceed industry standards for custodial services to a detailed preventative and predictive maintenance to safety training for employees.

OVG's emphasis on working with local and regional organizations showed how they would create, rejuvenate, and re-envision Five Flags operations. This included working with Travel Dubuque, the Dubuque Area Chamber of Commerce, and others, as well as working with the local arts community, local businesses, and more. Their plan included creating self/co-promoted events, of which they provided some great examples they are currently doing in communities across the country and have established at Grand River Center.

An extremely important aspect of the proposals is the transition plan. OVG laid out a clear pathway for the transition of one management company to another. All the current ASM Global staff will be invited into the transition processes. Beginning this process as soon as possible assists with the smooth transition from one management firm to another. OVG has a dedicated team of 20+ functional areas (HR, finance and administration, payroll, marketing and PR, events, operations, etc.). They will work on our behalf and with us to make a smooth transition on July 1, 2025, at 12:01 a.m.

ACTION REQUESTED

This memo is for informational purposes only.

cc: Crenna Brumwell, City Attorney
Jason Lehman, Assistant City Attorney
Cori Burbach, Assistant City Manager
Dawn March, Purchasing and Safety Coordinator
Keith Rahe, Travel Dubuque
Julie Kronlage, Travel Dubuque
Jared Charland, Project and Facilities Manager

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 1.

ITEM TITLE:	Old Mill Road Lift Station and Force Main Project - Phase II: Initiate Public Bidding Process and Setting Date for a Public Hearing
SUMMARY:	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
ATTACHMENTS:	1. MVM Memo 2. OMLS Phase II - Initiate Memo (v1) 3. OMLS Phase II (Dubuque #19 2025)-v1 (002) Dorsey 4. OMLS Phase II - SRF Const Loan App - IUP 5. OMLS Phase II - IUP Application Amendment - IUP

TO: The Honorable Mayor and City Council Members

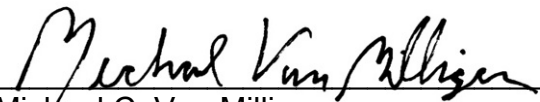
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Old Mill Road Lift Station and Force Main Project - Phase II
Initiate Public Bidding Process and Setting Date for a Public Hearing
(Project ID: 5581500006 & New Project ID - TBD)

DATE: April 2, 2025

City Engineer Gus Psihoyos is 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.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Jenny Larson, Chief Financial Officer
Bob Schiesl, PE, Assistant City Engineer
Max O'Brien, PE Civil Engineer
Todd Irwin, Engineer Technician/Water Resource Project Sup

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: March 28, 2025

SUBJECT: Old Mill Road Lift Station and Force Main Project - Phase II
Initiate Public Bidding Process and Setting Date for a Public Hearing
(Project ID: 5581500006 & New Project ID - TBD)

INTRODUCTION

This memorandum requests 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 and, set a public hearing for April 21, 2025 to approve the plans, specifications, form of contract and estimated cost for the Old Mill Road Lift Station and Force Main Project - Phase II. This memorandum further requests City Council grant preliminary approval of the plans, specifications, form of contract, and estimated cost, for the project, and authorize the public bidding process for the Old Mill Road Lift Station and Force Main Project - Phase II.

BACKGROUND

The older sections of the Catfish Creek Sanitary Sewer (CCSS) that deliver wastewater to the Catfish Creek Pump Station (CCPS) were constructed circa late 1960s. It is common for sanitary sewer pipes to remain in service for 60 years or longer. However, when sizing an interceptor sewer, it is not common to design it to handle predicted flows more than 50 years into the future, most often a 25-year timespan is considered. The CCPS was last upgraded in 1995 based on predicting growth over the next 20-30 years, consistent with a 25-year life for a lift station.

Despite challenges due to terrain (i.e. steep slopes, bluffs, shallow rock, etc.), the City has experienced significant growth within the Catfish Creek sewer shed in the last 20 years. Based on land use mapping in GIS, and only considering development that has occurred over the last twenty years, within the tributary area, the design flow to the CCSS and the CCPS has grown by 6.5 MGD (million gallons per day) since the pump station was last upgraded in 1995 to a capacity of 8.0 MGD.

Due to potential development area within the CCSS tributary area, the City hired Strand Associates, Inc. (Strand) in late 2018 to develop a better understanding of the hydraulic capacity of the Catfish Creek Sanitary Sewer collection system. The analysis of the CCSS and the CCPS involved the implementation of a flow metering program and the development of a sanitary sewer model. One of the things that the computer model

revealed is that some wet weather events will result in the flow rising above the top of the pipe, at certain locations, such that the sanitary system becomes pressurized which is an indicator of possible SSO's

In late December of 2020, Strand provided the City with final drafts of both the study, for Catfish Creek Sanitary Sewer collection system, and a more focused technical memo which evaluated the effect of adding new industrial flow to the existing system.

On January 4, 2021, a State Revolving Fund (SRF) Planning and Design Loan Intended Use Plan (IUP) application in the amount of \$350,000 was submitted to the State for the "Catfish Creek Lift Station & Force Main Project (that) involves system improvements to address wet-weather related overflows at the Catfish Creek Lift Station and provide capacity for future development within the Catfish Creek sewer shed".

On April 28, 2021, the City authorized Strand Task Order One, which provided for the development of a facility plan and design of the Old Mill road lift station to a 30% level. This level of design provided the City with a basis of design, a refined cost estimate, and the necessary information to allow the City to submit a facility Plan to IDNR to begin the SRF construction loan process. The 30% design followed the recommended improvement option identified in the January 7, 2021, memo regarding the results of the Catfish Creek Sanitary Sewer Interceptor system study, which evaluated the existing system capacity and identified improvements to ensure that it has adequate capacity for existing developments and for growth throughout the tributary area.

The City of Dubuque submitted a facility plan to Iowa Department of Natural Resources (IDNR), in May of 2021, for the construction of a 20 MGD sanitary sewer lift station and 30" dual force mains. The facility plan is based on the results of an intensive evaluation of the existing interceptor collection and pumping systems that transport sewage to the Water Resource Recovery Center (WRRRC). Several options were considered, and the City chose to proceed with the design and construction of the Old Mill Road Lift Station and Force Main Project, a recommended option. At the June 7, 2021, the City Council meeting, the City Council approved the facility plan and IUP application for the Old Mill Rd. Lift Station and Force Main Project.

Part of the SRF process is to complete an environmental review for the effected project area, which is conducted by IDNR staff along with other state agencies. One of the items that is looked at is the history of the area to determine the historical significance of the area, if any. The Office of the State Archaeologist (OSA) conducted a phase I archaeological study, due to a portion of the project alignment running through the old Town of Rockdale. Some artifacts, from the settlement, were recovered and it was determined that a more in-depth phase II study was warranted. OSA and the State Historic Preservation Office (SHPO) directed the City to complete a Phase II archeological study. Due to the results of the phase II study, it was determined that an alternate alignment needed to be evaluated to avoid the Town of Rockdale. Once the alternate alignment was selected, a second phase II archeological study was completed

for the alternate alignment. The alternate alignment was cleared by SHPO and the design was able to be completed for the entire project.

Due to available funding and the funding being spread over five fiscal years, a revised facility plan was submitted in May of 2024, that split the project into two phases. The first phase being the lift station and site development and the second phase being the force main, from the lift station to WRRRC, along with the force main structures. The revised facility plan was approved by IDNR in June of 2024. The phased approach allowed the City to begin with the longest duration portion of the project, currently under construction, and start the second phase of the project a year later, when the remainder of the funding becomes available in FY26 and FY27. The completion for both phases is December 18, 2026.

DISCUSSION

The Old Mill Road Lift Station and Force Main Project is the first of several improvements that are needed, within the Catfish Creek Interceptor Sewer system, to provide adequate capacity to serve existing and future development within the City, and to allow for future additional flow from future growth areas.

Once constructed and in service, the 20 MGD Old Mill Road Lift Station will intercept over 80% of the flow which is currently conveyed to the undersized 8 MGD Catfish Creek Lift Station. With the reduction in flow coming from the Catfish Creek Interceptor System (West end of town), the Catfish Creek Lift Station will then be primarily dedicated to the Key West area and the growth areas along US Highway 151/61, to the airport, which is served by the Granger Creek Interceptor Sewer. Currently, IDNR has issued sanitary sewer permits with peak flows totaling approximately 3.5 MGD, for the areas south of town, since 2017. The reduction in flow from the Catfish Creek Interceptor System will provide the Catfish Creek Lift Station with enough capacity to adequately serve the Granger Creek sewer shed into the near future.

PROJECT SCHEDULE

The schedule for the project is as follows:

Initiate Public Bidding Process	April 7, 2025
Publish Notice to Bidders, Advertise for Bids	April 11, 2025
Publish Public Hearing Notice on Plans & Specifications	April 18, 2025
Public Hearing on Plans & Specifications	April 21, 2025
Receipt of Bid Proposals (Bid-Letting)	May 15, 2025
Award Construction Contract	June 2, 2025
Substantial Completion	October 30, 2026
Final Project Completion Date	December 18, 2026

The start of the Contract may be delayed pending approval from the Iowa Financing Authority (IAF) and Iowa Department of Natural Resources (IDNR) construction permit.

RECOMMENDATION

I recommend the 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. And, set a public hearing for April 21,

2025 to approve the plans, specifications, form of contract and estimated cost for the Old Mill Road Lift Station and Force Main Project - Phase II.

I further recommend City Council grant preliminary approval of the plans, specifications, form of contract, and estimated cost, for the project, and authorize the public bidding process for the Old Mill Road Lift Station and Force Main Project - Phase II.

BUDGET IMPACT

Project Phases I & II have been funded over multiple fiscal years, FY22 thru FY27. The total project funding provides for design, property acquisition, and construction. The funding consists of a combination of ARPA, Sewer Fund Cash, and SRF loans. Both phases have a completion date set for December of 2026. The table below details how the complete project is funded through multiple Fiscal Year appropriations:

Old Mill Rd. Lift Station and Force Main Project - Total Project Funding			
FY 22	5581500006 ARPA	Old Mill Road Lift Station and Force Main Project - Phases I & II Design	\$ 3,546,614.00
FY 23	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 1,131,320.00
FY 24	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 6,161,306.00
FY 25	5581500006 Fund Cash	Old Mill Road Lift Station and Force Main Project - Phases I&II Design	\$ 300,000.00
FY 25	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$12,304,327.00
FY 26	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 8,685,353.00
FY 26	Proj. ID TBD SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase II Construction	\$ 7,491 547.00
FY 27	5581500006	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 1,009,221.00
FY 27	Proj. ID TBD SRF Loan Loan	Old Mill Road Lift Station and Force Main Project - Phase II Construction	\$ 4,477,103.00
		Total Project Funding	<u>\$45,106,791.00</u>

The tables below detail how the funding for each phase is being applied toward each the two SRF Construction loans being utilized to construct the project.

Old Mill Rd. Lift Station and Force Main Project Phase I Construction Project Funding & SRF Construction Loan Amount			
FY 23	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 1,131,320.00
FY 24	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 6,161,306.00
FY 25	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$12,304,327.00
FY 26	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 8,685,353.00
FY 27	5581500006 SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase I Construction	\$ 1,009,221.00
		Total Phase I Project Funding	<u>\$29,291,572.00</u>
		Phase I - SRF Construction Loan Amount	\$26,221,000.00
		Remaining Phase I Funding (Applied to Phase II Construction)	\$ 3,070,572.00

Old Mill Rd. Lift Station and Force Main Project Phase II Construction Project Funding & SRF Construction Loan Amount			
FY 26	Proj. ID TBD SRF Loan	Old Mill Road Lift Station and Force Main Project - Phase II Construction	\$ 7,491 547.00
FY 27	Proj. ID TBD SRF Loan Loan	Old Mill Road Lift Station and Force Main Project - Phase II Construction	\$ 4,477,103.00
		FY26-27 Project Funding	<u>\$11,968,650.00</u>
		Remaining Phase I Funding	\$ 3,070,572.00
		Total Phase II Project Funding	\$15,039,222.00

The estimate of probable cost for the Old Mill Road Lift Station and Force Main Project - Phase II is summarized as follows:

Description	Estimate
Construction	\$ 12,700,000.00
Contingency	\$ 1,270,000.00
Contract Admin / Construction Engineering	\$ 600,000.00
0.5% SRF Loan Origination Fees *	\$ 72,850.00
Total Project Cost	\$ 14,642,850.00
Total SRF Loan (rounded to nearest \$1,000)	\$ 14,643,000.00

ACTION TO BE TAKEN

I respectfully request the City Council grant authorization to amending 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. And, set a public hearing for April 21, 2025 to approve the plans, specifications, form of contract and estimated cost for the Old Mill Road Lift Station and Force Main Project - Phase II.

I further request City Council grant preliminary approval of the plans, specifications, form of contract, and estimated cost, for the project, and authorize the public bidding process for the Old Mill Road Lift Station and Force Main Project - Phase II through the adoption of the attached resolutions.

Prepared by Todd Irwin, Engineering Technician

cc: Jenny Larson, Chief Financial Officer
Bob Schiesl, PE, Assistant City Engineer
Max O'Brien, PE Civil Engineer
Todd Irwin, Water Resource Project Supervisor

March 31, 2025

VIA EMAIL

Jenny Larson
Chief Financial Officer
Dubuque, Iowa

Re: Old Mill Lift Station and Force Main Project - Phase II
Our File No. 430411-19

Dear Jenny:

We have prepared and attach the necessary proceedings to enable the City Council to act at the April 7, 2025, meeting to set a date, time and place for the hearing and letting for the Old Mill Lift Station and Force Main Project - Phase II.

The materials attached include the following items:

1. Resolution setting the dates for the hearing and letting; approving the form of notice of hearing (the “Notice of Hearing”) on proposed plans, specifications, proposed form of contract and estimated cost (the “Contract Documents”) set forth in Exhibit A; and approving the form of notice to bidders (the “Notice to Bidders”) set forth in Exhibit B.
2. Attestation Certificate attesting to the validity of the transcript.
3. Publication Certificate covering publication of the Notice of Hearing, to which the publisher’s affidavit of publication, together with a clipping of the notice as published, should be attached.

The Notice of Hearing must be published at least once, not less than four (4) and not more than twenty (20) days prior to the date of the said hearing in a legal newspaper of general circulation in the City. The last date on which this notice can be effectively published is April 17, 2025. As soon as the notice appears in the newspaper, please email a copy to lemke.susan@dorsey.com.

4. Posting Certificates covering the posting of the Notice to Bidders in the three places designated by Section 26.3 of the Code of Iowa, to which an affidavit of posting, together with a proof of the Notice to Bidders as posted, should be attached.

The Notice to Bidders must be posted in each of the following three places:

- (i) in a relevant contractor plan room service with a statewide circulation;
- (ii) in a relevant construction lead generating service with a statewide circulation; and
- (iii) on an internet site sponsored by either the City or a statewide association that represents the City (i.e. the Iowa League of Cities).

The Notice to Bidders must be posted not less than thirteen (13) and not more than forty-five (45) days prior to the date designated for receiving bids. The last date on which this notice can be effectively posted is May 2, 2025. The Notice to Bidders should be provided to the Construction Update Network by no later than May 1, 2025.

It is our understanding that, in order to meet the requirement of items (i) and (ii) in the paragraph above, the Project Engineers and/or the Engineering Technician will arrange for the Notice to Bidders to be posted on the Construction Update Network hosted by the Master Builders of Iowa. Further, it is our understanding that to comply with item (iii) in the paragraph above, the Project Engineers and/or the Engineering Technician will arrange for the Notice to Bidders to be posted on the City's website.

Please return one fully executed copy of these proceedings to our office.

If you have any questions, please contact Emily Hammond or me.

Best regards,

David D. Grossklaus

John P. Danos

Attachments

cc: Todd Irwin
Crenna Brumwell
Adrienne Breitfelder
Strand Associates

PROCEEDINGS TO SET DATE FOR
HEARING AND LETTING

430411-19 (NHL)

Dubuque, Iowa

April 7, 2025

The City Council of the City of Dubuque, Iowa, met on April 7, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, Dubuque, Iowa.

The Mayor presided and the roll being called, the following named Council Members were present and absent:

Present: _____

Absent: _____.

The City Council took up and considered the proposed Old Mill Lift Station and Force Main Project - Phase II. Council Member _____ introduced the resolution next hereinafter set out and moved its adoption, seconded by Council Member _____. After due consideration thereof by the Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the motion duly carried and the resolution adopted, as follows:

RESOLUTION NO. _____

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

WHEREAS, it has been proposed that the City Council of the City of Dubuque, Iowa (the “City”), undertake the authorization of a public improvement to be constructed as described in the proposed plans and specifications and form of contract prepared by Strand Associates, Inc. (the “Project Engineers”), in consultation with the City’s engineering technician (the “Engineering Technician”), which may be hereafter referred to as the “Old Mill Lift Station and Force Main Project - Phase II” (and is sometimes hereinafter referred to as the “Project”), which proposed plans, specifications, notice of hearing and letting, and form of contract and estimate of construction cost in the amount of \$12,700,000(the “Contract Documents”) are on file with the City Clerk; and

WHEREAS, it is necessary to fix a time and place of a public hearing on the Contract Documents and to advertise for sealed bids for the Project;

NOW, THEREFORE, Be It Resolved by the City Council (the “Council”) of the City of Dubuque, Iowa, as follows:

Section 1. The Contract Documents referred to in the preamble hereof are hereby approved in their preliminary form.

Section 2. The Project is hereby determined to be necessary and desirable for the City, and, furthermore, it is hereby found to be in the best interests of the City to proceed toward the construction of the Project.

Section 3. April 21, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, Dubuque, Iowa, is hereby fixed as the time and place of hearing on the Contract Documents.

Section 4. The City Clerk is hereby authorized and directed to publish notice (the “Notice of Hearing”) of the hearing on the Contract Documents for the Project in a newspaper of general circulation in the City, which publication shall be made at least once, not less than four (4) and not more than twenty (20) days prior to the date of the said hearing. The Notice of Hearing shall be in substantially the form as attached hereto as Exhibit A, with such conforming changes as approved by the appropriate City staff.

Section 5. The City Council hereby delegates to the City Clerk the duty of receiving bids for the construction of the Project before 2:00 p.m., on May 15, 2025, in the office of the City Clerk, City Hall-First Floor, 50 West 13th St, Dubuque, Iowa. At such time and at the City Hall-Conference Room A, 50 West 13th St, Dubuque, Iowa, the City Council hereby delegates to the City Clerk, the Engineering Technician and/or the Project Engineers the duty of opening and announcing the results of the bids received. June 2, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, in the City, is hereby fixed as the time and place that the Council will consider the bids received in connection therewith.

Section 6. The amount of the bid security to accompany each bid is hereby fixed at 10% of the total amount of the bid.

Section 7. The City Clerk, the Engineering Technician and/or the Project Engineers are hereby directed to give notice of the bid letting for the Project by posting notice (the “Notice to Bidders”) at least once, not less than thirteen (13) and not more than forty-five (45) days prior to the date set for receipt of bids, in each of the following three places: (i) in a relevant contractor plan room service with statewide circulation; (ii) in a relevant construction lead generating service with statewide circulation; and (iii) on an internet site sponsored by either the City or a statewide association that represents the City. The Notice to Bidders shall be in substantially the form as attached hereto as Exhibit A, with such conforming changes as approved by the appropriate City staff.

Section 8. All provisions set out in the attached forms of notice are hereby recognized and prescribed by the City Council and all resolutions or orders or parts thereof, to the extent the same may be in conflict herewith, are hereby repealed.

Passed and approved April 7, 2025.

Mayor

Attest:

City Clerk

• • • •

On motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

EXHIBIT A

Form of Notice of Hearing

CITY OF DUBUQUE, IOWA OFFICIAL NOTICE

NOTICE OF PUBLIC HEARING ON PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND ESTIMATED COST FOR THE OLD MILL LIFT STATION AND FORCE MAIN PROJECT – PHASE II

NOTICE IS HEREBY GIVEN: The City Council of the City of Dubuque, Iowa will hold a public hearing on the proposed plans, specifications, form of contract and estimated cost for the Old Mill Lift Station and Force Main Project – Phase II, in accordance with the provisions of Chapter 26, Code of Iowa, at 6:30 p.m., on the 21st day of April 2021, in the Historic Federal Building Council Chambers (and/or by virtual means), 350 West 6th Street, Dubuque, Iowa. Said proposed plans, specifications, form of contract and estimated cost are now on file in the office of the City Clerk. At said hearing any interested person may appear and file objections thereto.

The scope of the Project is as follows:

Project consists of the construction of 7,000 LF of 30-inch-diameter PVC force mains, two air release valve structures, one junction structure, and modifications to the Water and Resource Recovery Center's Screening Building and Grit Facilities. Construction of the force main and force main structures will include the site development work consisting of; asphalt pavement, 3,600 LF of fiber optics, vegetative surface restoration, and other miscellaneous elements. The project will have two 8-foot by 8-foot manholes, 423 LF of 54-inch-diameter RPC gravity sewer, 180 LF of bored 42-inch-diameter steel casing with 30-inch-diameter PVC carrier pipe, and three 72-inch-diameter manholes.

The Project provides for the installation of 30" force main from the Old Mill Road Lift Station, located at 1580 Old Mill Rd, through private property along Catfish Creek to MarJo Hill Rd. Then follows public right of Way along MarJo Hills Rd, Inland Lane, and Julien Dubuque Drive to the Water Resource Recovery Center.

Copies of supporting documents for the public hearing are on file in the City Clerk's Office, City Hall, 50 W. 13th St., Dubuque, Iowa. To comply with social distancing mandates, documents can be viewed at <https://www.cityofdubuque.org/Agendas> or by contacting the City Clerk's Office at 563-589-4100.

Written comments regarding the above public hearing should be submitted to the City Clerk's Office, 50 W. 13th St., Dubuque, IA 52001, cityclerk@cityofdubuque.org, on or before said time of public hearing. At said time of public hearing all interested citizens and parties will be given an opportunity to submit online written comments for or against said proposal.

Individuals with limited English proficiency, vision, hearing or speech impairments or requiring special assistance should contact the City Clerk's Office at (563) 589-4100,

TDD/TTY (563) 690-6678, ctyclerk@cityofdubuque.org as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 21st day of April 2025.

Adrienne N. Breitfelder, City Clerk

EXHIBIT B

Form of Notice to Bidders

NOTICE TO BIDDERS CITY OF DUBUQUE PUBLIC IMPROVEMENT PROJECT

OLD MILL ROAD LIFT STATION AND FORCE MAIN PROJECT–PHASE 2

IDNR SRF #W2021-0394A

Time and Place for Filing Sealed Proposals. Sealed Bids for the work comprising each improvement as stated below must be filed before 2 P.M. on Thursday, May 15, 2025, in the Office of the City Clerk, City Hall–First Floor, 50 West 13th Street, Dubuque, IA 52001.

Time and Place Sealed Proposals Will be Opened and Considered. Sealed Proposals will be opened and Bids tabulated at 2 P.M. on Thursday, May 15, 2025, at City Hall–Conference Room A, 50 West 13th Street, Dubuque, IA, 52001, for consideration by the City Council (Council) at its meeting at 6:30 P.M. on June 2, 2025, in the Historic Federal Building Council Chambers (and/or by virtual means), 350 West 6th Street, Dubuque, Iowa. The City of Dubuque, Iowa, reserves the right to reject any and all Bids.

Time for Commencement and Completion of Work. Work shall be commenced after Notice to Proceed has been issued. Work on the project shall be substantially completed by October 30, 2026, with final completion by December 18, 2026, in accordance with the requirements listed in the Agreement.

Bid Security. Each Bidder shall accompany its bid with bid security as defined in Iowa Code Section 26.8, as security that the successful Bidder will enter into a Contract for the work bid upon and will furnish after the award of Contract a corporate Surety Bond, in a form acceptable to the City of Dubuque, for the faithful performance of the Contract, in an amount equal to one hundred percent (100%) of the amount of the Contract. The Bidder's security shall be in the amount of 10 percent (10%) of the amount of the Contract, as fixed in the Instructions to Bidders and shall be in the form of a cashier's check or a certified check drawn on an FDIC insured bank in Iowa or on a FDIC insured bank chartered under the laws of the United States; or a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States; or a Bid Bond on the form provided in the Contract Documents with corporate surety satisfactory to the City of Dubuque. The Bid Bond shall contain no conditions excepted as provided in the Specifications.

Contract Documents. Bids are to be addressed to the City of Dubuque, Iowa, 50 West 13th Street, Dubuque, IA 52001, and shall be marked "Sealed Bid–Old Mill Road Lift Station and Force Main Project–Phase 2, IDNR SRF #W2021-0394A."

A copy of the Contract Documents may be viewed at the City Clerk's Office, City Hall, 50 West 13th Street, Dubuque, IA 52001. Complete digital Contract Documents will also be available, for download on the City's website at www.cityofdubuque.org/bids.aspx. No plan deposit is required.

Bidder will execute and file the Agreement and 100% Performance and Payment Bonds within 15 days after the Notice of Award.

The City of Dubuque reserves the right to reject any or all Bids and to waive any technicality. All Bids shall remain subject to acceptance for 60 days after the time set for receiving Bids.

Contract award shall be made based on the lowest responsive and responsible Bidder.

Any Contract or Contracts to be awarded are expected to be funded entirely or in part by a loan from Iowa Clean Water State Revolving Fund. This procurement will be subject to regulations contained in appropriate State Statutes and 40 CFR Parts 31, 33, and 35 of the Federal Statutes. Award of IDNR SRF #W2021-0394A may be dependent on loan securement.

A Federal Davis-Bacon Wage rate determination will prevail for this Project. General Decision Number IA-20240026 03/01/2024 shall apply.

Women and Minority-owned businesses are encouraged to submit Bids for this Project.

Bidders must demonstrate positive efforts to utilize women's and minority owned businesses. This procurement will be subject to regulations contained in 40 CFR 35.3145(d), and P.L. 102-389 and 100-590. In addition, Bidder shall comply with Executive Orders 11625, 12138, and 12432.

General Nature of Public Improvement

Old Mill Road Lift Station and Force Main Project-Phase 2, IDNR SRF #W2021-0394A.

Project consists of the construction of 7,000 LF of 30-inch-diameter PVC force mains, two air release valve structures, one junction structure, and modifications to the Water and Resource Recovery Center's Screening Building and Grit Facilities. Construction of the force main and force main structures will include the site development work consisting of; asphalt pavement, 3,600 LF of fiber optics, vegetative surface restoration, and other miscellaneous elements. The project will have two 8-foot by 8-foot manholes, 423 LF of 54-inch-diameter RPC gravity sewer, 180 LF of bored 42-inch-diameter steel casing with 30-inch-diameter PVC carrier pipe, and three 72-inch-diameter manholes.

Preference for Iowa Products and Labor. By virtue of statutory authority, preference will be given to products and provisions grown and coal produced within the State of Iowa. In accordance with Iowa statutes, a resident Bidder shall be allowed a preference as against a nonresident bidder from a state or foreign country if that state or foreign country gives or requires any preference to Bidders from that state or foreign country, including but not limited

to, any preference to Bidders, the imposition of any type of labor force preference, or any other form of preferential treatment to Bidders or laborers from that state or foreign country. The preference allowed shall be equal to the preference given or required by the state or foreign country in which the nonresident Bidder is a resident. In the instance of a resident labor force preference, a nonresident Bidder shall apply the same resident labor force preference to a public improvement in this state as would be required in the construction of a public improvement by the state or foreign country in which the nonresident Bidder is a resident.

Sales Tax. The Bidder should not include sales tax in its Bid. A sales tax exemption certificate will be available for all material purchased for incorporation in the Project.

Pre-Bid Construction Conference. A Pre-Bid Conference is planned on Wednesday, April 30, 2025. Representatives of OWNER and ENGINEER will be present to discuss the Project. Bidders are encouraged to attend and participate in the conference.

Contact Information. The Bidders shall contact either Randy Langer (randy.langer@strand.com or 608-251-4843) at Strand Associates, Inc.® or Todd Irwin (tirwin@cityofdubuque.org or 563-589-4278) at the City of Dubuque, or both parties with their questions associated with this project. Todd Irwin may be contacted for Civil aspects of design. Randy Langer may be contacted for all other questions.

Title VI–Non-Discrimination Clause. The City of Dubuque in accordance with Title VI of the Civil Rights Act of 1964, 78 Stat. 252, 42 U.S.C. 2000d-2000d-4 and Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally assisted programs of the Department of Transportation issued pursuant to such Act, hereby notifies all Bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit Bids in response to this invitation and will not be discriminated against on the grounds of race, color, national origin, sex, age, or disability in consideration for an award.

On the following date, April 11, 2025, this Notice was posted at the following locations:

1. Posted on the City of Dubuque Website: www.cityofdubuque.org/bids
2. Posted to Construction Update Network: www.mbionline.com
3. Posted in the Telegraph Herald Newspaper.

ATTESTATION CERTIFICATE:

STATE OF IOWA

COUNTY OF DUBUQUE

SS:

CITY OF DUBUQUE

I, the undersigned, City Clerk of the City of Dubuque, Iowa, do hereby certify that the transcript hereto attached is a true, correct and complete copy of all the records of the City relating to fixing a time and place of hearing on the proposed plans, specifications and form of contract, and estimated cost for the construction of the Old Mill Lift Station and Force Main Project - Phase II and directing publication of a Notice of Hearing announcing the time and place fixed therefor; and fixing a time and place for the taking of bids for the construction of the Project and directing posting of a Notice to Bidders announcing the time and place fixed therefor.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

NOTICE OF HEARING PUBLICATION CERTIFICATE:

STATE OF IOWA

COUNTY OF DUBUQUE

SS:

CITY OF DUBUQUE

I, the undersigned, City Clerk of the City of Dubuque, Iowa, do hereby certify that pursuant to the resolution of the City Council fixing a date of hearing on the proposed plans and specifications, form of contract and estimated cost for the Old Mill Lift Station and Force Main Project - Phase II, the Notice of Hearing, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

(Attach here publisher's affidavit of publication of the Notice of Hearing.)

(PLEASE NOTE: Do not date and return this certificate until you have received the publisher's affidavit and have verified that the Notice of Hearing was published on the date indicated in the affidavit, but please return all other completed pages to us as soon as they are available.)

NOTICE TO BIDDERS POSTING CERTIFICATE – CONTRACTOR PLAN ROOM/LEAD GENERATING SERVICE:

STATE OF IOWA
COUNTY OF DUBUQUE
CITY OF DUBUQUE

SS:

I, the undersigned, City Clerk of the City of Dubuque, Iowa, do hereby certify that pursuant to the resolution of the City Council setting the date of the bid letting for the Old Mill Lift Station and Force Main Project - Phase II, the Notice to Bidders, of which the printed slip attached to the affidavit hereto attached is a true and complete copy, was posted on the date and in the relevant contractor plan room service/construction lead generating service specified in such affidavit, which contractor plan room service/construction lead generating service has a statewide circulation.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

(Attach here the affidavit of posting of the Notice to Bidders from the contractor plan room service/construction lead generating service.)

(PLEASE NOTE: Do not date and return this certificate until you have received the affidavit of posting from the contractor plan room service/construction lead generating service and have verified that the Notice to Bidders was posted on the date indicated in the affidavit, but please return all other completed pages to us as soon as they are available.)

NOTICE TO BIDDERS POSTING CERTIFICATE – SPONSORED INTERNET SITE:

STATE OF IOWA

COUNTY OF DUBUQUE

SS:

CITY OF DUBUQUE

I, the undersigned, City Clerk of the City of Dubuque, Iowa, do hereby certify that pursuant to the resolution of the City Council setting the date of the bid letting for the Old Mill Lift Station and Force Main Project - Phase II, the Notice to Bidders provided for therein was posted on the City's website on _____, 2025.

WITNESS MY HAND this ____ day of _____, 2025.

City Clerk

(Attach here a screenshot of the Notice to Bidders as posted on the City's website, showing the date of posting).

Construction Loan Application

Applicant Information			
Applicant:	City of Dubuque		
Tax ID Number:	42-600-4596		
Contact Person and Title:	Jenny Larson, Director of Finance		
Street Address:	50 W. 13th St.	State:	IA
City:	Dubuque	Zip Code:	52001
Telephone Number:	563-589-4322	County:	DBQ
E-Mail:	jlarson@cityofdubuque.org		

Project Information

☒ **Clean Water SRF** **NPDES Number:** 3126001

☐ **Drinking Water SRF** **PWSID Number:**

Please write a brief description of the proposed project:
Phase I of the project provides for a new 20 MGD pump station which will be constructed to make incremental adjustments to the pumping capacity, up to a maximum capacity of 30 MGD. Phase II will construct gravity and force main(s) to connect the new Lift Station to WRRRC. Phase II is planned to start in 2025. Once both phases are completed, this project will remove approximately 80% of the flow from CCPS and allow the existing 8 MGD Catfish Creek pump station to serve growth areas along the south side of town.

Have construction contracts been awarded? Yes ☐ No ☒

If Yes, provide the actual contract dates. If No, provide the expected dates:

Construction Start Date:	July 1, 2025
Substantial Completion Date:	October 30, 2026
Final Completion Date:	December 18, 2026

Funding Information

Does this project have other funding? Check all that apply:

CDBG ☐ USDA-RD ☐ WTFAP ☐

Are you interested in an extended term loan (up to 30 years)? Yes ☐ No ☒

If yes, has the extended term worksheet been submitted to DNR? Yes ☐ No ☒

Date submitted or expected date of submission: 04/22/2025

Type of Debt Requested:

Revenue ☒ G.O. ☐ Combination ☐

Tax Exempt ☐ Taxable ☐ Combination ☐

Project Cost Breakdown

Administrative, Financial & Legal expenses	\$ 0
Planning & Design expenses	\$ 0
Engineering construction expenses	\$ 600,000
Construction	\$ 12,700,000
Equipment	\$ 0
other expenses	\$ 0
other expenses	\$ 0
other expenses	\$ 0
other expenses	\$ 0
Contingency	\$ 1,270,000
Total Project Cost	\$ 14,570,000
Minus Funds from other sources	\$ 0
SRF Loan Subtotal	\$ 14,570,000
1/2% loan origination fee (.005 x SRF amount)	\$ 72,850
Total SRF Loan (round to nearest \$1,000)	\$ 14,643,000

Sources of Funds

Total SRF Loan	\$ 14,643,000
other funding sources	\$ 0
other funding sources	\$ 0
other funding sources	\$ 0
Total Source of Funds	\$ 14,643,000

The application must include the following documentation with the completed application.

- ☐ A pro-forma prepared by a registered Municipal Advisor showing detail of the revenues, expenses, outstanding debt and debt coverage ratios for the system. At a minimum, the pro-forma should show financial information based on actuals for the past two-years, the current year and projections for the next two years.
- ☐ Documentation that demonstrates the appropriate action has been taken to implement the utility rate recommendation of the Municipal Advisor set forth in the 5-year pro-forma cash flow analysis.

The undersigned is duly authorized to request this loan on behalf of the Borrower. The Borrower declares under penalty of law that all facts given, and information attached are true and correct. The Borrower authorizes IFA to verify all information.

Authorized Signature _____ Date

Typed Name and Title Michael C. Van Milligen, City Manager

Submit Completed Application and Pro-Forma to SRF Program Staff at:
waterquality@iowafinance.com
 515 452-0400

CLEAN WATER STATE REVOLVING FUND INTENDED USE PLAN (IUP) APPLICATION



[Application Packet Checklist](#)
[Application Packet Instructions](#)
[IUP Application Form](#)
[Real Property Assurance Form](#)

The application for inclusion on the Clean Water State Revolving Fund (CWSRF) IUP can be submitted only when the wastewater project is at the right stage of the construction permitting process. This packet outlines the requirements of the permitting process that must be met and includes the materials and information needed to complete the IUP application. Please use the checklist and instructions to make sure your application is complete before submitting it.

APPLICATION PACKET CHECKLIST

A. Construction Permitting Information -- To Be Completed by Applicant

Applicant Name City of Dubuque

1. DNR Number (e.g. W2014-#### or S2014-####) S2021-0394A

2. DNR Project Manager Name Nicole Barbee

3. Project Identification: Old Mill Rd. Lift Station and Force Main - Phase I

4. Project Initiation Meeting Held (date) 25 May 2021

5. Flows and Loads Concurrence by DNR (date or N/A)
 If N/A, state reason: _____

6. Wasteload Allocation Completed (date or N/A – see 5. above) _____

7. Antidegradation Alternatives Analysis Required (if no, go to 8.) Yes ☐ No ☒

7a. Alternatives Analysis Approved by DNR (date or N/A) _____

8. Three Copies of Certified Facility Plan Yes ☐

8a. If Already Submitted (submitted date) Certification Date: 01 June 2021

9. Iowa Construction Permit Application Schedule A Yes ☒

10. Schedules F and G (if needed for the project) Yes ☐ N/A ☒
 If N/A, state reason: Not a treatment facility

For DNR Use

Yes ☐	No ☐
Yes ☐	No ☐
Yes ☐	No ☐
Yes ☐	No ☐
Yes ☐	No ☐
Yes ☐	No ☐
Yes ☐	No ☐
Yes ☐	No ☐
Yes ☐	No ☐
Yes ☐	No ☐

For DNR Use: The Applicant has followed the DNR Wastewater Construction Permitting Process and the project is eligible to be placed on the IUP pending review of the SRF information requirements.

DNR Project Manager: _____ Date: _____

B. State Revolving Fund Information -- To Be Completed by Applicant

11. IUP Application Signed Yes ☒

12. DUNS Number Included (note: Form 4700-4 no longer required) Yes ☒

13. Property Assurance Form Signed Yes ☒

14. SRF Environmental Review Checklist and Attachments Completed and Submitted Yes ☒

For SRF Use

Yes ☐	No ☐
Yes ☐	No ☐
Yes ☐	No ☐
Yes ☐	No ☐

For SRF Use: The IUP application materials are complete.

The application will be placed on the IUP _____ (IUP Year), _____ (IUP Quarter) with CWSRF Number CS1920 _____.
 DNR SRF: _____ Date: _____

CLEAN WATER STATE REVOLVING FUND

INTENDED USE PLAN (IUP) APPLICATION INSTRUCTIONS



ITEMS 1 – 9: Wastewater Permitting

The Clean Water SRF Intended Use Plan Application will only be accepted when Items 1-9 have been completed through the Wastewater Construction Permitting Process of the DNR Wastewater Engineering Section. Please refer to the [Wastewater Permitting Process Manual](#) for detailed information on these steps.

1. DNR Number (e.g. W2014-#### or S2014-####): All wastewater construction projects are assigned unique numbers for tracking by DNR. A number beginning with W and the fiscal year indicates a Work Record. A number beginning with S and the fiscal year indicates a Project.
2. DNR Project Manager Name: A project manager from the DNR Wastewater Engineering Section is assigned to each project.
3. Project Identification: A brief description of the project is required in Design Schedule A, General Information. The project description must fall under the project scope established at the project initiation meeting. An accurate description is necessary because multiple construction contracts may have the same project numbers.
4. Project Initiation Meeting Held (date): A project initiation meeting must be held with the DNR, Owner, Consulting engineer (licensed professional engineer), and other parties.
5. Flows and Loads Concurrence by DNR (date): If flows and loadings will change due to the project, the DNR Project Manager must concur with the proposed design flows and loadings prior to preparing the Facility Plan.
6. Wasteload Allocation Completed (date): If a Wasteload Allocation is required for the project, it must be received by the Owner before preparing the Facility Plan.
7. Antidegradation Alternatives Analysis Required; 7a. Alternatives Analysis Approved by DNR (date): If an antidegradation alternatives analysis is required for the project, it must be approved by the DNR Project Manager before the Owner prepares the Facility Plan. If a Facility Plan is submitted prior to DNR approval of Antidegradation Alternatives Analysis, it will not be accepted for review.
8. Three Copies of Certified Facility Plan; 8a. If Already Submitted (date) and Certification Date: After completing all applicable planning steps as discussed above, the Facility Plan may be submitted to DNR. If three copies of the Facility Plan have already been submitted, please note the date submitted and certified and do not send additional copies.
9. Iowa Construction Permit Application Schedule A: Design Schedule A must be certified by both the Owner and the Consulting engineer (licensed professional engineer). It is required for all wastewater projects. Schedule A must indicate that Clean Water SRF financing will be requested to be considered as part of this IUP application.
10. Schedules F and G (if needed for the project): Schedule G provides Wastewater Treatment Plant project design information and Schedule F provides site information for treatment process site selection.

ITEMS 11 – 14: Clean Water SRF

11. IUP Application Signed: The Intended Use Plan application must be signed by the Owner's authorized representative.

12. DUNS Number Included: The Dun and Bradstreet Number (DUNS) was collected as part of EPA 4700-4 form. That form is no longer required for SRF applicants. If the Owner does not have a DUNS number, go to <http://fedgov.dnb.com/webform> to request one. While loan recipients no longer have to fill out the 4700-4 form, it is important to note that they are still required to comply with Title VI of the Civil Rights Act of 1964. Title VI provides that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.
13. Property Assurance Form Signed: This form is required whether or not the Owner currently intends to purchase land using SRF funds. Land for siting treatment facilities is an eligible cost as of October 1, 2014.
14. [SRF Environmental Review Checklist](#) and Attachments Completed and Submitted: The ER checklist outlines the information needed to start the SRF ER Services.

Supporting materials may be requested to document funding requests and system needs.

Please include the following items with your application:

- Three official copies of the Facility Plan (unless previously submitted)
- Iowa Construction Permit Application Schedules A (and F and G where applicable).
- Materials included in Exhibit 5: SRF Environmental Review Checklist
- Real Property Assurance Form with authorized signature

Application materials should be sent to: srf-iup@dnr.iowa.gov

[Quarterly Application Deadlines](#)

For More Information about the Clean Water SRF IUP Application, contact Theresa Enright, 515-725-0498 or Theresa.enright@dnr.iowa.gov.

CLEAN WATER STATE REVOLVING FUND INTENDED USE PLAN (IUP) APPLICATION FORM

This form may be used to apply for inclusion on the project priority list of the Clean Water SRF IUP at the time a complete Facility Plan is submitted. IUPs are developed on an annual basis with quarterly updates as needed. **This form is not an application for a loan.** SRF loan application materials may be obtained at www.iowaSRF.com. The loan application should not be completed until after bids are received.

Instructions:

Complete the requested information in the following sections to the best of your ability. Please print or type the information on the form. If a particular item does not apply to your system, enter n/a for "not applicable." Attach supporting documentation as needed. Keep a copy of the completed application for your records, submit a copy to your engineer, and submit the signed form to the following e-mail address: srf-iup@dnr.iowa.gov

For more information about the Clean Water SRF IUP Application, contact Theresa Enright at 515-725-0498 or Theresa.Enright@dnr.iowa.gov

Section 1: Applicant and Consulting Engineer Information

Applicant Name: City of Dubuque

Applicant Address: 50 W. 13th St.

City: Dubuque State: IA Zip: 52001

Authorized Representative: Gus Psihoyos, P.E.

Telephone Number: 563-589-4270 E-mail: Gpsihoyo@cityofdubuque.org

Signature:  Title: City Engineer

*DUNS Number: 093105302

Consulting Engineer: Gus Psihoyos, PE - City of Dubuque Engineering Department / Randy Langer, PE - Strand Associates, Inc.

Firm: (specify branch where consulting engineer is located) Madison (Strand)

Firm Address: 910 West Wingra Drive

City: Madison State: WI Zip: 53715

Telephone Number: 608.251.4843 E-mail: Randy.Langer@strand.com

NPDES Facility No.: 3126001

Section 2: Project Schedule

Anticipated final plans and specifications submittal date: February 2025

Anticipated construction start date: July 2025

Section 3: Brief Project Summary (Attach additional pages if necessary.)

Describe the reasons for the proposed project: (i.e. specific water quality problem or system improvement)

Due to a combination of growth, system age and I&I, SSO's have been reported at the 8 MGD Catfish Creek Pump Station (CCPS). In an effort to reduce and eliminate the occurrences of wet weather SSO's ,at CCPS, City staff deploy a temporary pump and force main to supplement the existing CCPS capacity. The pump is installed in manhole outside of CCPS and discharges to a temporary force main, which is routed to the the WRRC. This wet weather pumping system adds approximately 2.88 MGD of capacity.

Describe the proposed project: (i.e., specific solution to the water quality problem, or proposed system improvement)

Phase II of the project provides for the installation of a 30" force main, from the Old Mill Rd. Lift Station being constructed under the Phase I contract, to the Water Resource and Recovery Center.

Which other funding programs are you considering to assist in completion of this project? (Check all that apply)

☐ Community Development Block Grant (CDBG)

☐ Rural Development Grant and/or Loan

☐ Reserve Funds

☐ Other: _____

Compliance Status

☐ Has been referred to the Iowa Attorney General

☐ Has received administrative order from DNR

☐ Under compliance schedule in the NPDES permit

☐ Other: _____

Section 4: Project Environmental Outcomes

Primary Impacted Waterbody _____ NHD Reach Code: _____

Designated Surface Water Uses (e.g. A1, BWW): _____

Project Will Contribute to Water Quality... (check one)

☒ Improvement

☐ Maintenance

☐ Not Applicable

Project Will Allow the System to... (check one)

☐ Achieve Compliance

☒ Maintain Compliance

☐ Not Applicable

Project Will Allow the System to Address... (check all that apply)

☐ Existing TMDL

☐ Projected TMDL

☐ Watershed Management Plan

Section 5: Project Cost

Cost Category	Estimated Total Cost in \$
Legal Expenses	(Est.)
Land and Easements	+
Engineering Planning Fees	+
Engineering Design Fees	+
Engineering Construction Fees	+1,335,000 (PH I & II)
Construction	+ 35,460,000 (PH I & II)
Equipment	+
Other:	+
Other:	+
PROJECT SUBTOTAL	= 36,795,000 (PH I & II)
Contingencies	+ 3,546,000 (PH I & II)
Planning and design loan proceeds, if rolling into construction loan	+ 349,709.35 (PH I)
Less Any Funds Requested from Other Sources	-
LOAN SUBTOTAL	= 40,690,709.35 (PH I & II)
Loan Initiation Fee (Loan Subtotal x .005)	+ 172,850 (PH I & II)
TOTAL IUP REQUEST (Round to the nearest \$1,000)	= 40,864,000 (PH I & II)

Section 6: ConsultantsBond Counsel Firm: DORSEY & WHITNEY LLPContact Person: David GrossklausMailing Address: 801 Grand AvenueCity: Des Moines State: IA Zip: 50309-8002Telephone Number: 515-697-3636 E-mail: Grossklaus.David@dorsey.comMunicipal Advisor Firm: Independent Public AdvisorsContact Person: Tionna PoolerMailing Address: 885 Chamberry Blvd. , Suite 300 #114City: Johnston State: IA Zip: 50131Telephone Number: 515-259-8193 E-mail: tpooler@independentpublicadvisors.com

*Please provide these contacts if known at the time of application. The requirement to engage a [Municipal \(Financial\) Advisor](#) is new to SRF for projects starting in fiscal year 2015.

Section 7: Acquisition of Property by SRF Applicants

US ENVIRONMENTAL PROTECTION AGENCY
ASSURANCE WITH RESPECT TO REAL PROPERTY ACQUISITION
OF TITLE III OF THE UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY
ACQUISITION POLICIES ACT OF 1970 AS AMENDED

The City of Dubuque (Applicant) hereby assures that it has authority under applicable State and local law to comply with Section 213 of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, Public Law 91-646, 84 Stat. 1894 (42 U.S.C. 4601) as amended by the Surface Transportation and Uniform Relocation Assistance Act of 1987, Title IV of Public Law 100-17, 101 Stat. 246-256 (42 U.S.C. 4601 note) and 49 CFR 1.48(cc); and certifies, assures and agrees that, notwithstanding any other provision set forth in the application.

1. For projects resulting in the displacement of any person:
 - a. It will adequately inform the public of the relocation payments and services which will be available as set forth in Subparts A, C, D and E of 49 CFR 24.
 - b. It will provide fair and reasonable relocation payments to displaced persons as required by Subparts D and E of 49 CFR 24.
 - c. It will provide a relocation assistance program for displaced persons offering services described in Subpart C of 49 CFR 24.
 - d. Comparable replacement dwellings will be available pursuant to Subpart F of 49 CFR 24, or provided if necessary, a reasonable period in advance of the time any person is displaced.
 - e. In acquiring real property, it will provide at least 90 days written notice to each lawful occupant of real property acquired, stating the date such occupant is required to move from a dwelling or to move his business or farm operation.
2. For projects resulting in the acquisition of real property:
 - a. It will fully comply with the requirements of Subpart B of 49 CFR 24.
 - b. It will adequately inform the public of the acquisition policies, requirements and payments which apply to the project.
 - c. It will make every effort to acquire real property expeditiously through negotiation.
 - d. Before the initiation of negotiations it will have the real property appraised and give the owner or his representative an opportunity to accompany the appraiser during inspection of the property, except as provided in 49 CFR 24.102(c)(2).
 - e. Before the initiation of negotiations it will establish an amount which it believes to be just compensation for the real property, and make a prompt offer to acquire the property for that amount; and at the same time it will provide the owner a written statement of the basis for such amount in accordance with 49 CFR 24.102.
 - f. Before requiring any owner to surrender possession of real property it will pay the agreed purchase price; or deposit with the court, for the benefit of the owner, an amount not less than the approved appraisal of the fair market value of the property; or pay the amount of the award of compensation in a condemnation proceeding for the property.
 - g. If interest in real property is to be acquired by exercise of the power of eminent domain, it will institute formal condemnation proceedings and not intentionally make it necessary for an owner to institute legal proceedings to prove the fact of the taking of this real property; and
 - h. It will offer to acquire the entire property, if acquisition of only part of a property would leave its owner with an uneconomic remnant.

References to 49 CFR are citations to Title 49, Code of Federal Regulations, Part 24, published in the Federal Register Vol. 54, No. 40, March 2, 1989.

This document is hereby made part of and incorporated in any contract or agreement, or any supplements and amendments thereto, relating to the above-identified application and shall be deemed to supersede any provision therein to the extent that such provisions conflict with the assurances or agreements provided therein.

City of Dubuque, Iowa

(Legal Name of Applicant)

By

(Signature of Authorized Representative)

(Date)

**City of Dubuque
City Council**

ITEMS SET FOR PUBLIC HEARING # 2.

ITEM TITLE:	Setting a Public Hearing for The Jule's Iowa Department of Transportation's Consolidated Funding Application
SUMMARY:	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

ATTACHMENTS:

1. MVM Memo
2. 2026_Memo Setting a Public Hearing
3. 2026_Notice of Public Hearing
4. 2026_Resolution Setting a Public Hearing

TO: The Honorable Mayor and City Council Members

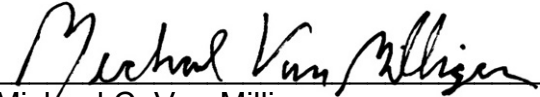
FROM: Michael C. Van Milligen, City Manager

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

DATE: April 1, 2025

Director of Transportation Services Ryan Knuckey is recommending City Council adopt the attached resolution setting a public hearing for May 19, 2025, regarding the Jule's IDOT Consolidated Funding Application.

I concur with the recommendation and respectfully request Mayor and City Council approval.



Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Ryan Knuckey, Director of Transportation Services



TO: Michael C. Van Milligen, City Manager

FROM: Ryan Knuckey, Director of Transportation Services

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

DATE: April 7, 2025

PURPOSE

This memorandum is a request for the City Council to adopt the attached resolution setting a public hearing for May 19, 2025, for the Jule's Iowa Department of Transportation's (IDOT) Consolidated Funding Application.

BACKGROUND:

Iowa's Consolidated Transit Funding Application is used by all transit agencies to apply for STA funds and federal 5310, 5311 and 5339 funds. Any system applying for statewide 5339 capital funds must include its request in the consolidated application. The Consolidated Transit Funding Application required by the IDOT requires transit agencies to hold a public hearing to explain the state and federal funding requests. Public hearings must take place in an accessible building. Comments from the public regarding the need for the project will be recorded. A notice of the public hearing must be published in a newspaper of general circulation in the vicinity of the proposed project(s) approximately 30 days in advance of the hearing. The notice must describe the project(s) in sufficient detail to allow the public to be aware of the projects and funding sources.

DISCUSSION:

The request of the resolution complies with the requirement of the Consolidated Transit Funding Application.

REQUESTED ACTION:

I respectfully request City Council adopt the attached resolution setting a public hearing for May 19, 2025 regarding the Jule's IDOT Consolidated Funding Application. IDOT is aware that the hearing may take the form of a virtual platform.

Cc: Crenna Brumwell, City Attorney
Adrienne Breittfelder, City Clerk

**CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE**

PUBLIC NOTICE is hereby given that the Dubuque City Council will conduct a public hearing on the 19th day of May 2025, at 6:30 p.m., in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa, at which meeting the City Council proposes to take action on the Jule's Iowa Department of Transportation's (IDOT) Consolidated Funding Application.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official agenda will be posted the Friday before the meeting and will contain public input options. The City Council agenda can be accessed at <https://cityofdubuque.novusagenda.com/AgendaPublic/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments regarding the above public hearings may be submitted to the City Clerk's Office via email at ctyclerk@cityofdubuque.org or by mail to City Clerk's Office, City Hall, 50 W. 13th St., Dubuque, IA 52001, before said time of public hearing. At said time and place of public hearings the City Council will receive any written comments.

Copies of supporting documents for the public hearings are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals with limited English proficiency, vision, hearing, or speech impairments requiring special assistance should contact the City Clerk's Office at (563) 589-4100, ctyclerk@cityofdubuque.org as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 7th day of April 2025.

Adrienne N. Breitfelder, City Clerk

1t 5/10

RESOLUTION NO. -25

SETTING THE DATE FOR A PUBLIC HEARING ON IOWA DOT CONSOLIDATED FUNDING APPLICATION

Whereas, the City of Dubuque provides fixed-route and paratransit services for the citizens of Dubuque; and

Whereas, the Iowa Department of Transportation (IDOT) is a pass-through funding entity for federal capital and operating funds; and

Whereas, the City of Dubuque has historically applied through the IDOT for these funds; and

Whereas, the City Council finds that the applying for the funds to be beneficial to the continued provision of transit service for the citizens of Dubuque.

Whereas, the IDOT application will include requests and mandatory certifications by the City of Dubuque as follows:

From the State Transit Assistance Program:
2.067% of formula funds
Total: \$399,858

From federal funds for transit in non-urbanized areas and/or for transit serving primarily elderly persons and persons with disabilities:
\$100,642

From statewide federal capital assistance for transit:
\$0

We understand acceptance of federal transit assistance involves an agreement to comply with certain labor protection provisions.

We certify that the City of Dubuque/The Jule has sufficient non-federal funds or sufficient in-kind match to provide required local match for capital projects and at time of delivery will have the funds to operate and maintain vehicles and equipment purchased under this contract.

We request that State Transit Assistance formula funding be advanced as allowed by law, to improve system cash flow.

We authorize Ryan Knuckey, Director of Transportation Services, on behalf of the City Council, to apply for financial assistance and to enter into related contract(s) with the IDOT.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

A public hearing will be held as part of the City Council Meeting on May 19, 2025. The meeting will begin at 6:30 p.m. and will be held in the City Council Chambers of the Historic Federal Building, 350 W 6th Street, Dubuque, Iowa. The purpose of the hearing is to allow public comment on the Consolidated Funding Application.

Passed, adopted and approved this 7th day of April, 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

BOARDS/COMMISSIONS # 1.

ITEM TITLE:

Boards and Commission Application Review

SUMMARY:

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

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

1. Overview sheet
2. Zoning Board of Adjustment Applicant
3. Details and Openings

**APPLICATIONS FOR THE CITY OF DUBUQUE
BOARDS AND COMMISSIONS
For the Council Meeting on,
Monday, April 7, 2025
6:30 p.m., Historic Federal Building, 350 W. 6th Street**

**APPLICANTS ARE INVITED TO ADDRESS THE COUNCIL
REGARDING THEIR APPLICATION FOR APPOINTMENT**

Zoning Board of Adjustment

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

Applicants:

Keith Ahlvin, 264 S. Grandview

16-8-1: ZONING BOARD OF ADJUSTMENT:

A. Board Created: There is hereby created the zoning board of adjustment.

B. Purpose: The purpose of the board is to review applications regarding criteria for granting of special exceptions, conditional use permits, or variances; to decide citizens' appeals of orders, requirements, decisions, or determinations made by planning services staff; and to hear cases given by applicants and decide whether the request should be granted based on the criteria set forth in the zoning ordinance.

C. Internal Organization And Rules: The board may adopt rules and regulations to govern its organizational procedures as may be necessary and which are not in conflict with this code or the Iowa Code.

D. Procedures For Operation: All administrative, personnel, accounting, budgetary, and procurement policies of the city govern the board in all its operations.

E. Membership:

1. The board comprises five (5) residents of the city, appointed by the city council.

2. Two (2) members from the board must be selected by the city council as cross representatives to the airport zoning board of adjustment.

3. A majority of the members of the board must be persons representing the public at large and must not be involved in the business of purchasing or selling real estate.

F. Oath: Each person, upon appointment to the board, must execute an oath of office at the first meeting of the board following the appointment or at the city clerk's office any time prior to the first meeting of the board.

G. Terms: The term of office for members of the board is five (5) years or until such member's successor is appointed and qualified. The terms of the cross representative appointees to the airport zoning board of adjustment must serve a term on the airport zoning board of adjustment which coincides with their terms on the zoning board of adjustment.

H. Vacancies: Vacancies must be filled in the same manner as original appointments.

I. Officers/Organization: The board must choose annually a chairperson and vice chairperson, each to serve a term of one year. The chairperson must appoint a secretary, who need not be a member of the board. The board must fill a vacancy among its officers for the remainder of the officer's unexpired term.

J. Meetings:

1. Meetings: Meetings may be called by the chairperson or at the written request of a majority of the members.

2. Open Meetings: All meetings must be called and held in conformance with the Iowa open meetings law.

3. Attendance:

a. In the event a member of the board has been absent for three (3) or more consecutive meetings of the board, without being excused by the chairperson, such absence will be grounds for the board to recommend to the city council that the position be declared vacant and a replacement appointed.

b. Attendance must be entered upon the minutes of all meetings.

4. Minutes: A copy of the minutes of all regular and special meetings of the board must be filed with the city council within ten (10) working days after approval by the board, or by the next regularly scheduled city council meeting, whichever is later.

5. Quorum: The concurring vote of three (3) members of the board is necessary to reverse any order, requirement, decision, or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under any such ordinance or to effect any variation in such ordinance.

K. Compensation: Members serve without compensation, provided that they may receive reimbursement for necessary travel and other expenses while on official board business within the limits established in the city administrative policies and budget.

L. Removal: The city council may remove any member for cause upon written charges and after a public hearing.

M. Powers: The board has the following powers, duties, and responsibilities:

1. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of Iowa Code chapter 414, as such may be amended from time to time, or any ordinance adopted pursuant thereto.

2. To hear and decide special exceptions to the terms of this code upon which such board is required to pass under such ordinance, in accordance with the general regulations of the zone in which the property is located and specific standards contained herein.

3. To hear and decide conditional use permits under the terms of this code upon which such board is required to pass under such ordinance, in accordance with the general regulations of the zone in which the property is located and specific standards contained herein.

4. To authorize upon appeal in specific cases such variance from the terms of the ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance must be observed and substantial justice done.

In exercising the above mentioned powers such board may, in conformity with the provisions of this section, reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and may make such order requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeal is taken. (Ord. 53-15, 8-17-2015; amd. Ord. 47-16, 9-19-2016; Ord. 41-24, 6-17-2024)

From: noreply@civicplus.com
To: [Adrienne Breitfelder](#); [Trish Gleason](#); [Temwa Phiri](#); [Shena Moon](#); [Jason Duba](#); [Wally Wernimont](#); [Travis Schrobilgen](#); [Matt O'Brien](#); rblosch@cityofdubque.org;
Subject: Online Form Submittal: Board/Commission Application Form
Sent: 3/27/2025 10:41:25 PM

This sender is trusted.

Board/Commission Application Form

This application is a public document and as such can be reproduced and distributed for the public. Specific attention should be directed to the possible conflict of interest. For further clarification, if a situation arises, contact the City Clerk's Office or the City Attorney's Office. The City Clerk's Office, City Hall, 50 West 13th Street, Dubuque, IA. accepts applications for any Board and or Commission at any time. Applications stay active for one year from the date of receipt.

General Eligibility Requirements for All Boards and Commissions

- Residency within the corporate city limits
- Minimum age of 18
- Can not be employed by the City of Dubuque

NOTE: Additional requirements may apply to certain boards and commissions. Please refer to the specific Board or Commission details for more information

Please complete the online application and separate optional demographic information below

Personal Information

Select the Board, Zoning Board of Adjustment
Commission, or
Committee
applying for:

Name: Keith Ahlvin

Pronunciation: *Field not completed.*

Street Address: 264 S. Grandview
You must live
within the

Dubuque city
limits to
apply/serve on a
City of Dubuque
board or
commission.

Zip Code: 52003

Preferred Phone (563) 845-8846
Number:

Email keith@upmup.com
Address(es):

How did you hear Other:
about City of
Dubuque Boards
and
Commission?

If other, please Currently serving on the Zoning Board of Adjustment
specify:

Have you No
participated in the
City of Dubuque
City Life Program
Life program?

If so, when? *Field not completed.*

Are you currently Yes
serving on other
Boards,
Commissions, or
Committees?

If yes, which? Zoning Board of Adjustment

Have you served Yes
on a Board,
Commission, or
Committee
before?

If yes, which? Zoning Board of Adjustment

Why are you I believe that effective zoning drives growth. It allows for investment
interested in and orderly development, but just as importantly it protects the rights
applying for this and investments of existing property owners. The ZBA makes it
Board or possible for a modern unified development code to be fairly applied
Commission? to a 188-year old city, and I believe I have carefully and fairly played

a role in promoting Dubuque's growth. I have a strong interest in zoning codes, am excited to see what comes of a revised and updated UDC, and would be honored to be allowed to serve another term on this critical Board.

Describe your experiences (professional, personal, or volunteer), skills, and /or education that have prepared you for service on this Board or Commission?	I have served on the Zoning Board of Adjustment since January of 2016, the last several years as vice chairperson. While my degree is in history, I took a fair number of hours of public administration courses in college. I volunteer and work with multiple area non profit organizations, and just ended my term as a member of the Grand Opera House Board of Directors.
---	--

Share your experience working in diverse environments:	I have had the honor of working in several organizations that were diverse, but recognized the need adjust to increase that diversity in not only the organization's staff and leadership, but in the people we serve. I have spent much of my professional career working in the arts, where success requires one's ability to adjust to a very wide range of personalities and interests.
--	---

List two professional references: (Examples: employer, coworker, client, vendor, mentor, volunteer organizer, etc.))	Emma Stapleton, co-worker, (563) 557-1851 x110 Ben Loeffelholz, former co-worker, (563) 451-7415
---	---

Acknowledgement: I acknowledge that I have accurately and truthfully completed the application to the best of my knowledge. I also confirm that I meet the eligibility requirements for the Board or Commission to which I am applying.

Signature (type your name here as electronic verification):	Keith Ahlvin
---	--------------

Date:	03/27/2025
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Email not displaying correctly? [View it in your browser.](#)

CITY OF DUBUQUE

BOARDS AND COMMISSIONS DETAILS AND OPENINGS

X / X / 25

Indicates openings within 2025

Open

Indicates Current Opening

Indicates Public Member representing board or commission and appointed as a representative to a separate board or commission

AIRPORT COMMISSION

4 Yr. Term - Meets 4th Tuesday, 4 p.m., Airport Conf. Room

Public Member 1	Douglas	Brotherton	9/14/25
Public Member 2	Marianne	Kurtz-Weber	9/14/25
Public Member 3	Michael	Phillips	9/14/26
Public Member 4	Robert	Blocker	9/14/26
Public Member 5	Bob	Woodward	9/14/28

CABLE TELEVISION COMMISSION

3 Yr. Term - Meets on Call., Varied locations

Public Member 1	Pauline	Maloney	7/1/26
Public Member 2	Georgina	Guerrero	7/1/26
Public Member 3	Ronald	Tigges	7/1/26
Public Member 4	Tom	Eckermann	7/1/27
Public Member 5	Jennifer	Tigges	7/1/27

AIRPORT ZONING BOARD OF ADJUSTMENTS

5 Yr. Term - Meets on Call

City ZBA Rep.	Rena	Stierman	3/25/27
City ZBA Rep.	Jonathan	McCoy	3/25/26

CATFISH CREEK WATERSHED MANGT. AUTHORITY

4 Yr. term - Meets Quarterly

Public Member 1	Rachel	Boeke	7/16/28
Public Member 2	William	Hindricks	7/16/28

AIRPORT ZONING COMMISSION

6 Yr. Term - Meets on Call

City ZAC Rep.	Richard	Russell	7/1/27
City ZAC Rep.	Matthew	Mulligan	7/1/25

CIVIC CENTER ADVISORY COMMISSION

3 Yr. Term - Meets last Mon. of every third month, 3:30 p.m., Five Flags

Public Member 1	Alan	Schumacher	6/29/27
Public Member 2	Mc Kenzie	Blau	6/29/25
Public Member 3	Colleen	Myers	6/29/25
Public Member 4	Bryce	Parks	6/29/27
Public Member 5	Sara	Tandy	6/29/25

ARTS AND CULTURAL AFFAIRS ADVISORY COMMISSION

3 Yr. Term - Meets 4th Tuesday, 3:30 p.m., MFC or Varied locations

At-Large - Outside Cultural Dist. 1	Open	Open	6/30/27
Business Prof - In Cultural Dist. 1	Aaron	Hefel	6/30/25
Business Prof 2	Gail	Chavenelle	6/30/27
Public Member 1	Shirley	Davis-Orwoll	6/30/25
Public Member 2	Doug	Donald	6/30/26
Public Member 3	David	Barba	6/30/26
Public Member 4	Nicholas	Halder	6/30/25

CIVIL SERVICE COMMISSION

4 Year Term - Meets 2nd Wed., 4:15 p.m., City Hall

Public Member 1	Scott	Crabill	4/6/26
Public Member 2	Carla	Heathcote	4/6/28
Public Member 3	Daniel	White	4/6/25

BUILDING CODE ADVISORY AND APPEALS BOARD

3 Yr. Term -Meets on Call; 4:30 p.m., Federal Bldg.

Altn. Commercial Construct Pro 1	Open	Open	1/1/27
Altn. Electrical Construct Pro 1	Adam	Brown	1/1/27
Altn. HVAC Construct Pro 1	Open	Open	1/1/27
Altn. Plumbing Construct Pro 1	Open	Open	1/1/27
Altn. Residential Construct Pro 1	Open	Open	1/1/27
Commercial Construct Pro 1	Open	Open	1/1/27
Electrical Construct Pro 1	Thomas	Townsend	1/1/27
HVAC Construct Pro 1	Corey	Valaskey	1/1/27
Multidisciplinary Rep. 1	Michael	Shimkus	1/1/27
Multidisciplinary Rep. 2	Open	Open	1/1/27
Plumbing Construct Pro 1	Open	Open	1/1/27
Residential Construct Pro 1	Open	Open	1/1/27

COMMUNITY DEVELOPMENT ADVISORY COMMISSION

3 Yr. Term - Meets 3rd Wed., 5:30 p.m., Federal Bldg./Housing

Housing Commission Rep. 1	Renee	Kehoe	8/17/27
Low/Moderate Income Rep. 1	Talma	Brown	2/15/26
Low/Moderate Income Rep. 2	Dale	Campbell Jr.	2/15/27
Low/Moderate Income Rep. 3	Gabriel	Mozena	2/15/27
Low/Moderate Income Rep. 4	Open	Open	2/15/28
Public Member 1	Open	Open	2/15/27
Public Member 2	Dean	Boles	2/15/28
Public Member 3	Michelle	Hinke	2/15/28
Public Member 4	Julie	Woodyard	2/15/26

EQUITY AND HUMAN RIGHTS COMMISSION

3 Yr. Term - Meets 2nd Tus. 4:30 p.m., MFC Conf. room 2

Public Member 1	Rick	Baumhover	1/1/28
Public Member 2	Luselena	Bravo	1/1/26
Public Member 3	Matt	Zanger	1/1/26
Public Member 4	Jake	Kurczek	1/1/26
Public Member 5	Nikkole	Nutter	1/1/27
Public Member 6	DeLano	Cain-Watson	1/1/27
Public Member 7	Traci	Phillipson	1/1/28
Public Member 8	David	Heiar	1/1/27
Public Member 9	Michaela	Freiburger	1/1/28

BOARD OF LIBRARY TRUSTEES

4 Yr. Term - Meets 4th Thur. 4 p.m., Library

Public Member 1	Andrew	Bland	7/1/26
Public Member 2	A. Alanda	Gregory	7/1/26
Public Member 3	Victor	Lieberman	7/1/27
Public Member 4	Pam	Mullin	7/1/27
Public Member 5	Diann	Guns	7/1/28
Public Member 6	Christina	Monk	7/1/28
Public Member 7	Greg	Gorton	7/1/25

HISTORIC PRESERVATION COMMISSION

3 Yr. Term - Meets 3rd Thur., 5:30 p.m., Federal Bldg.

Architect At-Large 1	Christina	Monk	7/1/26
Cathedral District 1	Open	Open	7/1/26
Jackson Park District 1	Janice	Esser	7/1/25
Langworthy District 1	Chad	Witthoeft	7/1/26
Old Main District 1	Open	Open	7/1/27
Public Member 1	Heidi	Pettitt	7/1/27
Public Member 2	Bill	Doyle	7/1/27
Public Member 3	Tim	Gau	7/1/27
West 11th District 1	Rick	Stuter	7/1/25
Interim District Rep. 1	Adam	Schwendinger	NA

HOUSING APPEALS AND MEDIATION BOARD

3 - Yr. Term - Meets on Call, 4:30 p.m., Federal Bldg.

Public Member 1	Mary	Gotz	1/1/27
Public Member 2	Luke	Hoffmann	1/1/27
Public Member 3	Cole	Hansen	1/1/27
Public Member 4	Lynn	Sutton	1/1/27
Public Member 5	Jeff	Lenhart	1/1/27

HOUSING COMMISSION

3 Yr. Term - Meets 4th Tues. (Jan, Aril, July, Oct), 4:00 p.m., Fed. Bldg.

Public Member 1	Renee	Kehoe	8/17/27
Public Member 2	Ross	Janes	8/17/27
Public Member 3	Rick	Merfeld	8/17/25
Public Member 4	Open	Open	8/17/27
Public Member 5	David	Wall	8/17/27
Public Member 6	Cathy	Dickens	8/17/25
Public Member 7	Julietta	Scott	8/17/26
Public Member 8	Rick	Baumhover	8/17/25
Public Member 9	Amy	Eudaley	8/17/26
Section 8 Rep. 1	Open	Open	8/17/27

HOUSING TRUST FUND ADVISORY COMMITTEE

3 Yr. Term - Meets as needed, 7:30 a.m., Federal Bldg.

Housing Commission Rep. 1	Rick	Baumhover	8/17/25
Housing Commission Rep. 2	Amy	Eudaley	8/17/26
Public Member 1	Open	Open	8/17/25
Public Member 2	Jim	Holz	8/17/27
Public Member 3	Michelle	Becwar	8/17/27

**INVESTMENT AND CASH MANAGEMENT OVERSIGHT
ADVISORY COMMISSION**

3 Yr. Term - Meets 4th Wed.(Jan., April, July, Oct.) 3 p.m., City Hall

Public Member 1	Daniel	Garza	7/1/26
Public Member 2	Molly	Valaskey	7/1/27
Public Member 3	Lucian	Paucean	7/1/27
Public Member 4	Joshua	Merritt	7/1/25
Public Member 5	Gary	Ruden	7/1/25

LONG RANGE PLANNING ADVISORY COMM.

3 Yr. Term - Meets 3rd Wed. 5:30 p.m., Federal Bldg.

Housing Commission Rep. 1	Rick	Merfeld	8/17/25
Public Member 1	Mark	Ward	7/1/26
Public Member 2	Michael	Rabagia	7/1/26
Public Member 3	Aaron	Miller	7/1/27
Public Member 4	Beth	McGrath	7/1/27
Public Member 5	Cliff	Conrad	7/1/25
Public Member 6	Jason	Davis	7/1/25

PARKS AND RECREATION ADVISORY COMMISSION

3 Yr. Term - Meets 2nd Tues., 4:30 p.m. MFC/Varied locations

Public Member 1	Robin	Kennicker	6/30/26
Public Member 2	Ron	Axtell	6/30/26
Public Member 3	Jessica	Ochoa	6/30/26
Public Member 4	Jennifer	Tigges	6/30/27
Public Member 5	Lori	Ollendick	6/30/25
Public Member 6	Josh	Jorgenson	6/30/25
Public Member 7	Jason	Henkel	6/30/25

RESILIENT COMMUNITY ADVISORY COMMISSION

3 Yr. Term - Meets 1st Thur. 5:00 p.m. , Jule Op. & Train. Center

Commission Cross Rep. 1	Open	Open	7/16/27
Commission Cross Rep. 2	Robin	Kennicker	6/30/26
Commission Cross Rep. 3	Open	Open	2/15/25
Public Member 1	Sandra	Evans	7/1/25
Public Member 2	Nolan	Bielinski	7/1/27
Public Member 3	David	Mc Dermott	7/1/26
Public Member 4	Lalith	Jayawickrama	7/1/26
Public Member 5	Rachel	Schmidt	7/1/27
Public Member 6	Jacob	Kohlhaas	7/1/25

TRANSIT ADVISORY BOARD

3 Yr. Term - Meets bi-monthly Sept. to May, 2nd Thur.

Intermodal Transit Station

Public Member 1	Open	Open	7/30/25
Public Member 2	Talma	Brown	7/30/26
Public Member 3	Greg	Orwoll	7/30/26
Public Member 4	Dora	Serna	7/30/26
Public Member 5	Open	Open	7/30/27

ZONING ADVISORY COMMISSION

3 Yr. Term - Meets 1st Wed., 6:00 p.m., Fed. Bldg..

Public Member 1	Matthew	Mulligan	7/1/25
Public Member 2	Martha	Christ	7/1/26
Public Member 3	Carrie	Lohrmann	7/1/26
Public Member 4	Teri	Zuccaro	7/1/26
Public Member 5	Richard	Russell	7/1/27
Public Member 6	Troy	Froistad	7/1/27
Public Member 7	Pat	Norton	7/1/25

ZONING BOARD OF ADJUSTMENTS

5 Yr. Term - Meets 4th Thur., 5:30 p.m. Fed. Bldg..

Public Member 1	Gwen	Kosel	3/25/29
Public Member 2	Keith	Ahlvin	3/25/25
Public Member 3	Jonathan	McCoy	3/25/26
Public Member 4	Rena	Stierman	3/25/27
Public Member 5	Matthew	Mauss	3/25/28

**City of Dubuque
City Council**

PUBLIC HEARINGS # 1.

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

SUMMARY: 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)

ATTACHMENTS:

1. MVM Memo
2. _Hold PH and Approve PHA Plan Memo
3. 2025 RESOLUTION NOTICE
4. _City of Dubuque_IA087_5-YEAR PLAN_DRAFT
5. C.3._50077-SL
6. Proof of Publication

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Hold a Public Hearing to adopt the 5-Year Public Housing Authority (PHA) Plan 2025-2029

DATE: April 2, 2025

Housing & Community Development Department Alexis Steger is recommending City Council receive input on the 5-Year PHA Plan and approve the adoption of the 5-Year PHA Plan.

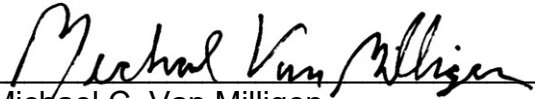
The City of Dubuque is a Public Housing Authority (PHA) that provides housing assistance to residents. A PHA is required to submit a 5-Year Plan PHA Plan once every 5th PHA fiscal year, and the Annual Plan to the U.S. Department of Housing and Urban Development (HUD) each remaining fiscal year.

The 5-Year PHA Plan was reviewed by the Housing Commission on April 1, 2025, where the commission was given the opportunity to review the plan and provide input and comments. The Housing Commission recommended that the City Council approve and adopt the 5-Year PHA Plan.

Additionally, HUD requires that the Resident Advisory Commission, comprised of all residents on assisted housing, review the proposed plan. The RAB meeting was held on February 12, 2025.

The 5-Year Plan covers the period from 2025-2029 and includes goals and priorities for the PHA. This 5-Year PHA Plan will be used to create the PHA Annual Plan for the next 4 years for annual reporting purposes. This 5-Year PHA Plan is focused on the following concepts for the City of Dubuque PHA: increasing the number of homeowners participating in the HCV Program, promoting self-sufficiency, tenant education, supporting childcare initiatives in the community, increasing landlord participation in the Housing Choice Voucher program, and decreasing concentrated areas of poverty.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Alexis Steger, Housing & Community Development Director

TO: Michael C Van Milligen, City Manager

FROM: Alexis Steger, Housing & Community Development Director

DATE: April 1, 2025

RE: Hold a Public Hearing for and approve the adoption of the 5-Year Public Housing Authority (PHA) Plan 2025-2029

INTRODUCTION

The City of Dubuque is a Public Housing Authority (PHA) that provides housing assistance to residents. A PHA is required to submit a 5-Year Plan PHA Plan once every 5th PHA fiscal year, and the Annual Plan to the U.S. Department of Housing and Urban Development (HUD) each remaining fiscal year.

DISCUSSION

The City Council is required to hold the public hearing prior to approving the 5-Year PHA Plan before it is submitted to HUD.

The 5-Year PHA Plan was reviewed by the Housing Commission on April 1, 2025, where the commission was given the opportunity to review the plan and provide input and comments. The Housing Commission recommended that the City Council approve and adopt the 5-Year PHA Plan.

Additionally, HUD requires that the Resident Advisory Commission, comprised of all residents on assisted housing, review the proposed plan. The RAB meeting was held on February 12, 2025.

The 5-Year Plan covers the period from 2025-2029 and includes goals and priorities for the PHA. This 5-Year PHA Plan will be used to create the PHA Annual Plan for the next 4 years for annual reporting purposes. This 5-Year PHA Plan is focused on the following concepts for the City of Dubuque PHA: increasing the number of homeowners participating in the HCV Program, promoting self-sufficiency, tenant education, supporting childcare initiatives in the community, increasing landlord participation in the Housing Choice Voucher program, and decreasing concentrated areas of poverty.

RECOMMENDATION

I respectfully request the Mayor and City Council hold a public hearing on April 7, 2025, to receive input on the 5-Year PHA Plan and approve the adoption of the 5-Year PHA Plan.

RESOLUTION NO. _____

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

Whereas, the U.S. Department of Housing and Urban Development requires submission of the 5-Year Public Housing Agency (PHA) Plan once every 5 PHA fiscal years; and

Whereas, the U.S. Department of Housing and Urban Development requires Certification of the 5-Year PHA Plan's Consistency with the Consolidated Plan; and

Whereas, the Housing commission reviewed the 5-Year PHA Plan on April 1, 2025; and

Whereas, the Resident Advisory Board reviewed the 5-Year PHA Plan on February 12, 2025; and

Whereas, the City Council held a public hearing to receive comment on the proposed 5-Year PHA Plan on April 7, 2025.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE IOWA:

Section 1: That the Mayor is hereby authorized and directed to certify the 5-Year PHA Plan's Consistency with the Consolidated Plan; and

Section 2: That the Director of Housing and Community Development is hereby authorized to submit the 5-Year PHA Plan and the Certification as required by the U.S. Department of Housing and Urban Development.

Passed, approved and adopted this 7th day of April, 2025.

Brad M Cavanagh, Mayor

Attest:

Adrienne Breitsfelder, City Clerk

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																										
A.1	PHA Name: _____ City of Dubuque _____ PHA Code: _____ IA087 _____ PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> The Five-Year Period of the Plan (i.e. 2019-2023): <u>2025-2029</u> PHA Plan Submission Type: ☒ 5-Year Plan Submission ☐ Revised 5-Year Plan Submission Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. The City of Dubuque Housing & Community Development Department PHA Plan, Plan Elements, and PHA Policies are available for review online at https://www.cityofdubuque.org/1484/Administrative-Plans as well as in person at the following locations: Housing & Community Development Department 350 W 6th Street, Suite 312, Dubuque, IA 52001; and City Hall 50 W 13th Street, Dubuque, IA 52001. A public comment period was published on February 19th, 2025, and ended on April 7, 2025, with the following comments received. A Public Hearing was published February 19th, 2025, and held on April 7, 2025, by the City Council. Minutes of that hearing can be accessed at the above listed places online and in person ☐ PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.) <table><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr><tr><td>Lead PHA:</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr></table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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		PH	HCV																								
Lead PHA:																											

B.	Plan Elements. Required for <u>all</u> PHAs completing this form.					
B.1	Mission. State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years. SEE ATTACHED B.1. The City of Dubuque Housing & Community Development Department's mission is to provide decent, safe, and affordable rental housing and to provide opportunities that promote self-sufficiency, economic independence, and homeownership opportunities for eligible Housing Choice Voucher participants.					
B.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. SEE ATTACHED B.2.					
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. SEE ATTACHED B.3.					
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. SEE ATTACHED B.4.					
C.	Other Document and/or Certification Requirements.					
C.1	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.					
C.2	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the 5-Year PHA Plan? SEE ATTACHED C.2. AND C.2.1. Y N ☐ ☒ (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.					
C.3	Certification by State or Local Officials. Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.					

C.4	Required Submission for HUD FO Review. (a) Did the public challenge any elements of the Plan? Y N ☐ ☐ (b) If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).

D.1	Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.) Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.		
	<table border="1"> <tr> <th data-bbox="212 443 1471 478">Fair Housing Goal:</th> </tr> <tr> <td data-bbox="212 478 1471 982"> <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> <u>PHA Goal #1: Advance equity with fair housing advocacy, education, and enforcement</u> - Continue working with landlords in Dubuque to educate them on the benefits & importance of HCV to expand the program throughout Dubuque. - Create additional educational opportunities for first time homebuyers & renters on topics like financial literacy & home maintenance. - Enhance education & training for landlords through the Successful Property Maintenance course that the PHA presents regarding the HCV Program. </td> </tr> </table>	Fair Housing Goal:	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u> <u>PHA Goal #1: Advance equity with fair housing advocacy, education, and enforcement</u> - Continue working with landlords in Dubuque to educate them on the benefits & importance of HCV to expand the program throughout Dubuque. - Create additional educational opportunities for first time homebuyers & renters on topics like financial literacy & home maintenance. - Enhance education & training for landlords through the Successful Property Maintenance course that the PHA presents regarding the HCV Program.
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<table border="1"> <tr> <th data-bbox="212 1010 1471 1045">Fair Housing Goal:</th> </tr> <tr> <td data-bbox="212 1045 1471 1381"> <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> <u>PHA Goal #2: Implement local government policies that encourage equity & decrease disparate impacts</u> Research partnerships with area schools or other organizations to provide enhanced public activities, amenities & programs to children in underserved parts of Dubuque. </td> </tr> </table>	Fair Housing Goal:	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u> <u>PHA Goal #2: Implement local government policies that encourage equity & decrease disparate impacts</u> Research partnerships with area schools or other organizations to provide enhanced public activities, amenities & programs to children in underserved parts of Dubuque.	
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<table border="1"> <tr> <th data-bbox="212 1415 1471 1451">Fair Housing Goal:</th> </tr> <tr> <td data-bbox="212 1451 1471 1885"> <u><i>Describe fair housing strategies and actions to achieve the goal</i></u> <u>PHA Goal #3: Increase & promote safe, affordable housing</u> - Implement policies to protect, maintain, & grow current affordable housing stock, including working with homeowners, landlords and tenants. - Ensure translations are available for all important documents and applications. Make them easily accessible both online & in physical form. </td> </tr> </table>	Fair Housing Goal:	<u><i>Describe fair housing strategies and actions to achieve the goal</i></u> <u>PHA Goal #3: Increase & promote safe, affordable housing</u> - Implement policies to protect, maintain, & grow current affordable housing stock, including working with homeowners, landlords and tenants. - Ensure translations are available for all important documents and applications. Make them easily accessible both online & in physical form.	
Fair Housing Goal:			
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PHA Goal #4: Increase access to opportunity & the building of social capital

- Use assessments from the Plan to Reduce Poverty, the Analysis of Impediments to Fair Housing & any other relevant plans regarding the nonprofit services array to identify gaps & make necessary improvements that increase access to opportunity & coordinated entry.
- Identify transportation gaps throughout Dubuque for those that may not have their own vehicles and rely on walking, biking, or public transportation.

Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR § 903.4)

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. Plan Elements.

- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5- Year Plan. (24 CFR § 903.6(b)(2))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).

C. Other Document and/or Certification Requirements.

- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.

C.2 Resident Advisory Board (RAB) comments.

- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)

C.3 Certification by State or Local Officials.

[Form HUD-50077-SL](#), *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.

C.4 Required Submission for HUD FO Review.

Challenged Elements.

- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

DRAFT

B. 1. Mission. *State the PHA's mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA's jurisdiction for the next five years.*

The City of Dubuque Housing & Community Development Department's mission is to provide decent, safe, and affordable rental housing and to provide opportunities that promote self-sufficiency, economic independence, and homeownership opportunities for eligible Housing Choice Voucher participants.

B.2. Goals and Objectives. *Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.*

- **Increase homeownership program participation:**
 - Educate, inform and assist those on the HCV program, helping to prepare to become homeowners.
 - Promote self-sufficiency, financial education, and tenant education to assist in taking the next steps to homeownership.
 - Increase participation numbers in the Next Level Savings Program (FSS Program) by HCV participants.
- **Support childcare initiatives in the community:**
 - Help to identify barriers for parents to find childcare that fits their needs.
 - Work with community organizations to address those barriers.
 - Increase childcare availability and choice.
 - Address the needs for 2nd & 3rd shift care for children – increase childcare availability for these slots of care.
- **De-concentration of poverty:**
 - Identify transportation gaps throughout the city for those that may not own their own vehicles.
 - Increase the types of transportation available throughout the community.
 - Provide regular review of the Voucher Payment Standards (VPS) that the HCV Program is allowed to pay and make sure that the VPS can be competitive in all areas of the city – allowing for opportunity in all areas.
 - Evaluate the use of small area FMRs.
 - Evaluate the use of the 120% above FMR for VPS waiver.
 - Increase the number of units available for low-income, very low-income, and extremely low-income individuals and families.
 - Increase the number of landlords willing to accept the HCV voucher as a form of payment.
 - Update the Landlord Education video

- Enhanced training and education for landlords through the Successful Property Maintenance Course

B.3. Progress Report. *Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.*

PHA Goal: Meet the need for quality, affordable rental homes:

The City of Dubuque has worked with Greater Dubuque Development Corporation to identify the specific housing needs in the Community. Using that data, the City has been working with developers to address the housing needs and find ways to use Housing Tax Increment Financing as well as other possible revenue streams to help support and incentivize housing development in the City. The City of Dubuque PHA has also adopted the International Property Maintenance Code for building inspection compliance. This has helped to set the standard for quality units and fair housing opportunities for voucher holders and all tenants throughout the City. PHA assisted the new developments coming on-line in navigating the process to lease up HCV tenants. PHA also increased HCV Voucher Payment Standards (VPS) to 120% of Fair Market Rent (FMR). PHA uses code enforcement policies that are structured to give more attention to properties & owners that persistently fail inspections. This has allowed PHA to proactively address nuisance property owners through more frequent inspections, better maintenance and safer units.

PHA Goal: Increase the Acceptance of Housing Choice Vouchers by Housing Providers:

The City of Dubuque has increased landlord education about the HCV program as well as created a landlord education video to be shared among that specific group in hopes to dispel some of the HCV rumors while also providing information as to why/how HCV benefits the entire community. PHA also implemented new, easier to use software that aids owners and tenants in communication and document transmittal, allowing the HCV program to progress with the times and provide ease of use. The voucher payments standards are reviewed yearly and updated to reflect market changes and demand. A waiver was attained from HUD to set VPS for the PHA at 120% of FMR. This was implemented 1/1/2024.

PHA Goal: Implement local government policies that encourage equity and decrease disparate impacts:

The PHA hired a consultant to create the Equitable Poverty Prevention Plan and has continued efforts over the years to implement recommendations. The Office of Shared Prosperity was created as a new department in the City of Dubuque Organization that

focuses on neighborhood equitability and inclusion. Constant review of data surrounding voucher issuance and use to identify possible barriers or impacts that need to be addressed to run a fair and equitable program. Heavy utilization of HUD's Budget Tool and monthly review with PHA Portfolio Manager to forecast, plan and enhance utilization. Worked with HUD's technical assistance personnel to implement approaches for increased utilization of voucher funds within the community. Implemented communication tools and trust building activities for landlords and HCV program participants. City staff meets monthly with the Landlord Association to continue to strengthen that relationship and those community connections. PHA released a landlord education video – highlighting the HCV Program, its rules, benefits and addressed the common misconceptions about the program and its participants.

PHA also refined the Successful Property Maintenance Course that all property owners are required to attend, enhancing education and training for them. Finally, information for participants has been reviewed and revised through the revision of the PHA briefing, simplification of information given through those briefings, with an emphasis on addressing common questions and issues that arise for tenants utilizing the HCV voucher. Documents have been translated into Spanish and Marshallese, and the readability of documents was also assessed and revised so that all documents were adapted to a 6-7th grade reading level. Voucher Payment Standards increased to 120% of FMR through a HUD obtained waiver allowing for more housing choice for all participants to utilize. PHA also began researching ways to add additional Project Based Voucher (PBV) units. The background check process was audited, and arrest records were removed from the landlord background checks that are provided by the PHA to landlords.

PHA Goal: Increase access to opportunity and the building of social capital:

The Childcare Initiative has been working hard to identify needs and barriers to the community's workforce. Several needs were identified. One outcome is the opening of a new childcare facility that can address the childcare needs in the community and therefore, allowing working parents more opportunity and workforce advancement potential. The new childcare facility opened in January 2024. PHA created an intern position over the summer to research and address food desert issues in specific areas of the city. The PHA was also awarded a USDA grant to increase food access by partnering with non-profits in the community to address food deserts and make healthy, affordable food more accessible to all citizens.

B.4. Violence Against Women Act (VAWA) Goals. *Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.*

The City of Dubuque PHA is committed to ensuring the safety and well-being of all individuals within our housing programs, with special emphasis on protecting victims of domestic violence, dating violence, sexual assault, stalking, or human trafficking, as outlined under the Violence Against Women Act (VAWA).

The PHA adheres to the following standards & procedures to ensure the protection and support of individuals affected by these forms of violence:

Goal: Non-Discrimination based on status

The PHA will not discriminate against applicants, tenants, or participants based on their status as victims of domestic violence, dating violence, sexual assault, stalking, or human trafficking. No person will be denied admission or evicted solely due to being a victim of these crimes.

Goal: Participant Confidentiality

Information related to an individual's status as a victim of violence will be kept confidential and will only be shared as required by law or with the consent of the individual. We understand the importance of privacy and safety and will take appropriate measures to protect any sensitive information.

Goal: Provide ample opportunity to request protection

Victims of domestic violence, dating violence, sexual assault, or stalking may request reasonable accommodations or assistance under VAWA. These accommodations may include the transfer to a different unit or other safety-related changes to the living situation.

Goal: Provide all participants with their Notice of Rights

All applicants and participants in our housing programs will be provided with written notice of their rights under VAWA, including information about protections, how to request assistance, and available resources. All participants are provided with a VAWA notice when termination is proposed as well. Our notices also include local resources for help.

Goal: Provide Resources for Supportive Services

We encourage individuals who are victims of violence to reach out to local support services and law enforcement agencies for assistance. The PHA will work in partnership with these agencies to support victims in accessing resources and ensuring their safety. Our notices also include local resources for help.

Goal: Provide sufficient staff training to deliver quality service

Staff members will receive regular training on VAWA protections and the appropriate steps to take when responding to incidents of domestic violence, dating violence, sexual assault, stalking, or human trafficking. Our goal is to provide a supportive, informed, and empathetic environment for those affected by these issues.

It is through this method of notification, documentation, and confidentiality that we as a PHA can best serve those that may be child and/or adult victims of domestic violence, dating violence, sexual assault, stalking, or human trafficking.

C.2 Resident Advisory Board (RAB) comments.

No comments received on the PHA 5-Year Plan at the 2/12/25 RAB Meeting.

RAB Meeting Minutes are attached as **C.2.1**.

C.2.1.

Resident Advisory Board Meeting Minutes 02/12/2025

Present: Tiara Washington Clarees Peoples Monique Perkins Mary Kay Patters

Staff Present: Gina Hodgson Tracy Doyle Crystal Kilgore Ryan Feller
Allie Kutsch Tonya England Dawn Blatz

Presenters: Gina Hodgson, Assisted Housing Supervisor, Housing & Community Development Department
Ryan Feller, Self Sufficiency Coordinator, Housing & Community Development Department

Gina Hodgson, Assisted Housing Coordinator, called the meeting to order at 10:38 a.m. Meeting called to order Meeting was held virtually due to weather conditions, there were 14 people in attendance including presenters, Staff and Housing Choice Voucher participants. There was not a round robin introduction due to the structure of the virtual meeting.

Every five years, HUD requires the Housing Authority to evaluate and look at a 5 Year plan, we are introducing a new 5-year plans for 2025-2030. On an annual basis we will review this plan and develop an annual plan. At the end of the presentation, participants will be given the opportunity to offer comments and questions. The Resident Advisory Board is tasked with reviewing and commenting on the plan.

In the 5-year plan the reader will be able to understand the goals and priorities for the next 5 years for the City of Dubuque Housing and Community Development's Housing Choice Voucher Program, the document includes the mission, goals and objectives, along with policy and guidelines.

The 5 year plan is developed by analyzing the data from different reports, studies; such as the Plan to Reduce Poverty and the Analysis of Impediments; as well as community lived experience. Another analysis that is used in developing the 5-year plan is CDBG's consolidated plan, which is a department of the City of Dubuque Housing and Community Development.

There are many boards that review this before it is submitted, it will be posted for public comment, the Housing Commission and the Dubuque City Council will review, make suggestions and approve.

Goal #1–Increase Homeownership with Voucher Holders

Action Steps: increase Family Self Sufficiency participation, increase financial literacy, increase homeowner education participation.

Goal #2–Support Childcare initiatives in the community

Action Steps: Help to identify barriers, Work with community groups to collaborate efforts, Help increase available spots and choice

Goal #3–Deconcentrate poverty in the City of Dubuque

Action steps: Look at transportation options and possibility of different alternatives, Regular review of voucher payment standards, and make sure they are competitive in all areas of Dubuque, Adjust small area FMRs as well

as continue to use 120% VPS and continue to evaluate the 120% based on the market, help create the Best available options and choices for each family,

Goal #4—Increase units and landlords for low income families

Action Steps: Revise landlord education to include HCV

2025 Progress Report from the last 5 year plan

The following accomplishments were noted:

GDDC and Housing worked together and increase needs

Use TIF to incentivize new units

Adopted IPMC

Increased VPS from 100% to 120%

Enhanced landlord education

Implemented new software for HCV, allowed staff to streamline

Office of the Shared Prosperity was created, this was created to focus on neighborhoods

Added more information to Successful Property Management about HCV

Worked with GDDC to help increase childcare

Awarded USDA grant to identify food insecurities

Violence Against Woman Act, VAWA Goals

Hodgson provided background information on this law. The City of Dubuque Housing is committed to and adhering to policy. Hodgson indicated the PHA is committed to non-discrimination when working with victims, also to provide resources for participants who are victims, and lastly to educate staff about policy and techniques to deliver services to participants who might be protected under this act.

Next Hodgson explained that out of the Analysis of Impediments you will find an Impediments of Fair Housing, it's a one page-goals and actions for 2025-2030.

The City of Dubuque Assisted Housing Program's Fair Housing Goals:

Goal #1—Advance Equity

Action Steps: Work with LLs to educate them of the program, Create education opportunities for homebuyers, Update landlord educations

Goal #2—Decrease Desperate Impact

Action Steps: Increase and promote safe affordable housing, Increase access to opportunity and building social capital

Hodgson concludes presentation and opens the meeting up to Questions and Comments:

Comment #1 —Expressed concerns about protection for tenants because the community is reporting that the units of particular landlord are not being maintained and suspect that there are code violation. Comment implored that the landlord needed to be held accountable. (Hodgson suggested specifically following up with caseworker)

Comment #2—there was a question about portability and funding, briefly Hodgson explained the process and ultimately expressed that the person should reach out the caseworker.

(Hodgson further clarified port funding and why recently the Assisted Housing had to place a hold on ports.)

Ryan Feller spoke about the Next Level Savings Program, which is HUD's Family Self Sufficiency program. Participants were given a brief description of the program and encouraged to email interest or questions to fss@cityofdubuque.org. Allie Kutsch, another Self Sufficiency Coordinator, furthered the discussion and encouraged people to call about this great opportunity for voucher holders.

Hodgson let the members of the Resident Advisory Board know that once a participant's ID/SSN cards are verified, they will be destroyed. Historically these documents were retained, and a participant would be able to request a copy of them, this will no longer be available. The same scenario occurs when a participant ports to another Housing Authority, the documents will no longer be available to send on behalf the participant, rather the participant will have to provide the new housing authority with copies of these documents.

Meeting concludes at 11:17AM.

Recorded on 2/12/25 by: Ryan Feller

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 3/31/2024

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Brad M.Cavanagh, the Mayor of the City of Dubuque
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal
year _____ of the City of Dubuque IA087 is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Dubuque

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan.

The City of Dubuque 5-Year PHA Plan and the Consolidated Plan track the number of units per
census tract and track the location of affordable housing and type. The activities and goals include
actions

the City will take to integrate affordable housing that is fully available without regard to race,
ethnicity, religion, national origin, sex, disability, familial status, gender, or sexual orientation.
Both plans include specific goals to expand opportunities for Housing Choice Voucher applicants
and participants, including strategies to increase affordability.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will
prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official:

Title:

Signature:

Date:

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S.
Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information
are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to
ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing
instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD
may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**STATE OF IOWA
DUBUQUE COUNTY**

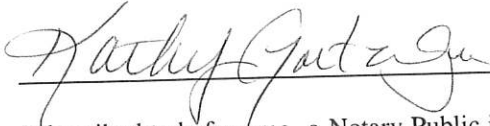
SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

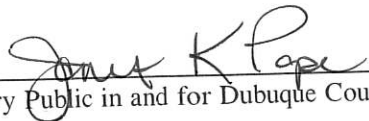
02/19/2025

and for which the charge is 22.80

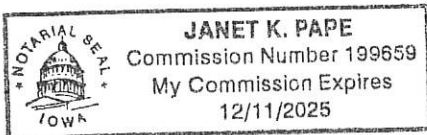


Subscribed to before me, a Notary Public in and for
Dubuque County, Iowa,

this 19th day of February, 2025



Notary Public in and for Dubuque County, Iowa.



Ad text :

PUBLIC NOTICE

PROPOSED PUBLIC HOUSING AGENCY (PHA) 5-YEAR PLAN 2025-2029

Notice is hereby given that the Dubuque City Council will conduct a public hearing on Monday, April 7, 2025 at a meeting to commence at 6:30 p.m. in City Council Chambers, 350 West 6th Street, Dubuque, Iowa.

The City Council will consider a proposed 5-Year Plan 2025-2029.

Interested parties may examine the contents of the proposed Plan at the City Clerk's Office, City Hall, 50 West 13th Street; and the Housing and Community Development Department, 350 West 6th Street, Suite 312, Dubuque Iowa, and the City Website at www.cityofdubuque.org/adminplan.

Written comments may be submitted on or before the time of the public hearing to the City of Dubuque Housing and Community Development Department, 350 W 6th St, Suite 312, Dubuque Iowa 52001 (563-690-6096) or ghodgson@cityofdubuque.org.

At said time and place of public hearing all interested citizens and parties will be given an opportunity to be heard for or against said plan.

1t 2/19

**City of Dubuque
City Council**

PUBLIC HEARINGS # 2.

ITEM TITLE: Heeb Street Reconstruction Project Public Hearing

SUMMARY: 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)

ATTACHMENTS:

1. MVM Memo
2. Heeb Street Project - PH Staff Memo
3. Heeb Street Project - PH Resolution
4. Proof of Publication

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

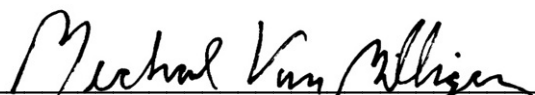
SUBJECT: Heeb Street Reconstruction Project
Public Hearing
Project No: 5521000015-305,5521000015-611,5521000015-621,
4281000005

DATE: April 1, 2025

City Engineer Gus Psihoyos is recommending 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.

This project will include the reconstruction of the street with 7" HMA pavement, new curb and gutter, new sidewalk on the west side, installation of a modified cul-de-sac at the end of the street and the complete replacement of all water main, sanitary main and associated services for both utilities. The historic brick pavers under the existing asphalt street will be salvaged and stockpiled for future use on a city project.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Jenny Larson, Chief Financial Officer
Arielle Swift, Public Works Director
Nathan Kelleher, Budget/Financial Analyst (Grant-Focused)
Max O'Brien, Civil Engineer

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

DATE: March 31, 2025

SUBJECT: Heeb Street Reconstruction Project
Public Hearing
Project No: 5521000015-305,5521000015-611,5521000015-621,
4281000005

INTRODUCTION

This memorandum requests the City Council conduct a public hearing for the Heeb Street Reconstruction Project.

BACKGROUND

The section of Heeb Street just south of Kaufmann Avenue is a dead-end street that has very old utilities. The water main is an old 4" main that doesn't meet current standards. The majority of the houses (5 out of 6) have lead water services where multiple properties are daisy chained to provide service. This is problematic because if a services line leaks, it impacts multiple properties. There has been one lead service line failure in this area in the last 10 years that has impacted multiple properties.

The sanitary sewer main also needs to be replaced. The last house on Heeb Street is still on a septic system because the current sanitary main doesn't extend far enough to the south to service this property.

The street itself has old brick pavers overlaid with asphalt. The end of the street does not have a proper cul-de-sac to allow traffic to easily turn around.

DISCUSSION

This project will include the reconstruction of the street with 7" HMA pavement, new curb and gutter, new sidewalk on the west side, installation of a modified cul-de-sac at the end of the street and the complete replacement of all water main, sanitary main and associated services for both utilities. The historic brick pavers under the existing asphalt street will be salvaged and stockpiled for future use on a city project.

PUBLIC ENGAGEMENT

City staff have sent letters to the abutting property owners in this corridor and held individual meetings with property owners requiring permanent easements.

PROJECT SCHEDULE

The schedule for the Project is as follows:

Initiate Public Bidding Process	March 3, 2025
Publish Notice to Bidders, Advertise for Bids	March 7, 2025
Mail Notice to Affected Property Owners	March 7, 2025
Publish Public Hearing Notice on Plans & Specs	March 7, 2025
Publish First Public Hearing Notice to Property Owners	March 7, 2025
Publish Second Public Hearing Notice to Property Owners	March 14, 2024
Public Hearing on Plans & Specifications	April 7, 2025
Receipt of Bids (Bid Letting)	April 10, 2025
Award Construction Contract	April 21, 2025
Final Project Completion	August 15, 2025

RECOMMENDATION

I recommend that the City Council conduct a public hearing and approve the plans, specifications, form of contract and construction estimate for the Heeb Street Reconstruction Project.

BUDGET IMPACT

The estimate of probable cost for the Heeb Street Reconstruction Project is as follows:

Description	Cost Estimate
Construction	\$ 677,849.00
Contingency	67,784.90
Construction Engineering and Inspection	111,845.09
Total Construction Cost Estimate	\$ 857,478.99

The project funding summary is as follows:

CIP	Fund Description	Fund Amount
5521000015-305	Heeb Street Reconstruction	\$472,773.37
5521000015-611	Heeb Street Sanitary Sewer	180,000.00
5521000015-621	Heeb Street Storm Sewer	30,000.00
4281000005	Street Program Water Funds	100,000.00
	Special Assessment – Street Improvement, Residential	20,816.62
	Special Assessment – Private Sanitary Services	19,734.00
	Special Assessment – Private Water Services	34,155.00
Total Project Funding		\$857,478.99

PROPERTY ASSESSMENTS

Low- to moderate-income property owners subject to assessments will be eligible for financial assistance of the assessment for the owner-occupied resident property depending on family size and income level.

According to State Code Section 384.62, the assessment shall not exceed twenty-five percent of the value of the lot as shown by the plat and schedule approved by the council. There is no assessment for this project that meets these criteria.

Abutting properties can pay assessment balances in excess over \$500 over a 15-year period with 3% interest. Abutting property owners can pay their assessment balances to the City Treasurer within the first 30 days after receiving the final notice of special assessment to avoid interest charges.

ACTION TO BE TAKEN

I respectfully request the City Council approve the plans, specifications, form of contract, and estimated cost for the Heeb Street Reconstruction Project through the adoption of the enclosed resolution.

cc: Crenna Brumwell, City Attorney
Jenny Larson, Finance and Budget Director
Arielle Swift, Public Works Director
Nathan Kelleher, Finance
Max O'Brien, Civil Engineer

RESOLUTION NO. -25

**APPROVAL OF PLANS, SPECIFICATIONS, FORM OF CONTRACT, AND
ESTIMATED COST FOR THE HEEB STREET RECONSTRUCTION PROJECT.**

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF DUBUQUE, IOWA:

That the plans, specifications, form of contract and cost for the Heeb Street
Reconstruction Project in the estimated amount \$677,849.00, are hereby approved.

Passed, approved and adopted this _____ day of _____, 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, CMC City Clerk

STATE OF IOWA
DUBUQUE COUNTY

SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

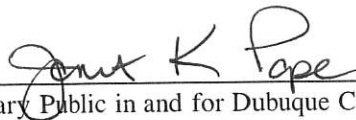
03/21/2025

and for which the charge is 45.60

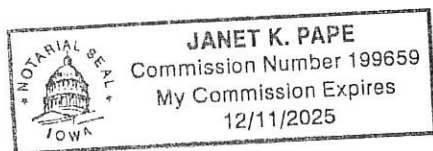


Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 21st day of March, 2025



Notary Public in and for Dubuque County, Iowa.



CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE

PUBLIC NOTICE is hereby given that the Dubuque City Council will conduct a public hearing on the proposed plans, specifications, form of contract and estimated cost for the Heeb Street Reconstruction Project, in accordance with the provisions of Chapter 26, Code of Iowa, on the 7th day of April 2025, at 6:30 p.m. in the Historic Federal Building, 350 West 6th Street, 2nd Floor, Dubuque, Iowa.

Said proposed plans, specifications, form of contract, and estimated cost are now on file in the office of the City Clerk.

The scope of the Project is as follows:

This project involves the reconstruction of Heeb Street in the City of Dubuque, Iowa. The project includes removal and replacement of an existing street pavement and sidewalks and drive approaches. Historic brick pavement will be removed and salvaged. The roadway is approximately 400 feet in length and 21 feet in width with a 4 sidewalk on the westerly side. The scope of work also includes the installation of new curb and gutter, placement of a 7-inch asphalt pavement, replacement of 380 lineal feet of sanitary sewer, 320 lineal feet of water main, and portions of the private service connections to the following addresses 2151, 2141, 2131, 2121, 2109, and 2019 Heeb Street.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 3rd day of March 2025.

Adrienne N. Breitfelder, CMC, City Clerk
1t 3/21

**City of Dubuque
City Council**

PUBLIC HEARINGS # 3.

ITEM TITLE: Heeb Street Reconstruction Project Special Assessments

SUMMARY: 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)

ATTACHMENTS:

1. MVM Memo
2. Heeb Street Project - PH Assessment Memo
3. Heeb Street Project - PH Assessement Resolution
4. Heeb Street Project - Public Hearing Neccesity Resolution
5. Heeb Street Preliminary Schedule of Assessments COUNCIL
6. Heeb Street Assessment Plat
7. Proof of Publication
8. Proof of Publication - Heeb St. Property Owners

TO: The Honorable Mayor and City Council Members

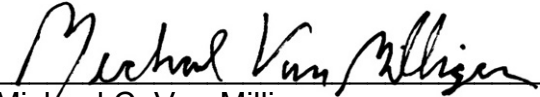
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Heeb Street Reconstruction Project Special Assessments
Project No: 5521000015-305,5521000015-611,5521000015-621,
4281000005

DATE: April 1, 2025

City Engineer, Gus Psihoyos, is recommending City Council approval of the Schedule of Assessments for the Heeb Street Reconstruction Project through the adoption of the enclosed resolutions.

I concur with the recommendation and respectfully request Mayor and City Council approval.



Michael C. Van Milligen

MCVM:mb
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Gus Psihoyos, City Engineer
Jon Dienst, P.E.
Jenny Larson, Chief Financial Officer
Arielle Swift, Public Works Director
Nathan Kelleher, Budget/Financial Analyst (Grant-Focused)
Max O'Brien, Civil Engineer

TO: Michael C. Van Milligen, City Manager

FROM: Gus Psihoyos, City Engineer

RE: Heeb Street Reconstruction Project
Special Assessments
Project No: 5521000015-305,5521000015-611,5521000015-621,
4281000005

DATE: March 31, 2025

INTRODUCTION

This memorandum requests the City Council conduct a public hearing for the Heeb Street Reconstruction Project related to the levying of special assessments.

BACKGROUND

The section of Heeb Street just south of Kaufmann Avenue is a dead-end street that has very old utilities. The water main is an old 4" main that doesn't meet current standards. The majority of the houses (5 out of 6) have lead water services where multiple properties are daisy chained to provide service. This is problematic because if a services line leaks, it impacts multiple properties. There has been one lead service line failure in this area in the last 10 years that has impacted multiple properties.

The sanitary sewer main also needs to be replaced. The last house on Heeb Street is still on a septic system because the current sanitary main doesn't extend far enough to the south to service this property.

The street itself has old brick pavers overlaid with asphalt. The end of the street does not have a proper cul-de-sac to allow traffic to easily turn around.

DISCUSSION

This project will include the reconstruction of the street with 7" HMA pavement, new curb and gutter, new sidewalk on the west side, installation of a modified cul-de-sac at the end of the street and the complete replacement of all water main, sanitary main and associated services for both utilities. The historic brick pavers under the existing asphalt street will be salvaged and stockpiled for future use on a city project.

PUBLIC ENGAGEMENT

City staff have sent letters to the abutting property owners in this corridor and held individual meetings with property owners requiring permanent easements.

PROJECT SCHEDULE

The schedule for the Project is as follows:

Initiate Public Bidding Process	March 3, 2025
Publish Notice to Bidders, Advertise for Bids	March 7, 2025
Mail Notice to Affected Property Owners	March 7, 2025
Publish Public Hearing Notice on Plans & Specs	March 7, 2025
Publish First Public Hearing Notice to Property Owners	March 7, 2025
Publish Second Public Hearing Notice to Property Owners	March 14, 2024
Public Hearing on Plans & Specifications	April 7, 2025
Receipt of Bids (Bid Letting)	April 10, 2025
Award Construction Contract	April 21, 2025
Final Project Completion	August 15, 2025

RECOMMENDATION

I recommend that the City Council conduct a public hearing and approve the schedule of assessments for the Heeb Street Reconstruction Project.

BUDGET IMPACT

The estimate of probable cost for the Heeb Street Reconstruction Project is as follows:

Description	Cost Estimate
Construction	\$ 677,849.00
Contingency	67,784.90
Construction Engineering and Inspection	111,845.09
Total Construction Cost Estimate	\$ 857,478.99

The project funding summary is as follows:

CIP	Fund Description	Fund Amount
5521000015-305	Heeb Street Reconstruction	\$472,773.37
5521000015-611	Heeb Street Sanitary Sewer	180,000.00
5521000015-621	Heeb Street Storm Sewer	30,000.00
4281000005	Street Program Water Funds	100,000.00
	Special Assessment – Street Improvement, Residential	20,816.62
	Special Assessment – Private Sanitary Services	19,734.00
	Special Assessment – Private Water Services	34,155.00
Total Project Funding		\$857,478.99

PROPERTY ASSESSMENTS

Low- to moderate-income property owners subject to assessments will be eligible for financial assistance of the assessment for the owner-occupied resident property depending on family size and income level.

According to State Code Section 384.62, the assessment shall not exceed twenty-five percent of the value of the lot as shown by the plat and schedule approved by the council. There is no assessment for this project that meets these criteria.

Abutting properties can pay assessment balances in excess over \$500 over a 15-year period with 3% interest. Abutting property owners can pay their assessment balances to the City Treasurer within the first 30 days after receiving the final notice of special assessment to avoid interest charges.

ACTION TO BE TAKEN

I respectfully request the City Council approve the Schedule of Assessments for the Heeb Street Reconstruction Project through the adoption of the enclosed resolutions.

Attach.

Prepared by Jon Dienst, P.E.

cc: Crenna Brumwell, City Attorney
Jenny Larson, Finance and Budget Director
Arielle Swift, Public Works Director
Nathan Kelleher, Finance
Max O'Brien, Civil Engineer

RESOLUTION NO. -25

**APPROVING SCHEDULE OF ASSESSMENTS AND ESTIMATE OF TOTAL COST
FOR THE 2025 HEEB STREET RECONSTRUCTION PROJECT.**

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF DUBUQUE, IOWA:

That the attached plat, schedule of assessments, and estimate of total cost for the
Heeb Street Reconstruction Project are hereby approved.

Passed, approved and adopted this 7th day of April 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breittfelder, City Clerk

RESOLUTION NO. -25

RESOLUTION WITH RESPECT TO THE ADOPTION OF THE RESOLUTION OF NECESSITY PROPOSED FOR THE HEEB STREET RECONSTRUCTION PROJECT

Whereas, the City Council has proposed a Resolution of Necessity for the Heeb Street Reconstruction Project and has given notice of the public hearing thereon as required by law; and

Whereas, the public hearing has been held, all persons offering objections have been heard and consideration given to all objections and is pending before this Council; and

Whereas, this is the time and place set as provided for the taking of action on the proposed Resolution of Necessity.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

That the proposed Resolution of Necessity described above is hereby:

____ Adopted, without amendment, and all objections filed or made having been duly considered are overruled.

____ Adopted as amended by the Preliminary Schedule of Assessments attached hereto as Exhibit A and made a part hereof by reference. All objections filed or made having been duly considered are overruled.

____ Deferred for later consideration to a City Council meeting to be held on the ____ day of _____, 2025, at 6:30 p.m. in the Historic Federal Building Council Chambers (second floor), 350 West 6th Street, with jurisdiction retained for further consideration and action at the adjourned meeting.

____ Abandoned.

Passed, adopted and approved this 7th day of April 2025.

Brad M. Cavanagh, Mayor

Attest:

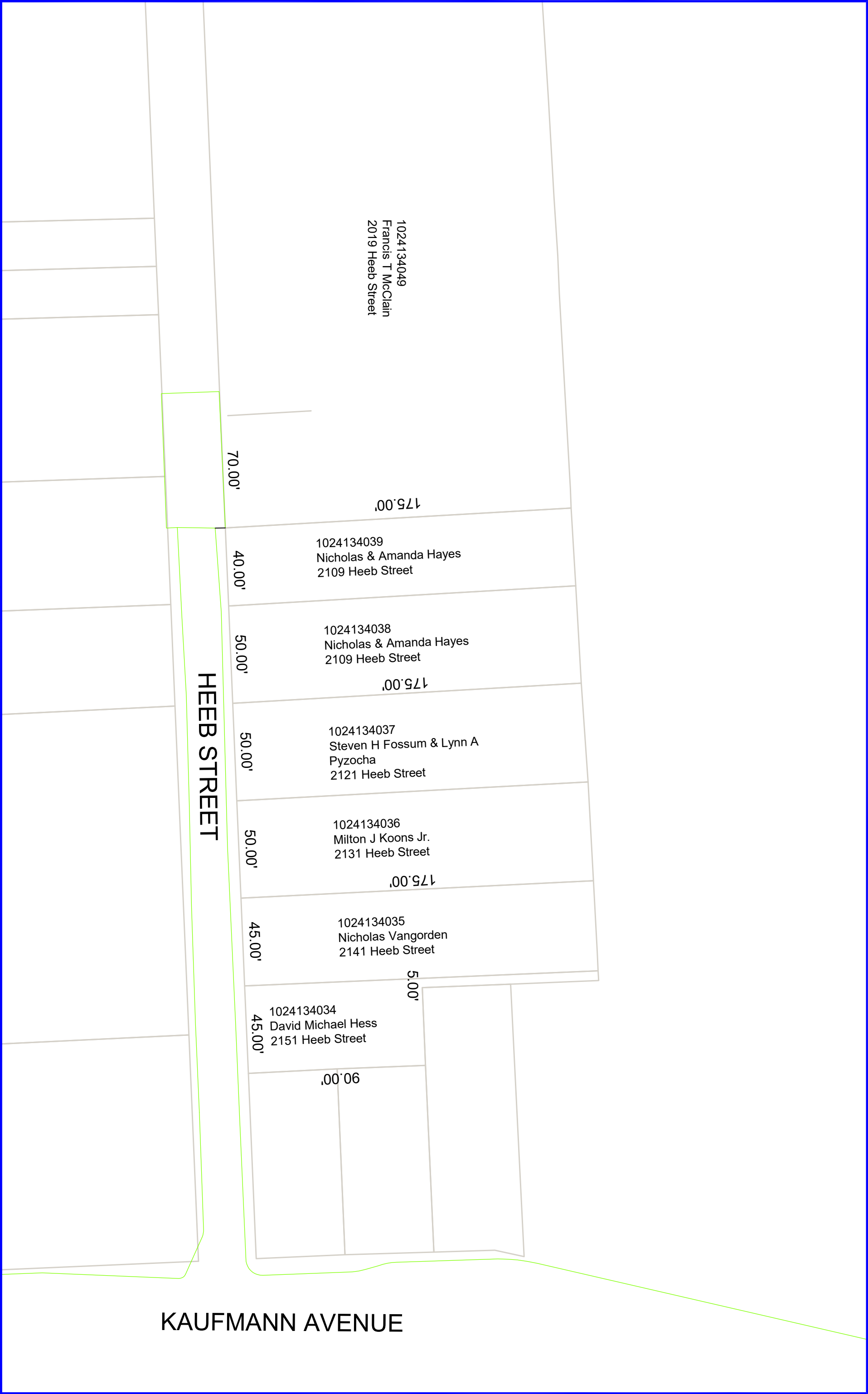
Adrienne N. Breitfelder, City Clerk

CITY OF DUBUQUE, IOWA
HEEB STREET
PRELIMINARY SCHEDULE OF VALUATION AND PROPOSED ASSESSMENTS
DATE: 1-2-2025

The following schedule is hereby determined to show each lot proposed to be assessed for the improvement shown in the title together with the amount proposed to be assessed against each lot and the valuations shown opposite each lot are hereby fixed as the true valuations of such lots by the City Council of the City of Dubuque.

public pvmt and
private water & sewer
total

PARCEL NUMBER	PROPERTY OWNER NAME	LOT DESCRIPTION	STREET ADDRESS	NET ASSESSED VALUATION	VALUATION WITH IMPROVEMENT	NET PAVING IMPROVEMENT COST	NET PAVING IMPROVEMENT DEFICIENCY	TOTAL PUBLIC IMPROVEMENT COST	WATER SERVICE PRIVATE COST	SANITARY SEWER PRIVATE COST	TOTAL NET ASSESSMENT	PUBLIC IMPROVEMENTS ASSESSMENT	
1024134049	McClain, Francis T.	LOTS 7, 8, 10, 11, 12, S 30' OF LOT 9, E 60' OF N 20' OF LOT 9, W 125'- N 20' OF LOT 9 & S 10' OF LOT 6 ALL IN MARSHS ADD	2019 Heeb Street	\$105,000	\$109,259.37	\$4,259.37		\$4,259.37		\$3,289.00	\$7,548.37	\$4,259.37	
1024134039	Hayes, Nicolas & Amanda	N 40' OF LOT 6 MARSHS ADD	2109 Heeb Street	\$13,130	\$15,533.93	\$2,433.93	\$0.00	\$2,433.93			\$2,433.93	\$2,433.93	
1024134038	Hayes, Nicolas & Amanda	LOT 5 MARSHS ADD	2109 Heeb Street	\$140,300	\$143,342.41	\$3,042.41	\$0.00	\$3,042.41	\$7,590.00	\$3,289.00	\$15,921.41	\$3,042.41	
1024134037	Fosseum, Steven H. & Pyzocha, Lynn A.	LOT 4 MARSHS ADD	2121 Heeb Street	\$131,400	\$134,442.41	\$3,042.41	\$0.00	\$3,042.41	\$7,590.00	\$3,289.00	\$15,921.41	\$3,042.41	
1024134036	Koons, Milton J Jr.	LOT 3 MARSHS ADD	2131 Heeb Street	\$145,000	\$148,042.41	\$3,042.41	\$0.00	\$3,042.41	\$7,590.00	\$3,289.00	\$15,921.41	\$3,042.41	
1024134035	Vangorden, Nicholas	S 45' OF LOT 2 MARSHS ADD	2141 Heeb Street	\$123,000	\$125,738.17	\$2,738.17	\$0.00	\$2,738.17	\$7,590.00	\$3,289.00	\$13,617.17	\$2,738.17	
1024134034	Hess, David Michael	S 40' OF LOT 1, N 5' OF LOT 2 & S 40' OF LOT 31 MARSHS ADD	2151 Heeb Street 90 Kaufmann Ave	\$128,900	\$129,157.92	\$2,257.92	\$0.00	\$2,257.92	\$3,795.00	\$3,289.00	\$9,341.92	\$2,257.92	
								TOTALS =	\$20,816.62	\$34,155.00	\$19,734.00	\$74,705.62	\$20,816.62



STATE OF IOWA
DUBUQUE COUNTY

SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

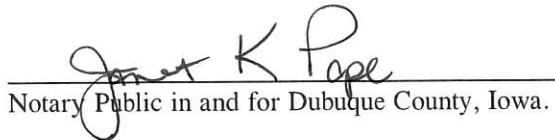
03/21/2025

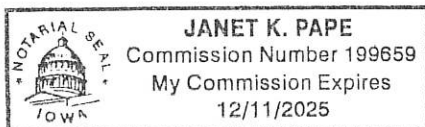
and for which the charge is 44.46



Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 21st day of March, 2025


Notary Public in and for Dubuque County, Iowa.



CITY OF DUBUQUE, IOWA
OFFICIAL NOTICE

PUBLIC NOTICE is hereby given that the Dubuque City Council will conduct a public hearing on the levying of Special Assessments for the Heeb Street Reconstruction Project, in accordance with the provisions of Chapter 26, Code of Iowa, on the 7th day of April 2025, at 6:30 p.m., in the Historic Federal Building, 350 w 6th Street 2nd Floor, Dubuque, Iowa.

Said special assessments are now on file in the office of the City Clerk.

The scope of the Project is as follows:

This project involves the reconstruction of Heeb Street in the City of Dubuque, Iowa. The project includes removal and replacement of an existing street pavement and sidewalks and drive approaches. Historic brick pavement will be removed and salvaged. The roadway is approximately 400 feet in length and 21 feet in width with a 4 sidewalk on the westerly side. The scope of work also includes the installation of new curbs and gutter, placement of a 7-inch asphalt pavement, replacement of 380 lineal feet of sanitary sewer, 320 lineal feet of water main, and portions of the private service connections to the following addresses 2151, 2141, 2131, 2121, 2109, and 2019 Heeb Street.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at ctyclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 3rd day of March 2025.

Adrienne N. Breitfelder, CMC, City Clerk
1t 3/21

STATE OF IOWA
DUBUQUE COUNTY

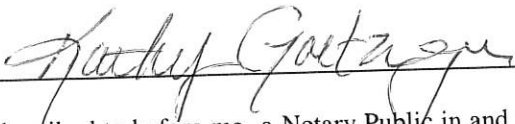
SS:

CERTIFICATE OF PUBLICATION

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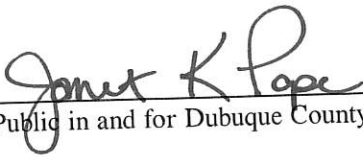
03/21/2025 03/28/2025

and for which the charge is 127.02

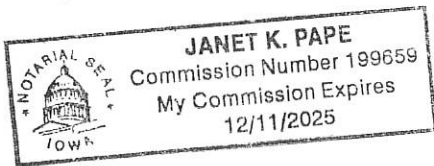


Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 28th day of March, 2025



Notary Public in and for Dubuque County, Iowa.



CITY OF DUBUQUE, IOWA

OFFICIAL NOTICE

NOTICE TO PROPERTY OWNERS

HEEB STREET RECONSTRUCTION PROJECT

Notice is given that there is now on file for public inspection in the office of the clerk of the City of Dubuque, Iowa, a proposed resolution of necessity, an estimate of cost and a plat and schedule showing the amounts proposed to be assessed against each lot and the valuation of each lot within a district approved by the City Council of the City of Dubuque, Iowa, for a public improvement of the type(s) and in the location(s) as follows:

Heeb Street Reconstruction Project

CIP # 5521000015, 4281000005

This project involves the reconstruction of Heeb Street in the City of Dubuque, Iowa. The project includes removal and replacement of an existing street pavement and sidewalks and drive approaches. Historic brick pavement will be removed and salvaged. The roadway is approximately 400 feet in length and 21 feet in width with a 4 sidewalk on the westerly side. The scope of work also includes the installation of new curbs and gutter, placement of a 7-inch asphalt pavement, replacement of 380 lineal feet of sanitary sewer, 320 lineal feet of water main, and portions of the private service connections to the following addresses 2151, 2141, 2131, 2121, 2109, and 2019 Heeb Street.

The proposed district to be benefited and subject to assessment for the cost of such improvements is described as follows:

All westerly properties abutting Heeb Street from Kaufmann Avenue to the south end of Heeb Street where it terminates.

The City Council will meet at 6:30 o'clock p.m., on April 7, 2025, at the Historic Federal Building, 350 W. 6th St., at which time the owners of property subject to assessment for the proposed improvement or any other person having an interest in the matter may appear and be heard for or against the making of the improvement, the boundaries of the district, the cost, the assessment against any lot, or the final adoption of a resolution of necessity. A property owner will be deemed to have waived all objections unless at the time of hearing the property owner has filed objections with the clerk.

Adrienne Breitfelder

Clerk

PRELIMINARY SCHEDULE OF VALUATION AND PROPOSED ASSESSMENTS
HEEB STREET

PARCEL NUMBER; ^PROPERTY OWNER NAME; LOT DESCRIPTION; STREET ADDRESS; NET ASSESSED VALUATION; "VALUATION WITH IMPROVEMENT"; NET PAVING IMPROVEMENT COST; NET PAVING IMPROVEMENT DEFICIENCY; TOTAL PUBLIC IMPROVEMENT COST; ^WATER SERVICE PRIVATE COST; SANITARY SEWER PRIVATE COST; TOTAL NET ASSESSMENT; PUBLIC IMPROVEMENTS ASSESSMENT

1024134049; McClain, Francis T. ; LOTS 7, 8, 10, 11, 12, S 30' OF LOT 9, E 60' OF N 20' OF LOT 9, W 125'- N 20' OF LOT 9 & S 10' OF LOT 6 ALL IN MARSHS ADD; 2019 Heeb Street; \$105,000; \$109,259.37; \$4,259.37; ; \$4,259.37; ; \$3,289.00; \$7,548.37; \$4,259.37

1024134039; Hayes, Nicolas & Amanda; N 40' OF LOT 6 MARSHS

ADD; 2109 Heeb Street; \$13,100; \$15,533.93; \$2,433.93; \$0.00;
\$2,433.93; ; ; \$2,433.93; \$2,433.93
1024134038; Hayes, Nicolas & Amanda; LOT 5 MARSHS ADD; 2109
Heeb Street; \$140,300; \$143,342.41; \$3,042.41; \$0.00;
\$3,042.41; \$7,590.00; \$3,289.00; \$13,921.41; \$3,042.41
1024134037; Fossum, Steven H. & Pyzocha, Lynn A.; LOT 4
MARSHS ADD; 2121 Heeb Street; \$131,400; \$134,442.41;
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1024134036; Koons, Milton J Jr.; LOT 3 MARSHS ADD; 2131 Heeb
Street; \$145,000; \$148,042.41; \$3,042.41; \$0.00; \$3,042.41;
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1024134035; Vangorden, Nicholas ; S 45' OF LOT 2 MARSHS ADD;
2141 Heeb Street; \$123,000; \$125,738.17; \$2,738.17; \$0.00;
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1024134034; Hess, David Michael; S 40' OF LOT 1, N 5' OF LOT
2 & S 40' OF LOT 31 MARSHS ADD; 2151 Heeb Street; \$126,900;
\$129,157.92; \$2,257.92; \$0.00; \$2,257.92; \$3,795.00;
\$3,289.00; \$9,341.92; \$2,257.92
2t 3/21, 28

**City of Dubuque
City Council**

PUBLIC HEARINGS # 4.

ITEM TITLE: Private Lead Service Line Replacement Pilot Program - Phase 1 Construction Public Hearing

SUMMARY: 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)

ATTACHMENTS:

1. MVM Memo
2. Private LSL Replacement Program Public Hearing Staff Memo 4.1.2025
3. Letting (Hrg Only) (Lead Service Line) (Dubuque #20 2025)-v1
4. Proof of Publication

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

SUBJECT: Private Lead Service Line Replacement Pilot Program - Phase 1
Construction Public Hearing

DATE: April 2, 2025

Water Department Director Christopher Lester is recommending 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.

The City of Dubuque is taking part in a unique opportunity to assist approximately 585 homes in three phases (owner occupied or rented) within the city with the functional replacement of private lead water service lines by trenching or pull-through methods to prevent the potential for drinking water contamination at a house-by-house level. This phase of the pilot program is 100% voluntary and is open to those residents with a verified drinking water lead service line meeting the socioeconomic guidelines established by the Bipartisan Infrastructure Law.

The scope of work in the first phase includes the replacement of approximately 200 lead service lines identified throughout the City's water distribution service area. Water Department staff visited property owners and verified the service line material was lead piping, and to reduce lead exposure to both the home owner/tenant and the contractors during construction, the preferred methods of replacement by the Iowa DNR are the "pull-through" and directional-drill techniques for service line replacements. These methods also minimize property and soil disturbance beyond the original service trench.

As the project is being funded using BIL funds, there are specific requirements that must be adhered to in determining project costs that are eligible for loan forgiveness and overall SRF Funding. Due to the nature of the project, such that the project extends to the interior of a private home, premise plumbing is considered not an eligible expense for either traditional SRF or BIL SRF funds. Some interior or premise plumbing will be required as part of the service line replacement, therefore the cost estimate provided below contains funding from local funds to cover premise plumbing. Local funds will be requested for reallocation from Project 4281000044 WTP Roof Repair during the Budget Amendment. No.2; the reallocated WTP Roof Repair funds will be requested in FY2026.

The funding summary is:

CIP	Funding Source	Amount
4281000050	Private Lead Line Replacement Program - SRF	\$1,931,800
4281000050	Local Funds	\$96,000
Total Project Funding		<u>\$ 2,027,800</u>

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Christopher Lester, Water Department Director
Jennifer Larson, Chief Financial Officer
Carl Plumley, Water Distribution Supervisor

TO: Michael C. Van Milligen, City Manager

FROM: Christopher Lester, Water Department Director

DATE: April 1, 2025

SUBJECT: Private Lead Service Line Replacement Pilot Program - Phase 1 Construction
Public Hearing

INTRODUCTION

This memorandum requests the City Council conduct a public hearing for the Private Lead Service Line Replacement Pilot Program - Phase 1 Construction.

BACKGROUND

On November 15, 2021, the Bipartisan Infrastructure Law (BIL) was signed by President Biden, which includes \$50 billion to the Environmental Protection Agency (EPA) to strengthen the nation's drinking water and wastewater systems—the single largest investment in clean water that the federal government has ever made.

The City of Dubuque is taking part in a unique opportunity to assist approximately 585 homes in three phases (owner occupied or rented) within the city with the functional replacement of private lead water service lines by trenching or pull-through methods to prevent the potential for drinking water contamination at a house-by-house level. This phase of the pilot program is 100% voluntary and is open to those residents with a verified drinking water lead service line meeting the socioeconomic guidelines established by the Bipartisan Infrastructure Law.

The city is moving forward with this unique opportunity and has secured a level of BIL funding to conduct the first of its kind in the community, Lead Service Line Replacement Pilot Program. The BIL funds are being administered locally through the Iowa Department of Natural Resources' State Revolving Fund (Iowa SRF) program, with 49% of construction costs being forgivable.

DISCUSSION

The scope of work in the first phase includes the replacement of approximately 200 lead service lines identified throughout the City's water distribution service area. The nature of the replacements will vary by site, ranging from full replacements (public water main to interior plumbing) to partial replacements (a portion of the service line between the public water main and the interior plumbing). Work will be conducted within the City's right-of-way and on private properties with authorization from property owners.

Water Department staff visited property owners and verified the service line material was lead piping, and to reduce lead exposure to both the home owner/tenant and the contractors during

construction, the preferred methods of replacement by the Iowa DNR are the "pull-through" and directional-drill techniques for service line replacements. These methods also minimize property and soil disturbance beyond the original service trench.

As the project is being funded using BIL funds, there are specific requirements that must be adhered to in determining project costs that are eligible for loan forgiveness and overall SRF Funding. Due to the nature of the project, such that the project extends to the interior of a private home, premise plumbing is considered not an eligible expense for either traditional SRF or BIL SRF funds. Some interior or premise plumbing will be required as part of the service line replacement, therefore the cost estimate provided below contains funding from local funds to cover premise plumbing. Local funds will be requested for reallocation from Project 4281000044 WTP Roof Repair during the Budget Amendment. No.2; the reallocated WTP Roof Repair funds will be requested in FY2026.

PROJECT SCHEDULE

The schedule for the project is as follows:

Council Initiate	March 17, 2025
Advertise for Bids and Publish the Public Hearing Notice	March 18, 2025
Public Hearing	April 7, 2025
Receipt of Bid Proposals	April 23, 2025
Award Construction Contract	May 5, 2025
Final Project Completion Date	December 6, 2025

BUDGET IMPACT

The estimate of probable cost for the project is summarized as follows:

<u>Description</u>	<u>Estimate</u>
SRF Legal Fees	\$15,800
Construction Contract	\$1,732,630
Engineering Services, Preliminary & Final Design, Project Bidding	\$95,000
Inspection/Construction Engineering	\$97,000
Contingency	\$87,370
Total Project Cost	<u>\$2,027,800</u>

FUNDING SOURCE

CIP	Funding Source	Amount
4281000050	Private Lead Line Replacement Program - SRF	\$1,931,800
4281000050	Local Funds	\$96,000
Total Project Funding		<u>\$ 2,027,800</u>

ACTION TO BE TAKEN

I respectfully request that the City Council adopt the resolution approving the plans, specifications, form of contract, and estimated cost for the Private Lead Service Line Replacement Pilot Program - Phase 1 Construction.

cc: Jennifer Larson, Chief Financial Officer
Carl Plumley, Water Distribution Supervisor

March 31, 2025

VIA EMAIL

Jenny Larson
Chief Financial Officer
Dubuque, Iowa

Re: Lead Service Line Replacement - Phase 1 Project
Our File No. 430411-20

Dear Jenny:

We have prepared and attach the proceedings related to the hearing on, and approval of, the plans and specifications, form of contract and estimate of cost for the Lead Service Line Replacement - Phase 1 Project.

The materials attached include the following items:

1. Minutes of the April 7, 2025, City Council meeting covering the hearing on the plans and specifications. If there are no objections filed and if there are no objectors present at the meeting, please insert the word “no” in the blank space provided. If there are objectors, they should be listed with their names and the nature of their objections.
2. Resolution finally approving and confirming plans, specifications and form of contract.
3. Attestation Certificate with respect to the validity of the transcript.

As these proceedings are completed, please return one fully executed copy to our office.

If you have any questions, please contact Emily Hammond or me.

Best regards,

David D. Grossklaus

John P. Danos

Attachments

cc: Christopher Lester
Crenna Brumwell
Adrienne Breitfelder
Origin Design

MINUTES OF MEETING TO APPROVE
PLANS AND SPECIFICATIONS, FORM
OF CONTRACT AND ESTIMATE OF
COST

430411-20 (L)

Dubuque, Iowa

April 7, 2025

The City Council of the City of Dubuque, Iowa, met on April 7, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, Dubuque, Iowa, pursuant to published notice.

The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present: _____

Absent: _____.

The Mayor announced that this was the time and place set for hearing on the plans and specifications, form of contract and estimate of cost for the proposed Lead Service Line Replacement - Phase 1 Project.

Upon investigation, it was found that _____ persons had appeared and filed objections to the proposed plans, specifications, form of contract and estimate of cost for the Lead Service Line Replacement - Phase 1 Project as follows:

(Insert the word “no” in the blank space above or list here the names of objectors and the types of objections, if any are filed.)

The City Council heard said objectors and evidence for or against the proposed Lead Service Line Replacement - Phase 1 Project; whereupon, the Mayor declared the hearing closed.

Council Member _____ introduced the following resolution and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the City Council, the Mayor put the question upon the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the said motion duly carried and the resolution adopted as follows:

RESOLUTION NO. ____

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

WHEREAS, the City Council of the City of Dubuque, Iowa, has heretofore given preliminary approval to the plans, specifications, form of contract and estimate of cost (the "Contract Documents") for the proposed Lead Service Line Replacement - Phase 1 Project (the "Project"), as described in the notice of hearing on the Contract Documents for the Project; and

WHEREAS, a hearing has been held on the Contract Documents on April 7, 2025;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Dubuque, Iowa, as follows:

Section 1. The Contract Documents referred to in the preamble hereof are hereby finally approved, the prior action of the City Council giving preliminary approval is hereby finally confirmed, and the Project, as provided for in the Contract Documents, is necessary and desirable.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved April 7, 2025.

Mayor

Attest:

City Clerk

• • • •

On motion and vote, the meeting adjourned.

Mayor

Attest:

City Clerk

ATTESTATION CERTIFICATE:

STATE OF IOWA
DUBUQUE COUNTY
CITY OF DUBUQUE

SS:

I, the undersigned, City Clerk of the City of Dubuque, Iowa, hereby certify that the attached is a true, correct and complete transcript of the proceedings had and action taken by the City Council up to the present time in connection with the Lead Service Line Replacement - Phase 1 Project, including a true, correct and complete copy of the resolution referred to in such minutes.

WITNESS MY HAND this _____ day of _____, 2025.

City Clerk

STATE OF IOWA
DUBUQUE COUNTY

SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

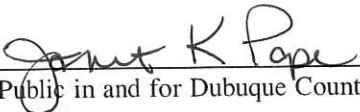
03/21/2025

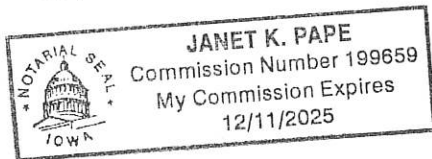
and for which the charge is 27.93



Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 21st day of March, 2025


Notary Public in and for Dubuque County, Iowa.



Ad text :

NOTICE OF PUBLIC HEARING ON PROPOSED PLANS AND SPECIFICATIONS,
FORM OF CONTRACT AND ESTIMATE OF COST FOR THE LEAD SERVICE
LINE REPLACEMENT - PHASE 1 PROJECT

Notice Is Hereby Given: That on April 7, 2025, at 6:30 p.m., at the Historic Federal Building, 350 W. 6th St, Second Floor Council Chambers, Dubuque, Iowa, the City Council of the City of Dubuque, Iowa will hold a public hearing on the proposed plans and specifications, form of contract and estimate of cost (the Contract Documents) for the proposed Lead Service Line Replacement - Phase 1 Project (the Project).

The Project generally consists of replacing approximately 200 lead service lines identified throughout the City's water distribution service area. Replacement scope varies by site from full replacement (main to interior plumbing) to portions thereof, as indicated in the plans. The replacements will take place in City right-of-way and on private properties with authorizations provided by property owners.

The Project shall be constructed in various locations on approximately 200 properties in Census Tract 5 in the City of Dubuque.

A copy of the proposed Contract Documents, including detailed information regarding the Project location, is on file for public inspection in the office of the City Clerk.

At the hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

Adrienne Breitsfelder

City Clerk

1t 3/21

**City of Dubuque
City Council**

PUBLIC HEARINGS # 5.

ITEM TITLE: Public Hearing on a Subordination Agreement for DRLP Loan #2-23 - 1199 Central Avenue

SUMMARY: 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)

ATTACHMENTS:

1. MVM Memo
2. Staff Memo
3. Proof of Publication
4. Subordination Agreement
5. Resolution

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

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

DATE: April 3, 2025

Economic Development Director Jill Connors is recommending City Council approve the Subordination Agreement with New Silver Lending, LLC related to a refinancing of the redevelopment project at 1199 Central Ave.

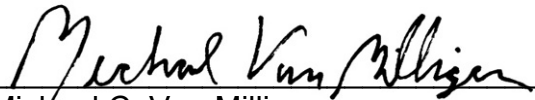
The Project is now complete, and the building is listed for sale. The primary construction loan has reached maturity and needs to be refinanced. The attached Agreement maintains the parties' subordination positions under the refinanced loan.

The first repayment position will be New Silver Lending LLC. The City still has a subordination agreement with DI, placing DI in front of the City in the chain of subordination. Under the attached Subordination Agreement, the positions of repayment are as follows:

Repayment Position	Party	Amount
1st	New Silver	\$ 1,046,000.00
2nd	DI	\$ 300,000.00
3rd	City	\$ 300,000.00
4th	Erschens	\$ 200,000.00
		\$ 1,846,000.00

An independent appraisal has valued the building at approximately \$3.1 million dollars.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv

Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jill Connors, Economic Development Director



Economic Development
Department
1300 Main Street
Dubuque, Iowa 52001-4763
Office (563) 589-4393
TTY (563) 690-6678
<http://www.cityofdubuque.org>

TO: Michael C. Van Milligen, City Manager

FROM: Jill M. Connors, Economic Development Director

SUBJECT: Resolution Approving a Subordination Agreement for DRLP Loan #2-23
for 1199 Central Avenue

DATE: April 3, 2025

INTRODUCTION

This memorandum presents for your review and approval a resolution approving a Subordination Agreement with New Silver Lending LLC related to a refinancing of the redevelopment project at 1199 Central Avenue.

BACKGROUND

The City entered into a Grant Agreement with Virtual Velocity, LLC (Developer), dated October 3, 2022 for the rehabilitation of property located at 1199 Central Avenue (the Project). The Project includes the rehabilitation of the historic façade of the structure and the creation of 14 new market rate residential rental units. The Grant Agreement was subsequently amended to include a \$300,000 loan from the City to be repaid over a five-year period at zero percent interest, as well as 15 years of tax increment financing. The City held the second secured position of repayment behind the construction loan lender, New Silver Lending LLC (New Silver). New Silver was the first to issue a loan to the Project. After the City issued a loan to the Project, the Developer received an additional \$200,000 loan from Michael and Denise Erschen (Erschens), giving them the third secured position of repayment.

The Project, when nearing completion, required additional capital to complete the residential rental units in the building. The Developer reached out to Dubuque Initiatives (DI), a local economic development nonprofit, for a final loan to complete the Project. DI agreed to loan Developer \$300,000 to finish the residential units conditioned upon the other investors subordinating their repayment positions to DI.

DISCUSSION

The Project is now complete, and the building is listed for sale. The primary construction loan has reached maturity and needs to be refinanced. The attached Agreement maintains the parties' subordination positions under the refinanced loan.

The first repayment position will be New Silver Lending LLC. The City still has a subordination agreement with DI, placing DI in front of the City in the chain of subordination. Under the attached Subordination Agreement, the positions of repayment are as follows:

Repayment Position	Party	Amount
1st	New Silver	\$ 1,046,000.00
2nd	DI	\$ 300,000.00
3rd	City	\$ 300,000.00
4th	Erschens	\$ 200,000.00
		\$ 1,846,000.00

An independent appraisal has valued the building at approximately \$3.1 million dollars.

It is critical that the primary lender not foreclose on the original construction loan. In the event of a foreclosure, the primary lender would most likely begin proceedings for a foreclosure sale ultimately selling the property at a price to recover its \$1,046,000 lien. Other mortgage holders might not recover their interest in the property.

RECOMMENDATION

Based on this Project's alignment with the City Council's goal of having a Robust Local Economy and Livable Neighborhoods and Housing, and to protect the City's investment, I recommend, following the public hearing, approving the attached resolution approving the Subordination Agreement.

STATE OF IOWA
DUBUQUE COUNTY

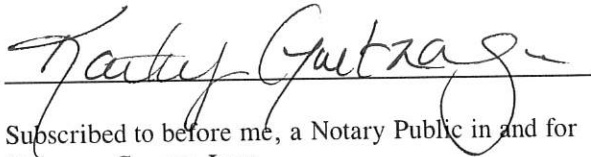
SS:

CERTIFICATE OF PUBLICATION

I, Kathy Goetzinger, a Billing Clerk for Woodward Communications, Inc., an Iowa corporation, publisher of the Telegraph Herald, a newspaper of general circulation published in the City of Dubuque, County of Dubuque and State of Iowa; hereby certify that the attached notice was published in said newspaper on the following dates:

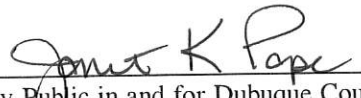
03/21/2025

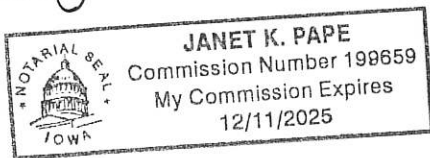
and for which the charge is 92.34



Subscribed to before me, a Notary Public in and for Dubuque County, Iowa,

this 21st day of March, 2025


Notary Public in and for Dubuque County, Iowa.



CITY OF DUBUQUE, IOWA

OFFICIAL NOTICE

PUBLIC NOTICE is hereby given that the Dubuque City Council will conduct a public hearing on the 7th day of April, 2025, at 6:30 p.m., in the Historic Federal Building, 350 W. 6th Street, 2nd floor, Dubuque, Iowa, at which meeting the City Council proposes to approve a Subordination Agreement by and among the City of Dubuque, Iowa, Virtual Velocity, LLC, and New Silver Lending LLC for interest in property located at 1199 Central Avenue.

At the meeting, the City Council will receive oral and written comments from any resident or property owner of said City to the above action. The official City Council agenda will be posted the Friday before the meeting and will contain public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, cityclerk@cityofdubuque.org.

Written comments on the public hearing may be submitted to the City Clerk's Office by email at cityclerk@cityofdubuque.org or by mail to City Hall, 50 W. 13th St., Dubuque, IA 52001, before the scheduled hearing. The City Council will review all written comments at the time of the hearing.

Documents related to the public hearing are on file in the City Clerk's Office and may be viewed Monday through Friday between 8:00 a.m. and 5:00 p.m.

Individuals requiring special assistance should contact the City Clerk's Office as soon as feasible. Deaf or hard-of-hearing individuals can use Relay Iowa by dialing 711 or (800) 735-2942.

Published by order of the City Council given on the 17th day of March 2025.

Adrienne N. Breitfelder, CMC,

City Clerk

RESOLUTION NO. 100-25

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

WHEREAS, the City of Dubuque, Iowa, (City) and Virtual Velocity, LLC have entered into a Grant Agreement (the Agreement) for the rehabilitation of 1199 Central Avenue (the Project) legally described as follows:

NLY 87' 1.2" OF N 3/5 OF CITY LOT 447; locally known as 1199 Central Avenue

(the Property); and

WHEREAS, the Agreement includes the award of a \$300,000 Downtown Rehabilitation Loan (the Loan) for the purpose of stimulating reinvestment in the Greater Downtown Urban Renewal District; and

WHEREAS, the Project meets the requirements of the Loan; and

WHEREAS, as security for the Loan, Virtual Velocity, LLC previously granted to City a mortgage on the Property (the City Mortgage); and

WHEREAS, New Silver Lending LLC has refinanced the primary construction loan which includes a mortgage (the New Silver LLC Mortgage) and requires that the City Mortgage be

subordinate to the New Silver LLC Mortgage pursuant to a Subordination Agreement; and

WHEREAS, the City Council has tentatively determined that approval of the Subordination Agreement is in the public interest of the City of Dubuque; and

WHEREAS, before said Subordination Agreement may be approved, Iowa Code 364.7 requires that the City Clerk publish a notice of the proposal and of the time and place of the meeting at which the City Council proposes to take action thereon and at which meeting the City Council shall receive oral and/or written objections from any resident or property owner of said City to such proposed action.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. ^The City Clerk is hereby authorized and directed to cause a notice to be published as prescribed by Iowa Code Section 364.7 of a public hearing on the City's intent to subordinate a mortgage securing interest in real estate, to be held on the 7th day of April, 2025, at 6:30 p.m. The official agenda will be posted the Friday before the meeting and will contain listening, viewing, and public input options. The agenda can be accessed at <https://dubuqueia.portal.civicclerk.com/> or by contacting the City Clerk's Office at 563-589-4100, ctyclerk@cityofdubuque.org.

Section 2. ^The City Council will meet at said time and place for the purpose of taking action on the matter of subordinating a mortgage securing interest in real estate.

Section 3. ^The Clerk is hereby directed to cause at least one publication to be made of a notice of said meeting, in a newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in said City, said publication to be not less than four days nor more than twenty days before the date of said meeting on the subordination of a mortgage securing interest in real estate.

Section 4. ^That the notice of the proposed action to subordinate shall be in substantially the form attached hereto.

Passed, approved and adopted this 17th day of March, 2025.

/s/Brad M. Cavanagh, Mayor

Attest: /s/Adrienne N. Breitfelder, City Clerk

lt 3/21

Prepared by & Return to:

New Silver Lending LLC
28 N Main St, Suite 202
West Hartford, CT 06107

SUBORDINATION AGREEMENT

This Subordination Agreement ("Agreement") is made and entered into this ____ day of March, 2025, by and among:

1. **New Silver Lending LLC**, a Delaware Limited Liability Company ("Senior Lender");
2. **City of Dubuque, Iowa** ("Junior Lien Holder"); and
3. **Virtual Velocity, LLC**, a Pennsylvania Limited Liability Company ("Borrower").

RECITALS

WHEREAS, Borrower is the owner of the real property located at **1199 Central Avenue, Dubuque, IA 52001** (the "Property");

WHEREAS, Borrower currently has an existing loan with **New Silver Lending LLC** in the amount of **\$1,046,000.00** (the "Existing Loan");

WHEREAS, Borrower is refinancing the Existing Loan with a new loan from **New Silver Lending LLC** in the principal amount of **\$1,165,000.00** (the "New Loan") dated _____ and recorded on _____ at Instrument Number.

WHEREAS, Junior Lien Holder holds a lien against the Property as evidenced by a mortgage recorded as Instrument No. **2023-00009845** dated **October 17, 2023** in the amount of **\$300,000.00**;

WHEREAS, it is a condition of the New Loan that the Junior Lien Holder's lien be **subordinated** to the New Loan held by the Senior Lender;

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein, the parties agree as follows:

1. **Subordination of Junior Lien** Junior Lien Holder hereby subordinates its lien to the lien of the Senior Lender for the New Loan in all respects, including but not limited to priority of repayment and foreclosure rights.

2. **No Modification of Junior Lien Terms** Except as expressly provided in this Agreement, the execution of this Agreement shall not be deemed to modify or amend any of the terms and conditions of the Junior Lien Holder's original loan documents.
3. **Consent to Refinancing** Junior Lien Holder agrees and acknowledges that this subordination is necessary to facilitate the refinancing and that such refinancing is in the best interest of all lienholders to prevent foreclosure and allow the Borrower time to market the Property.
4. **Binding Effect** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.
5. **Governing Law** This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

New Silver Lending LLC

By: _____

Name: Alex Shvayetsky

Title: Partner

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CT)

County of Hartford)

On _____, before me, _____, (insert name of notary) Notary Public, personally appeared, Alex Shvayetsky, partner of New Silver Lending LLC., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CT that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public (Seal)

City of Dubuque, Iowa

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____)

County of _____)

On _____, before me, _____, (insert name of notary) Notary Public, personally appeared

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Iowa that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public (Seal)

Virtual Velocity, LLC

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of _____)

County of _____)

On _____, before me, _____,

(insert name of notary) Notary Public, personally appeared Lloyd G. Singletary III., member of VIRTUAL VELOCITY, LLC., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Iowa that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Notary Public

RESOLUTION NO. ____-25

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

WHEREAS, the City of Dubuque, Iowa, (City) and Virtual Velocity, LLC have entered into a Grant Agreement (the Agreement) for the rehabilitation of 1199 Central Avenue (the Project) legally described as follows:

NLY 87' 1.2" OF N 3/5 OF CITY LOT 447; locally known as 1199 Central Avenue (the Property); and

WHEREAS, the Agreement includes the award of a \$300,000 Downtown Rehabilitation Loan (the Loan) for the purpose of stimulating reinvestment in the Greater Downtown Urban Renewal District; and

WHEREAS, the Project meets the requirements of the Loan; and

WHEREAS, as security for the Loan, Virtual Velocity, LLC previously granted to City a mortgage on the Property (the City Mortgage); and

WHEREAS, New Silver Lending LLC has refinanced the primary construction loan which includes a mortgage (the New Silver LLC Mortgage) and requires that the City Mortgage be subordinate to the New Silver LLC Mortgage pursuant to a Subordination Agreement; and

WHEREAS, a public hearing was held on the proposed Subordination Agreement on April 7, 2025 at 6:30 p.m.; and

WHEREAS, the City Council has tentatively determined that approval of the Subordination Agreement is in the public interest of the City of Dubuque by Resolution No. 100-25.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. The Subordination Agreement by and among the City of Dubuque,

Iowa, Virtual Velocity, LLC, and New Silver Lending LLC is hereby approved.

Section 2. That the Mayor is hereby authorized and directed to execute the Subordination Agreement on behalf of the City of Dubuque and the City Clerk is authorized and directed to attest to his signature.

Section 3. That the City Manager is authorized to take such actions as are necessary to comply with the terms of the Subordination Agreement as herein approved.

Section 4. That the notice of the proposed action to subordinate shall be in substantially the form attached hereto.

Passed, approved and adopted this 7th day of April, 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

ACTION ITEMS # 1.

ITEM TITLE: Request to Rezone 405 and 575 Cedar Cross Road - Second Reading

SUMMARY: 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

ATTACHMENTS:

1. ZAC Ltr to CC
2. Application
3. Staff Report
4. Ordinance
5. R-1 SFR Zoning District
6. R-4 MFR Zoning District
7. Notification Map
8. Vicinity Map
9. CC Presentation
10. ZAC Public Input
11. Public Input Submitted Prior to 3/17/25 Meeting
12. Public Input Submitted After 3/17/25 Meeting

Planning Services Department
City Hall
50 West 13th Street
Dubuque, IA 52001-4864
(563) 589-4210 phone
(563) 589-4221 fax
(563) 690-6678 TDD
planning@cityofdubuque.org



March 11, 2025

The Honorable Mayor and City Council Members
City of Dubuque
City Hall – 50 W. 13th Street
Dubuque IA 52001

Applicant: Luke and Julie Merfeld - Merfeld Properties LLC
Location: 405 and 575 Cedar Cross Road
Description: To rezone property from R-1 Single-Family Residential to R-4 Multi-Family Residential zoning district.

Dear Mayor and City Council Members:

The City of Dubuque Zoning Advisory Commission has reviewed the above-cited request. The application, staff report and related materials are attached for your review.

Discussion

Julie Merfeld, 10713 Cottingham Road, Merfeld Properties, spoke on behalf of the application. She stated they're seeking to rezone the property to R-4 because they've been trying unsuccessfully to sell the property for over two years. She noted they have heard neighbors' opposition to a previous rezoning request to allow commercial development and higher density residential and so this rezoning is to allow for lower density residential. She stated the R-4 would not allow for a large development such as the 180-unit development at 380 Cedar Cross Road.

The Commission questioned what they had done to market the property for sale and Mrs. Merfeld explained that it has been listed as for sale by owner, and they have worked with two realtors. The Commission asked if there were real estate signs posted, and Ms. Merfeld said there were signs, and the listing is online.

The Commission heard public input regarding the project. Seven (7) neighboring property owners spoke in opposition to the requested rezoning. They identified traffic as a major concern and discussed the previous traffic study conducted for the 180-unit residential project located at 380 Cedar Cross Road and expressed a desire for a traffic study to be conducted for the subject property. They stated that the sports complex results in a high traffic volume on Nightengale Road and a multi-family residential development would increase that impact. They stated they have concerns with stormwater run-off, noise and safety, parking, and lighting should the site be developed with a multi-family residential use. They generally expressed a desire for the property to remain as single-family.

Luke Merfeld, 10713 Cottingham Road, Merfeld Properties, spoke in response to the neighbors' concerns. He said he grew up on the property that is now proposed to be developed for 180 apartment units, and said that there was much less development then, and he wished the area would have remained rural, but Dubuque has grown, and the subject property is ready for development.

Staff provided a report and began by discussing the previously conducted traffic study for the proposed 180-unit apartment complex and its recommendation for widening Cedar Cross and installing a turn lane. Staff also summarized the previous rezoning requests for the property which included a Planned Unit Development request to allow a 30+ and the second was to rezone to CS Commercial Service and Wholesale. Ultimately, only 595 Cedar Cross Road has been rezoned to CS.

Staff outlined the current request to rezone to R-4 Multi-Family Residential and provided a chart of the R-1 and R-4 zoning districts, noting the differences in permitted uses. Staff noted that in the R-4 district a maximum of 12 units could be permitted if the property has adequate site area to meet the code required bulk regulations. Staff stated that a multi-family residential development (3 or more units) would require site plan review with the city's Development Review Team and during that review further evaluation of traffic, sidewalk requirements, stormwater, lighting requirements, and parking requirements would be reviewed to ensure compliance with all city codes.

Staff noted there were three letters submitted by neighboring property owners for the Commission's consideration (see attached).

The Commission questioned the differences between R-2, R-3, and R-4 zoning districts, including how many units they allow and what building height is allowed. Staff provided a summary of the allowances in each of those zones, also noting the required lot area per unit in each district. Staff clarified that multi-family is considered to be three or more units.

The Commission discussed the requested rezoning noting there had been lots of comments regarding traffic, and the developer of the property will have to address questions about the potential impacts and others such as parking, runoff, and sidewalks. The Commission noted that construction will not happen immediately, and that rezoning is not a green light to start building. The Commission expressed understanding with the neighbor's concerns and also generally stated that this rezoning to R-4 felt more appropriate than previous rezoning requests.

Recommendation

By a vote of four to one, the Zoning Advisory Commission recommends that the City Council approve the request to rezone the subject property from R-1 Single-Family Residential to R-4 Multiple Family Residential.

A simple majority vote is needed for the City Council to approve the request.

The Honorable Mayor and City Council Members
Page 3

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Matt Mulligan", is written over the printed name.

Matthew Mulligan
Zoning Advisory Commission

Attachments

APPLICATION FORM

Zoning Advisory Commission

- ☐ Amended PUD
☒ Rezoning/PUD/ID
☐ Text Amendment
☐ Simple Subdivision
☐ Preliminary Plat
☐ Major Final Plat
☐ Minor Final Plat
☐ Waiver from Site Design Standards

Zoning Board of Adjustment

- ☐ Conditional Use Permit
☐ Special Exception
☐ Variance
☐ Appeal

Development Services

- ☐ Annexation
☐ Limited Setback Waiver
☐ Site Plan Simple
☐ Site Plan Minor
☐ Site Plan Major
☐ Simple Subdivision
☐ Temporary Use Permit
☐ Port of Dubuque/
Chaplain Schmitt Island
Design Review

Historic Preservation Commission

- ☐ Demolition Review
☐ Historic Revolving Loan
☐ Certificate of Economic Non-Viability
☐ Design Review Certificate of Appropriateness
☐ Advisory Design Review (Public Projects)
☐ Historic Designation

Please complete the applicable sections below. Please type or print legibly.

A. Property Information

Site Location/Address: 405 & 575 CEDAR CROSS ROAD
Legal Description/Parcel ID#/Subdivision: *1034101003 & *1034101005
Existing Zoning: A-1 Proposed Zoning: A-4 Site Area (square feet/acres): 405 = 15,495 sq. ft.
575 = 116,741 sq. ft.
Historic District: TOTAL ACRES 3.04 andmark: ☐ Yes ☒ No

B. Describe proposal and reason for application (attach a letter of explanation, if necessary):

WE ARE SEEKING TO REZONE 2 PARCELS FOR MARKETABILITY PURPOSES. WE'VE HAD THIS PROP. FOR SALE AS A-1 FOR OVER 2 YRS. WITH LITTLE TO NO INTEREST, & WE ARE LOOKING TO MAKE PROP. VIABLE FOR OUTSIDE DEVELOPMENT.

C. Applicant/Agent Information

Name: MERFELD PROPERTIES Phone: 563-231-1082
Address: 10713 COTTINGHAM RD City: PEOSTA
State: IA Zip: 52068 Email: julie.merfeld23@gmail.com

D. Property Owner(s) Information

Name(s): LUKE & JULIE MERFELD Phone: 563-231-1082
Address: 10713 COTTINGHAM RD City: PEOSTA
State: IA Zip: 52068 Email: julie.merfeld23@gmail.com

E. Certification: I/we, the undersigned, do hereby certify/acknowledge that:

1. Payment does not guarantee approval and fees are nonrefundable;
2. All additional required written and graphic materials are attached;
3. It is the property owner's responsibility to locate property lines and to review the abstract for easements and restrictive covenants; and
4. The information submitted herein is true and correct to the best of my/our knowledge and upon submittal becomes public record.

Applicant/Agent: Julie Merfeld Date: 2-10-25
Property Owner(s): LUKE & JULIE MERFELD Date: 2-10-25

FOR OFFICE USE ONLY

Fee \$ 798 #1 - 695 Ck# ☐ CC ☐ Cash Received by Date

Property Address: 405 and 575 Cedar Cross Road

Property Owner: Luke and Julie Merfeld

Applicant: Merfeld Properties, LLC

Description: To rezone property from R-1 Single-Family Residential to R-4 Multi-Family Residential zoning district.

Proposed Land Use: Residential

Proposed Zoning: R-4

Existing Land Use: Vacant property

Existing Zoning: R-1

Adjacent Land Use:

North – Residential/Commercial
 East – Residential/Commercial
 South – Residential/Commercial
 West – Residential/Commercial

Adjacent Zoning:

North – PR/PC/CS
 East – CS/R-1
 South – R-1/CS
 West – R-1/PC

Former Zoning:

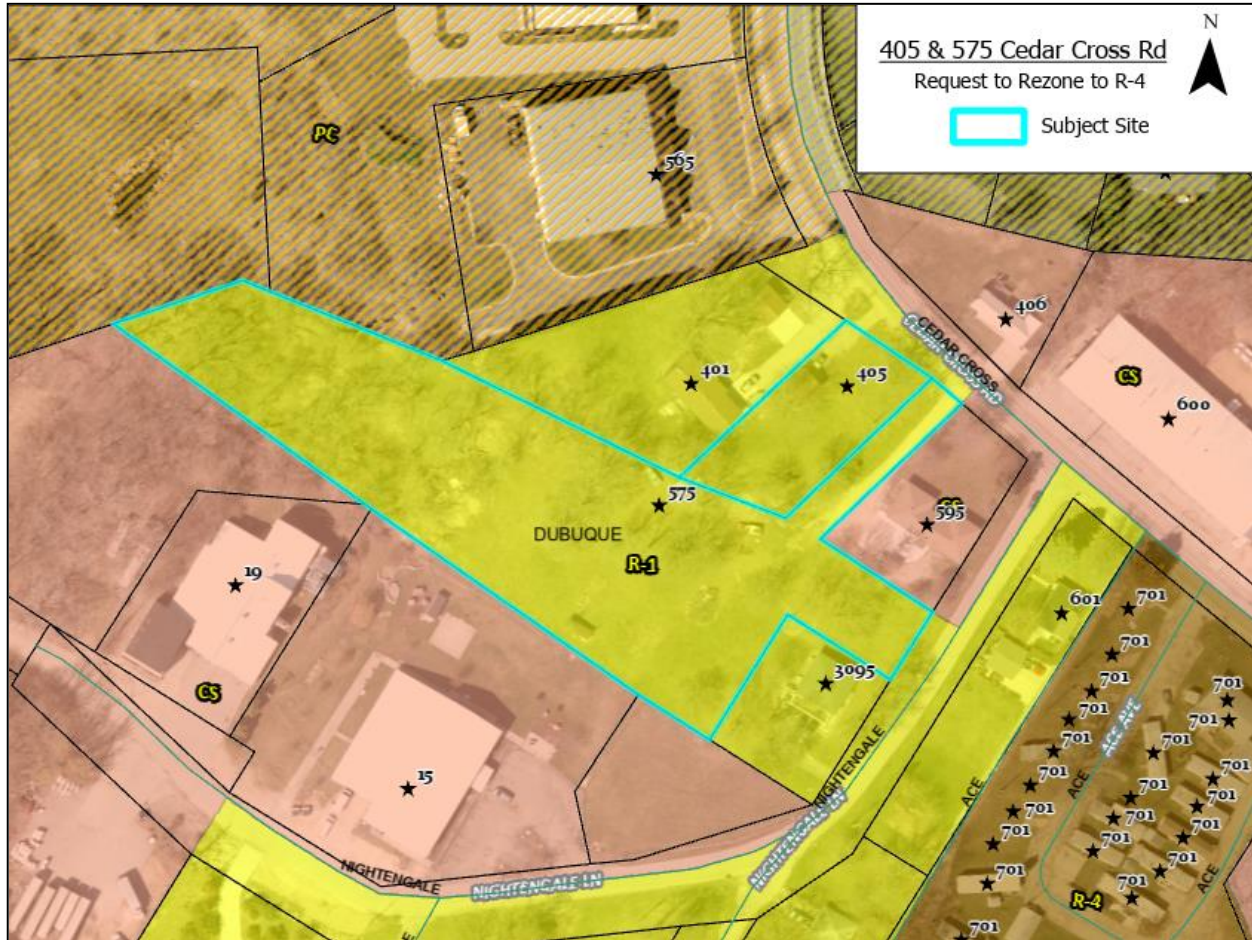
1985 – R-1 Residential
 1975 – R-2 Residential

Total Area: .35 acres (405 Cedar Cross Rd)
 2.14 acres (575 Cedar Cross Rd)

Property History: The subject site has historically been zoned for residential use. The 405 Cedar Cross Road property contains a legally non-conforming garage, and the 575 Cedar Cross Road property is currently vacant.

Physical Characteristics: The subject site being rezoned is comprised of two lots totaling approximately 2.5 acres. The lots are each irregularly shaped and have frontage along Cedar Cross Road to the north. The 575 Cedar Cross Road lot also has frontage along Nightengale Lane to the east. The property is generally flat along Cedar Cross Road but then slopes downhill toward the southwestern corner with an overall elevation change of approximately 70 ft. The subject site is largely unimproved, with the exception of a legally non-conforming garage on the 405 Cedar Cross Road property.

Site image provided on the following page.



Concurrence with Comprehensive Plan: The Comprehensive Plan goals promote infill and mixed-use development. The City's Future Land Use Plan identifies the lot at 405 as Single-Family Residential and the lot at 575 Cedar Cross Road as Park & Open Space. The proposed project would also help to meet the following recommendations of the Comprehensive Plan:

- Integrate future neighborhoods into Dubuque via access to trails, open space, and other recreational and educational amenities and connections to needed goods and services.
- Encourage a mix of housing affordable for all segments of Dubuque's populations throughout the community, including options for those who might be saving for their first home.
- Encourage new multi-family development in proximity to jobs to minimize transportation costs.

Impact of Request on:

Utilities: The area is adequately served by both city water and sanitary sewer. Mains for water are in the Cedar Cross Road and Nightengale Lane rights-of-way. A main for sanitary

sewer runs in the Cedar Cross Road right-of-way.

Traffic Patterns/Counts: The 2017 Iowa Department of Transportation (IDOT) traffic counts indicate an average annual daily traffic count of 9,800 vehicles along this section of Cedar Cross Road which is classified as a minor arterial. Nightengale Lane is classified as a local street and has an average annual daily traffic count of 853 vehicles according to IDOT 2017 traffic counts. Any proposed development on the subject property is anticipated to increase traffic along Cedar Cross Road and Nightengale Lane; however, further evaluation of potential traffic impacts may be required. This would be reviewed by the City's Traffic Engineer during the site plan review process.

Public Services: Public services are adequate to serve the site regardless of how it may be utilized or redeveloped.

Environment: The subject site being rezoned is comprised of two lots totaling approximately 2.5 acres. The lots are each irregularly shaped and have frontage along Cedar Cross Road to the north. The 575 Cedar Cross Road lot also has frontage along Nightengale Lane to the east. The 405 property is currently improved with a legally non-conforming detached garage and the 575 property is vacant. The subject site contains a number of mature trees and shrubs. If rezoned, any changes to the site must be reviewed through the development review process known as the Development Review Team (DRT). The DRT is comprised of multiple City Departments including Engineering, Planning, Water Distribution, Fire, Police, Housing & Community Development, and Leisure Services. Development plans are reviewed by all relevant departments regarding access, parking, grading, screening, paving, park land, stormwater management, water connection, sanitary sewer connection, fire safety, and more. Staff does not anticipate any adverse effects on the environment as any potential impact would be mitigated through the review processes above.

Adjacent Properties: The subject property is surrounded by residential and commercial properties to the east and along portions of the north and south property boundaries. The area is mixed with residential uses, commercial retail and service uses, and a childcare facility nearby. The property is located along an existing commercial corridor classified as a 'minor arterial'. The requested rezoning would be a continuation of the permitted residential uses (single-family) and would also allow for higher density residential.

CIP Investments: The City Engineering Department has a Capital Improvement Plan to improve Cedar Cross Road in fiscal year 2027. A right turn lane on Cedar Cross Road for turning into Nightengale Lane is expected to be a part of those improvements.

Staff Analysis: To rezone property from R-1 Single-Family Residential to R-4 Multi Family Residential zoning district.

The subject site being rezoned is comprised of two lots totaling approximately 2.5 acres. The lots are each irregularly shaped and have frontage along Cedar Cross Road to the

north. The 575 Cedar Cross Road lot also has frontage along Nightengale Lane to the east. The subject site is generally flat along Cedar Cross Road but then slopes downhill toward the southwestern corner with an overall elevation change of approximately 70 ft. The property is currently unimproved.

The subject property is surrounded by residential and commercial properties to the east and along portions of the north and south property boundaries. The area is mixed with residential uses, commercial retail and service uses, and a childcare facility nearby. The property is located along an existing commercial corridor classified as a 'minor arterial'. The requested rezoning would be a continuation of the permitted residential uses (single-family) and would also allow for higher density residential.

The requested R-4 zoning district would allow for additional residential density beyond the existing R-1 zoning district but would also continue to allow for single-family residential development. Below is a chart showing the permitted uses in both the R-1 and R-4 zoning districts. The highlighted items are permitted in both zoning districts. The R-4 zoning district would allow for multi-family dwellings (3-12 units maximum), townhouses (3-12 units maximum), and two-family dwellings which are currently not permitted in the R-1 zoning district. A copy of the R-1 and R-4 codes sections are attached.

Principal Permitted Uses	
R-1 Zoning District	R-4 Zoning District
Single-family detached dwelling	Single-family detached dwelling
Cemetery, mausoleum, columbarium	Multi-family dwelling (3 to 12 units per building)
Community gardens	Townhouse (3 to 12 units laterally attached)
Golf course	Two-family dwelling (duplex)
Maternity group home	Cemetery, mausoleum, columbarium
Parks, public or private, natural recreation area	Community gardens
Place of religious exercise or assembly	Golf course
Public, private or parochial school	Maternity group home
Railroad/public or quasi-public utility/substation	Parks, public or private, natural recreation area
	Place of religious exercise or assembly
	Public, private or parochial school
	Railroad/public or quasi-public utility/substation

Any proposed grading/alteration to the property, or development of more than two residential units¹ would require an approved site plan which is reviewed through the development review process known as the Development Review Team (DRT). The DRT is comprised of multiple City Departments including Engineering, Planning, Water Distribution, Fire, Police, Housing & Community Development, and Leisure Services. Development plans are reviewed by all relevant departments regarding access, parking, grading, screening, paving, park land, stormwater management, water connection, sanitary sewer

¹ Pursuant to UDC Chapter 12-3, site plan review is required for construction or expansion of any building, structure, or freestanding sign **except** single-family detached dwellings, duplexes, and townhomes of not more than two units and permitted accessory structures to a single-family dwelling or duplex.

connection, fire safety, and more. Staff does not expect any adverse effects on the environment as any potential impacts should be mitigated through the review processes above.

Planning staff recommends that the Zoning Advisory Commission review the information provided and make a recommendation on the proposed rezoning to the City Council in accordance with Chapter 16-9-5 of the Unified Development Code and the criteria established for granting a zoning reclassification.

Prepared by: _____



Date: 2/26/2025

Prepared by: Wally Wernimont, City Planner Address: City Hall, 50 W. 13th St Telephone: 563-589-4210
Return to: Adrienne N. Breitsfelder, City Clerk Address: City Hall, 50 W. 13th St Telephone: 563-589-4121

ORDINANCE NO. - 25

AN 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.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUBUQUE, IOWA:

Section 1. That Title 16 of the City of Dubuque Code of Ordinances, Unified Development Code, is hereby amended by reclassifying the hereinafter-described property from R-1 Single-Family Residential District to R-4 Multiple-Family Residential District, to wit:

Lot 2-2 Mineral Lot 219, Lot 2-2-1-2-1-1-2 Mineral Lot 220, and Lot 2-1-1-1-2-3 Mineral Lot 219 to the centerline of the adjoining public right-of-way, all in the City of Dubuque, Iowa.

Section 2. That the foregoing amendment has heretofore been reviewed by the Zoning Advisory Commission of the City of Dubuque, Iowa.

Section 3. This Ordinance shall take effect immediately upon publication as provided by law.

Passed, approved and adopted this day of , 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitsfelder, City Clerk

16-5-2: R-1 SINGLE-FAMILY RESIDENTIAL:

The R-1 district is the most restrictive residential district and is intended to protect low density residential areas from the encroachment of incompatible uses. The principal use of land in this district is for low density single-family dwellings and related recreational, religious and educational facilities. (Ord. 52-09, 10-19-2009)

16-5-2-1: PRINCIPAL PERMITTED USES:

The following uses are permitted in the R-1 district:

Cemetery, mausoleum, or columbarium.

Community gardens.

Golf course.

Maternity group home.

Parks, public or private, and similar natural recreation areas.

Place of religious exercise or assembly.

Public, private or parochial school approved by the state of Iowa (K - 12).

Railroad or public or quasi-public utility, including substation.

Single-family detached dwelling. (Ord. 52-09, 10-19-2009; amd. Ord. 17-13, 3-18-2013; Ord. 19-20, 5-18-2020; Ord. 49-23, 11-20-2023)

16-5-2-2: CONDITIONAL USES:

The following conditional uses may be permitted in the R-1 district, subject to the provisions of section 16-8-5 of this title:

Accessory dwelling unit.

Bed and breakfast home.

Keeping of horses or ponies.

Licensed adult day services.

Licensed childcare center.

Mortuary, funeral home, or crematorium.

Off street parking.

Tour home.

Tourist home.

Wind energy conversion system. (Ord. 52-09, 10-19-2009; amd. Ord. 66-14, 11-17-2014)

16-5-2-3: ACCESSORY USES:

The following uses are permitted as accessory uses as provided in section 16-3-7 of this title:

Detached garage.

Fence.

Garage sale, provided that not more than three (3) such sales shall be allowed per premises per calendar year and not more than three (3) consecutive days per sale.

Home based business.

Keeping of hens for egg production.

Noncommercial garden, greenhouse or nursery.

Off street parking and storage of vehicles.

Satellite receiving dish.

Solar collector (freestanding arrays are limited to not more than 100 aggregate square feet and 10 feet in height).

Sport, recreation, or outdoor cooking equipment.

Storage building.

Tennis court, swimming pool or similar permanent facility.

Wind turbine (building mounted). (Ord. 52-09, 10-19-2009; amd. Ord. 47-14, 7-21-2014; Ord. 54-15, 8-17-2015)

16-5-2-4: TEMPORARY USES:

Temporary uses shall be regulated in conformance with the provisions of section 16-3-19 of this title. (Ord. 52-09, 10-19-2009)

16-5-2-5: PARKING:

Minimum parking requirements shall be regulated in conformance with the provisions of chapter 14 of this title. (Ord. 52-09, 10-19-2009)

16-5-2-6: SIGNS:

Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

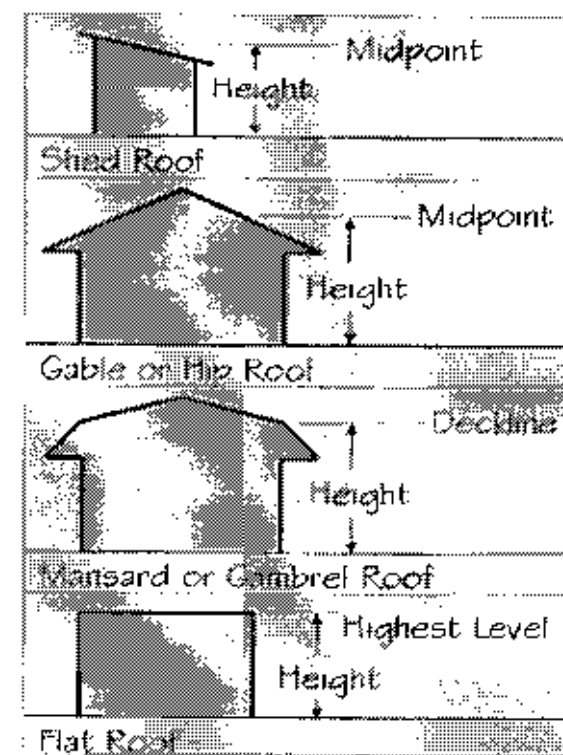
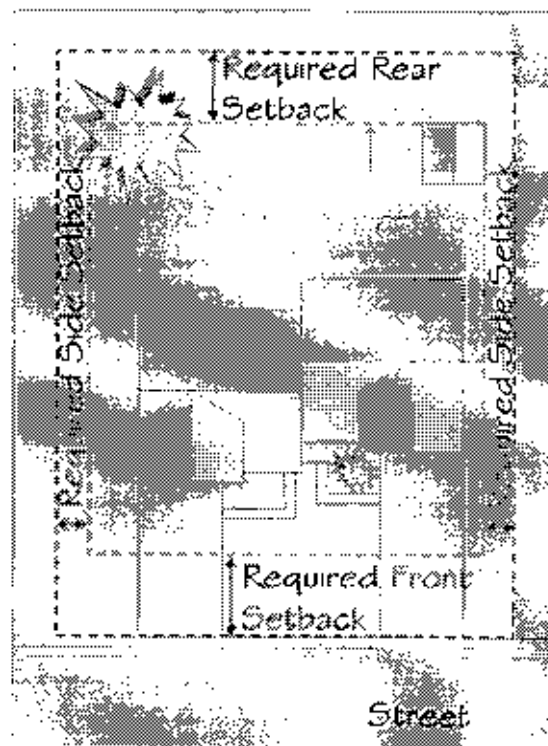
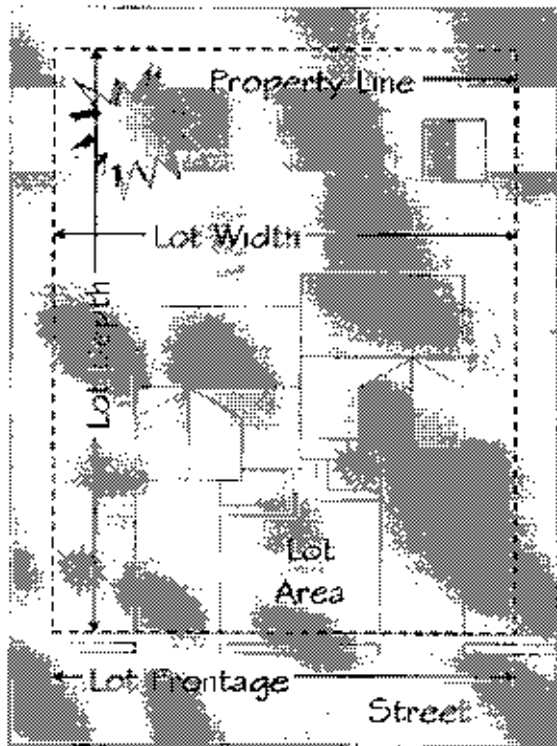
16-5-2-7: BULK REGULATIONS:

R-1 Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum ²	Maximum			
R-1 Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage (Lot Area)	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	Maximum Height
				Minimum ²	Maximum			

Permitted uses:								
Place of religious exercise or assembly, school	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	75 ft. ¹
Single-family detached dwelling	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	6 ft.	20 ft.	30 ft.
Conditional uses:								
Bed and breakfast home	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	6 ft.	20 ft.	30 ft.
Licensed adult day services, licensed childcare center	5,000 sq. ft.	50 ft.	40%	20 ft.	-	6 ft.	20 ft.	30 ft.
Mortuary, funeral home or crematorium	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	30 ft.

Notes:

1. May be erected to a height not exceeding 75 feet; provided, that such buildings shall provide at least 1 additional foot of yard space on all sides for each additional foot by which such building exceeds the maximum height limit of the district in which it is located.
2. See section 16-3-17 of this title for adjustment of minimum front yard setbacks.



(Ord. 52-09, 10-19-2009)

16-5-6: R-4 MULTI-FAMILY RESIDENTIAL:

The R-4 district is intended to provide residential areas of moderate to high density developments located adjacent to a major street and serves as a buffer or transition between commercial development, nonresidential uses, or heavy automobile traffic and medium density residential development. (Ord. 52-09, 10-19-2009)

16-5-6-1: PRINCIPAL PERMITTED USES:

The following uses are permitted in the R-4 district:

Cemetery, mausoleum, or columbarium.

Community gardens.

Golf course.

Maternity group home.

Multi-family dwelling (3 to 12 units per buildings).

Parks, public or private, and similar natural recreation areas.

Place of religious exercise or assembly.

Public, private, or parochial school approved by state of Iowa (K - 12).

Railroad or public or quasi-public utility, including substation.

Single-family detached dwelling.

Townhouse (3 to 12 units laterally attached).

Two-family dwelling (duplex). (Ord. 52-09, 10-19-2009; amd. Ord. 17-13, 3-18-2013; Ord. 19-20, 5-18-2020; Ord. 49-23, 11-20-2023)

16-5-6-2: CONDITIONAL USES:

The following conditional uses may be permitted in the R-4 district, subject to the provisions of section 16-8-5 of this title:

Accessory dwelling unit.

Bed and breakfast home.

Bed and breakfast inn.

Group home.

Hospice.

Housing for the elderly or persons with disabilities.

Licensed adult day services.

Licensed childcare center.

Mortuary, funeral home, or crematorium.

Multi-family dwelling of thirteen (13) or more units.

Nursing or convalescent home.

Off premises residential garage.

Off street parking.

Rooming or boarding house.

Tour home.

Tourist home.

Wind conversion energy system. (Ord. 52-09, 10-19-2009; amd. Ord. 20-22, 5-20-2022)

16-5-6-3: ACCESSORY USES:

The following uses are permitted as accessory uses as provided in section 16-3-7 of this title:

Detached garage.

Fence.

Garage sale, provided that not more than three (3) such sales shall be allowed per premises per calendar year and not more than three (3) consecutive days per sale.

Home based business.

Keeping of hens for egg production.

Noncommercial garden, greenhouse or nursery.

Off street parking and storage of vehicles.

Satellite receiving dish.

Solar collector (freestanding arrays are limited to not more than 100 aggregate square feet and 10 feet in height).

Sport, recreation, or outdoor cooking equipment.

Storage building.

Tennis court, swimming pool or similar permanent facility.

Wind turbine (building mounted). (Ord. 52-09, 10-19-2009; amd. Ord. 47-14, 7-21-2014; Ord. 54-15, 8-17-2015)

16-5-6-4: TEMPORARY USES:

Temporary uses shall be regulated in conformance with the provisions of section 16-3-19 of this title. (Ord. 52-09, 10-19-2009)

16-5-6-5: PARKING:

Minimum parking requirements shall be regulated in conformance with the provisions of chapter 14 of this title, except for properties located within the Jackson Park and Cathedral Historic Districts where off-street parking is not required. (Ord. 52-09, 10-19-2009; amd. Ord. 9-24, 4-15-2024)

16-5-6-6: SIGNS:

Signs shall be regulated in conformance with the provisions of chapter 15 of this title. (Ord. 52-09, 10-19-2009)

16-5-6-7: BULK REGULATIONS:

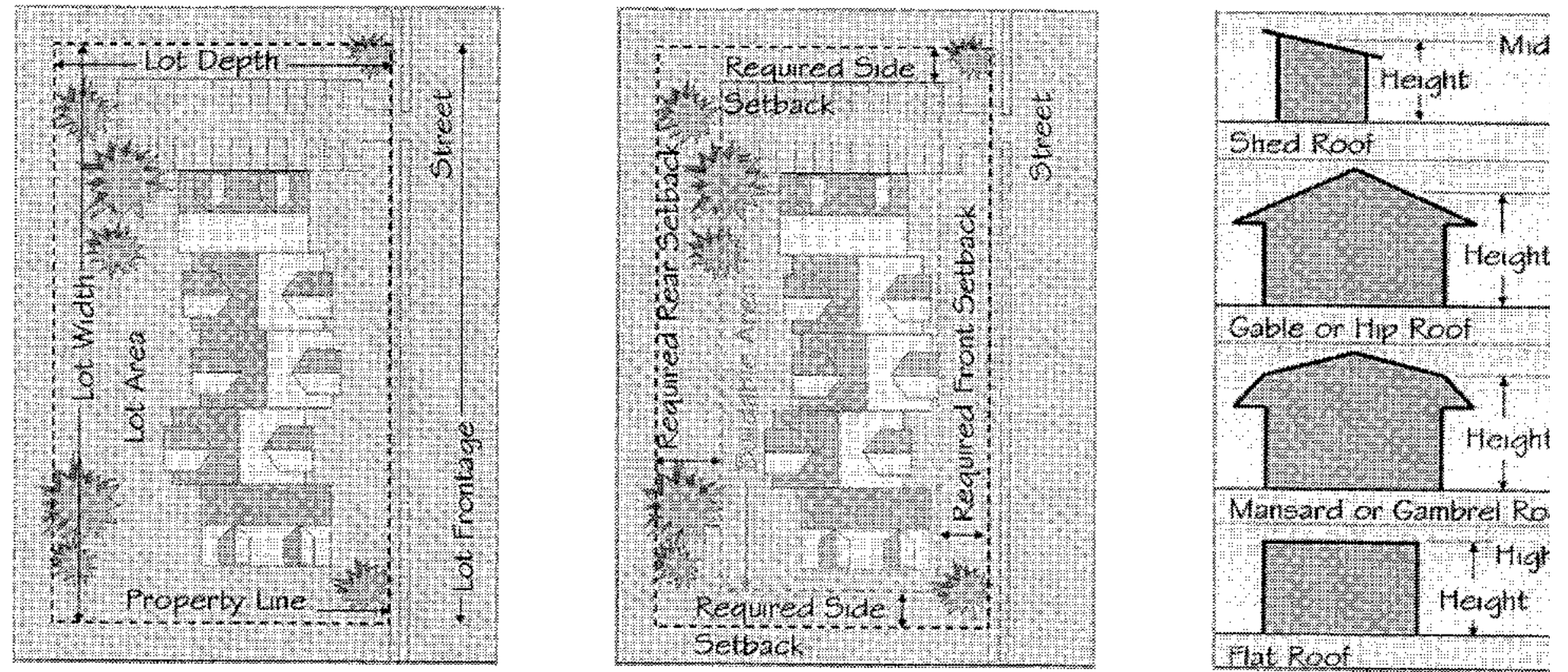
R-4 Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum	Maximum			
R-4 Residential	Minimum Lot Area	Minimum Lot Frontage	Maximum Lot Coverage	Setbacks				Maximum Height
				Front		Minimum Side	Minimum Rear	
				Minimum	Maximum			
Permitted uses:								
Multi-family dwelling (12 du maximum)	2,000 sq. ft./du	50 ft.	40%	20 ft.	-	3 ft. ¹	20 ft.	40 ft.
Place of religious exercise or assembly, school	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	75 ft. ²
Single-family detached dwelling	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	4 ft.	20 ft.	30 ft.
Townhouse (12 du maximum)	1,600 sq. ft./du	16 ft./du	40%	20 ft.	-	0/3 ft. ¹	20/0 ft.	40 ft.
Two-family dwelling	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	4 ft.	20 ft.	30 ft.
Conditional uses:								
Bed and breakfast home	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	4 ft.	20 ft.	30 ft.
Bed and breakfast inn	5,000 sq. ft.	50 ft.	40%	20 ft.	50 ft.	4 ft.	20 ft.	30 ft.
Group home	5,000 sq. ft.	50 ft.	40%	20 ft.	-	3 ft. ¹	20 ft.	40 ft.
Hospice	5,000 sq. ft.	50 ft.	40%	20 ft.	-	3 ft. ¹	20 ft.	40 ft.

Housing for the elderly or disabled	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	40 ft.
Licensed adult day services, licensed childcare center	5,000 sq. ft.	50 ft.	40%	20 ft.	-	3 ft. ¹	20 ft.	40 ft.
Mortuary, funeral home or crematorium	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	40 ft.
Nursing or convalescent home	20,000 sq. ft.	100 ft.	40%	20 ft.	-	20 ft.	20 ft.	40 ft.
Off premises residential garage	-	-	-	20 ft.	-	3 ft.	6 ft.	15 ft.
Rooming or boarding house	5,000 sq. ft.	50 ft.	40%	20 ft.	-	3 ft. ¹	20 ft.	40 ft.

- Notes:
1.

Plus 1 additional foot per floor above the second floor.
2.

May be erected to a height not exceeding 75 feet; provided, that such buildings shall provide at least 1 additional foot of yard space on all sides for each additional foot by which such building exceeds the maximum height limit of the district in which it is located.



405 and 575 Cedar Cross Road

Legend:

- Subject Property
- Properties Notified
- 200-Foot Notification Boundary

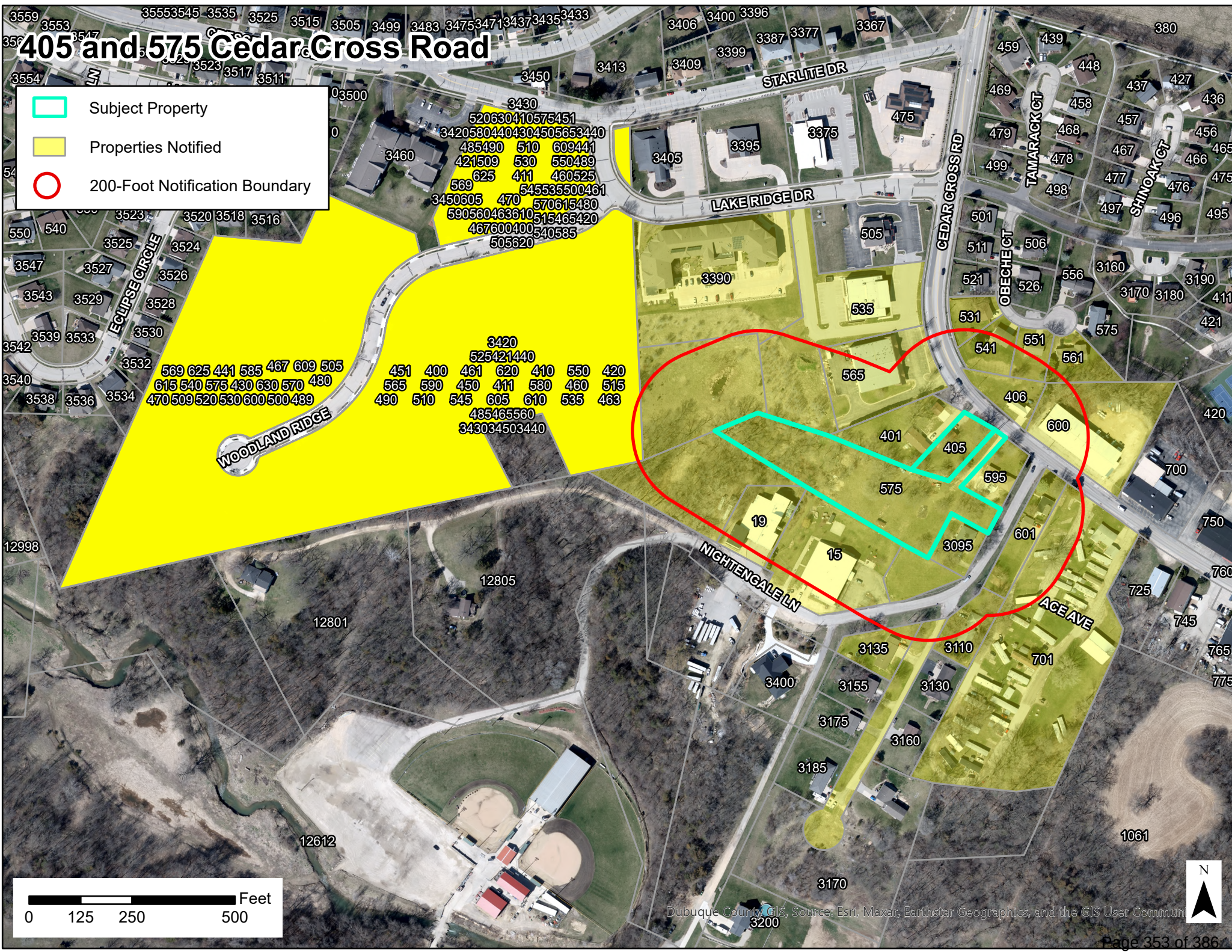
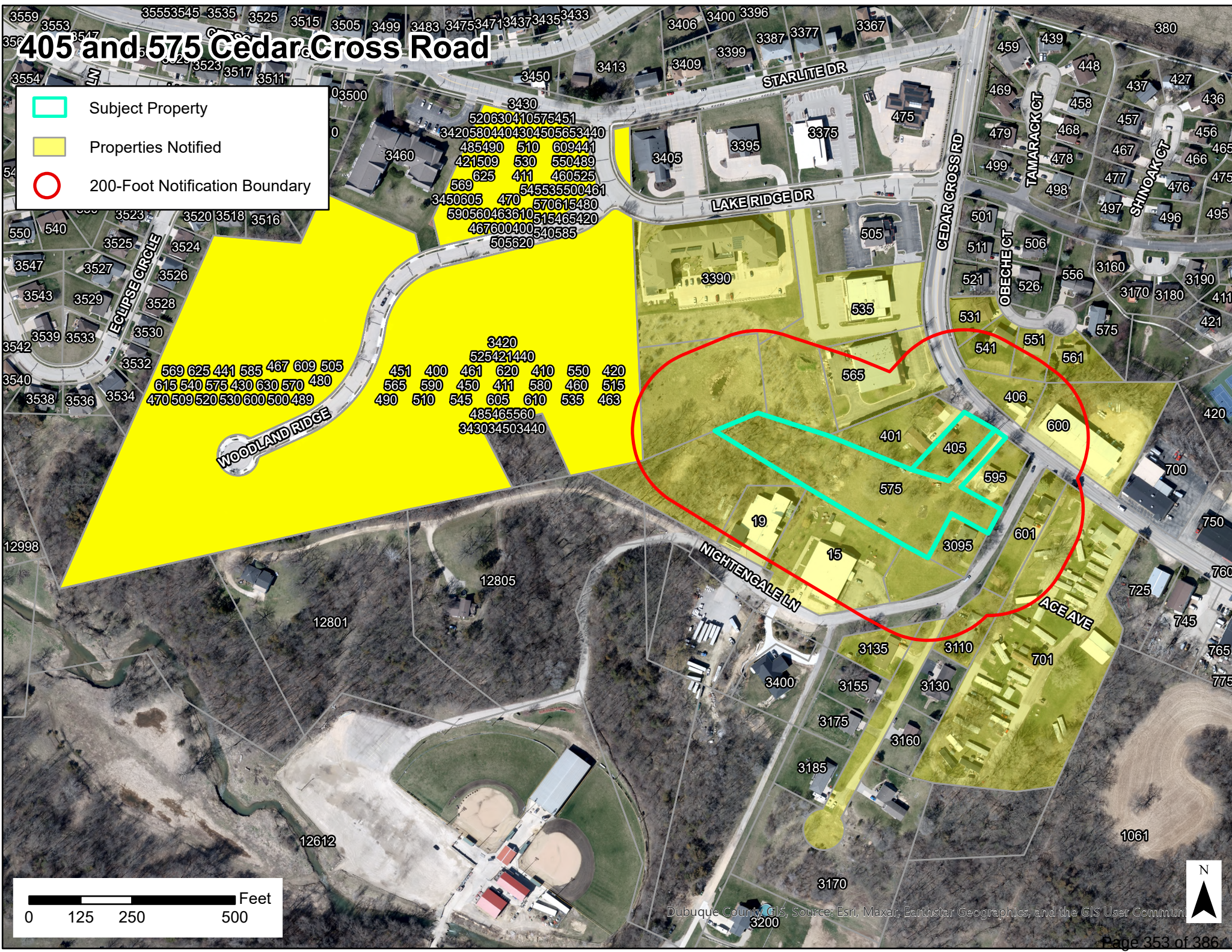
Scale: 0 to 500 Feet

North Arrow

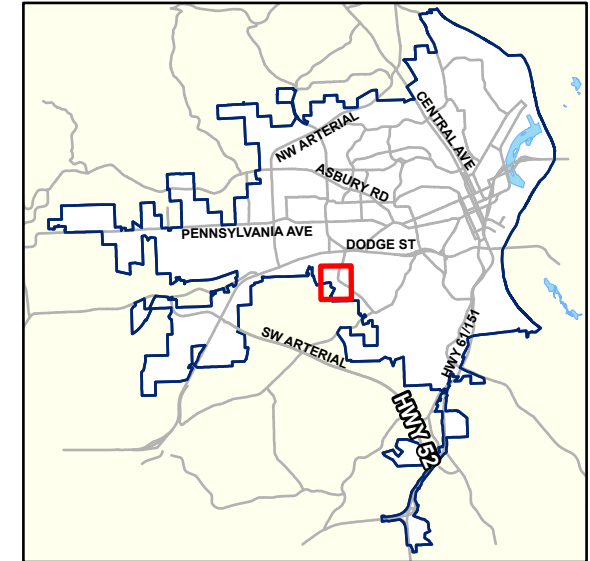
Dubuque County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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-
- 405 and 575 Cedar Cross Road**
- Subject Property
Properties Notified
200-Foot Notification Boundary
- Starlite Dr
Lake Ridge Dr
Cedar Cross Rd
Nightengale Ln
Ace Ave
Woodland Ridge
Eclipse Circle
Tamarack Ct
Shinoak Ct
Obecie Ct
- 12998
12805
12801
12612
1061
- 0 125 250 500 Feet
- Dubuque County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
- Page 353 of 386



Vicinity Map

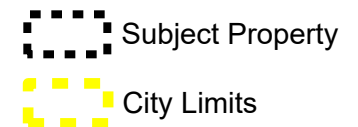


Applicant: Luke and Julie Merfeld, Merfeld Properties

Location: 405 and 575 Cedar Cross Road

Type: Rezoning

Description: To rezone property from R-1 Single-Family Residential to R-4 Multi-Family Residential zoning district.



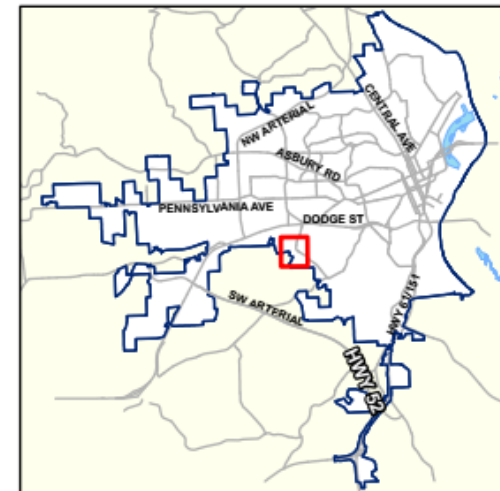
405 and 575 Cedar Cross Road

*Request to rezone from R-1 Single-Family
Residential to a R-4 Multiple-Family Residential.*

Staff Presentation to ZAC
March 5, 2025



Vicinity Map

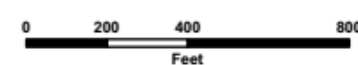
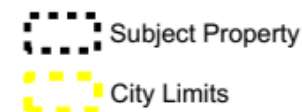


Applicant: Luke and Julie Merfeld, Merfeld Properties

Location: 405 and 575 Cedar Cross Road

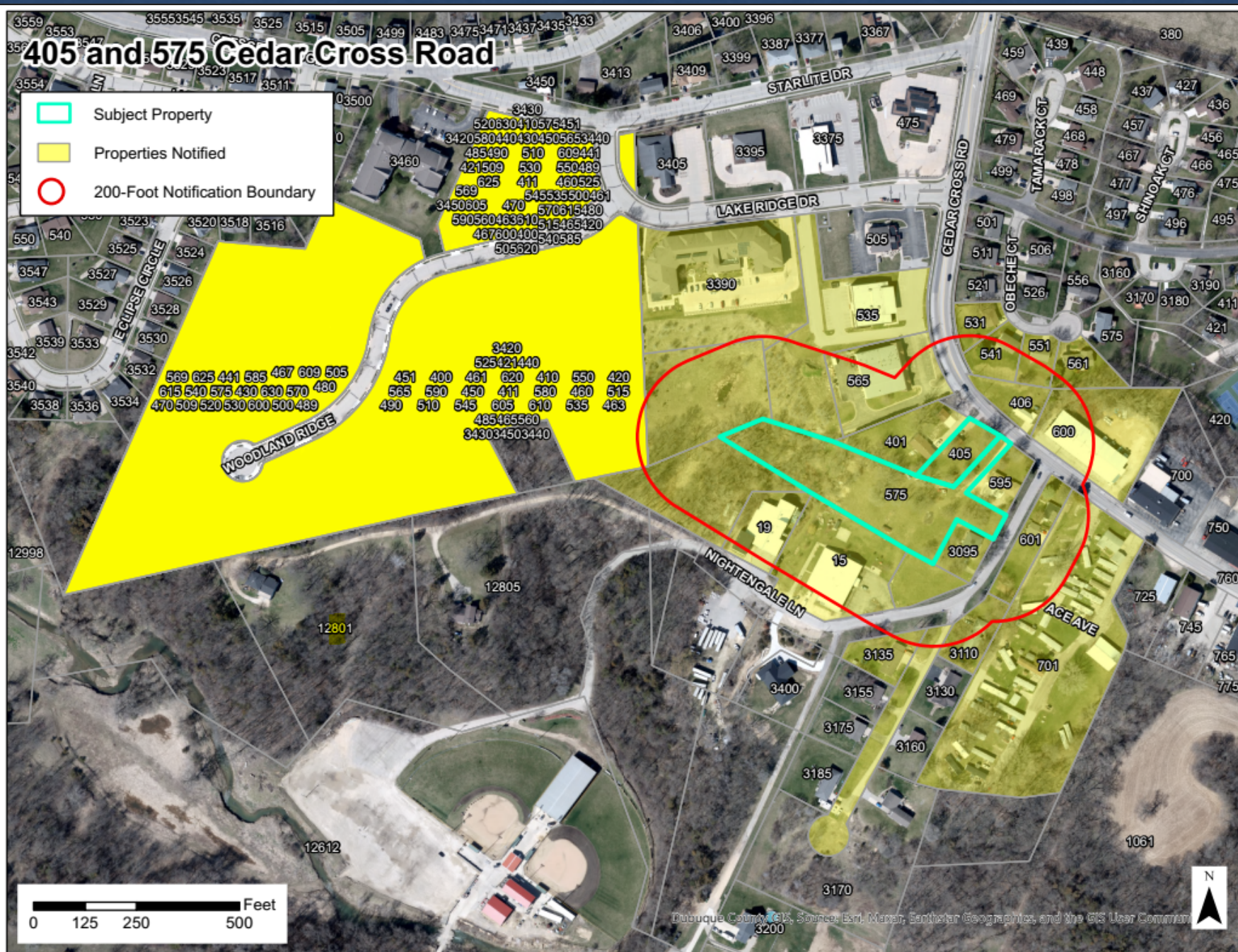
Type: Rezoning

Description: To rezone property from R-1 Single-Family Residential to R-4 Multi-Family Residential zoning district.



1:5,000

 Subject Property
 Properties Notified
 200-Foot Notification Boundary



Project Site

- **Property & Zoning History:**
 - 405 Cedar Cross Rd – Improved with a detached garage
 - 575 Cedar Cross Rd – Undeveloped, vacant lot
 - Properties have historically been zoned for residential uses (R-1 & R-2)
- **Project Site:**
 - Two lots totaling 2.5 acres
 - Each lot has frontage along Cedar Cross Road
 - 575 Cedar Cross has frontage along Nightengale Road
 - Site is generally flat along Cedar Cross Road but slopes downhill toward the southwest corner with elevation change of a ~70 ft.
- **Adjacent Land Use:**
 - North – Residential/Commercial
 - East – Residential/Commercial
 - South – Residential/Commercial
 - West – Residential/Commercial
 - Denlinger Herrig Insurance, Dubuque Sports Complex, ABC Learning childcare, Artic Glacier Premier Ice, Ace Mobile Home Park, various commercial buildings/uses along Cedar Cross Road, and residential uses to the south and southeast.

Impact of Request on:

■ Utilities:

- Adequate city water and sanitary sewer to serve the project. Water mains are located along Cedar Cross and Nightengale. Sanitary sewer mains along Cedar Cross.

■ Public Services:

- Public Services are adequate to serve the project.

■ Environment:

- Property is largely unimproved, contains mature trees and shrubs
- Site Plan review would be required by the City's Development Review Team (DRT) for grading/alteration of the property or development of more than two residential units.*
(*Single-family detached dwellings, duplexes, and townhomes of not more than two units are exempt from site plan review.)

■ Adjacent Properties:

- Single-family residence to the north, east, and southeast
- Commercial uses to the south, west, and northwest.

■ Traffic Patterns/Counts:

- Cedar Cross Rd (minor arterial) – 9,800 AADT count
- Nightengale Lane (local street) – 853 AADT count
- Traffic analysis or study may be required for any proposed development.

■ Capital Improvement Investments:

- Plan to improve Cedar Cross Road in fiscal year 2027 – right turn lane to Nightengale Ln

R-1 vs R-4 Permitted Uses

Principal Permitted Uses	
R-1 Zoning District	R-4 Zoning District
Single-family detached dwelling	Single-family detached dwelling
Cemetery, mausoleum, columbarium	Multi-family dwelling (3 to 12 units per building)
Community gardens	Townhouse (3 to 12 units laterally attached)
Golf course	Two-family dwelling (duplex)
Maternity group home	Cemetery, mausoleum, columbarium
Parks, public or private, natural recreation area	Community gardens
Place of religious exercise or assembly	Golf course
Public, private or parochial school	Maternity group home
Railroad/public or quasi-public utility/substation	Parks, public or private, natural recreation area
	Place of religious exercise or assembly
	Public, private or parochial school
	Railroad/public or quasi-public utility/substation

Public Input

- Three letters of public input have been submitted:
 - Sheila Trapp – 609 Woodland Ridge
 - Clark and Sharon Payne – 470 Woodland Ridge
 - Carol Maas – 3095 Nightengale Lane

Zoning Advisory Commission Recommendation

By a vote of 4 to 1, the Commission recommends that the City Council approve the rezoning of 405 and 575 Cedar Cross Road from R-1 Single-Family Residential to R-4 Multi-Family Residential.

A simple majority vote is needed for City Council to approve the rezoning of the property.

QUESTIONS?

Carol M. Maas
3095 Nightengale Lane
Dubuque, Iowa 52003

February 25, 2025

Zoning Advisory Commission Members,

RE: Merfeld Properties zoning request

With regards to the rezoning request presented to you tonight. My property is one of two properties zoned R-1 in the midst of the rezoning request, which is also R-1.

I have been in contact with Luke & Julie. We exchanged thoughts of what each of our goals is at this point in time.

I do want to let all parties involved know that I want to remain in my home as long as I can. I have taken advantage of programs offered by the City to enable me to do just that...*remain in my home*.

Going forward at this point, I ask that you keep my property in mind. A change makes me think of water runoff, privacy, soil erosion etc.

Regards,

Carol M Maas

Home: 563-543-1901
Cell: 563-543-1901
cmaas309@gmail.com

Renee Bloesch

From: Clark Payne <cpayne3503@aol.com>
Sent: Saturday, March 1, 2025 11:53 AM
To: Planning
Subject: Merfeld Properties rezone request

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Zoning Advisory Commision City of Dubuque

Application from Merfeld Properties to rezone from R-1 to R-4 property 405 & 575 Cedar Cross Road.

Request that the Zoning Advisory Commision **deny Merfeld Properties application** to change rezoning from R-1 to R-4.

Reasons for denial:

- 1) Cedar Cross Road, as a "Corridor" Street, is not designed nor in condition to handle additional traffic loads. City engineers have agreed that Cedar Cross Road needs to be upgraded under current volumes.
- 2) Adding multi-family residential (apartments) units will increase traffic congestion and noise to an area that is primarily a residential (R-1 zoning) neighborhood.
- 3) Property developed by AJ Spiegel (re-sold), several blocks north of the Merfeld property, on Cedar Cross Road was changed from light commercial to Multi-family Residential zoning for an anticipated addition of approximately 180 apartment units. This will also add to the concerned issues sighted above in items 1 and 2.

We respectfully ask that the Dubuque ZAC deny the Merfeld zoning request that will impact our residential neighborhood.

Clark and Sharon Payne
470 Woodland Ridge
Dubuque, IA 52003

Renee Blossch

From: SLS NOTES <609ziggy@gmail.com>
Sent: Sunday, March 2, 2025 3:31 PM
To: Planning
Subject: Merfeld Properties

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To Whom This May Concern:

I live at 609 Woodland Ridge, Dubuque, IA 52003, in Turnberry Condominiums. I cannot attend the meeting on Wednesday, March 5th, at 6 p.m.

First, I want to know if a CURRENT TRAFFIC STUDY was done. I am very much opposed to the rezoning because the traffic on Cedar Cross is already a huge problem, which will only add to it. I vote NOT to change the existing zoning.

Sheila Trapp

--

Worry is a conversation you have with yourself about things you cannot change.

Prayer is a conversation you have with God about things HE can change.

March 16, 2025

Mayor Brad Cavanaugh & Council Members,

I write to you today to voice my opinion regarding the rezoning of the Merfeld property. I am one of two homes that is in the midst of this request. That being said I am very concerned about the outcome tonight.

In July of 2024 I asked for your careful examination of this area before proceeding with the final vote.

We bought our home in January of 1973. This area was then annexed to the city in 1979. My house was built in 1967. The only amenity we were able to utilize was hooking up to city water, snow removal and rubbish collection, which we took advantage of. We shared a well with 595 Cedar Cross Road at that time. We each have a septic system to this day.

Something that has never been brought up about this area is the fact that the street Nightengale Lane is not where it should be. This road was gravel and the people we bought our house from had it resurfaced when they were selling off lots all around us.

I am probably the only one left (in the neighborhood) who knows that. The road (along the row of mailboxes) should be over to the middle of the 3110 Nightengale Lane's driveway. There is similar issue at the bottom of my lot.

In the past the neighbors did not make a big deal of this and we let it be. Now that we are talking rezoning I am thinking about all the things in our neighborhood that we are not able to take advantage of, now we come along and want to put units that will further burden the area.

I am the only one who was able to hook up to water at that ; *we have no sewer, no curb, and no gutter.* **Erosion and water runoff are of utmost importance to me at this time.**

I worked with the late John Vogt from the city and he helped me get proper drainage for the rain that came down Nightingale. I, as well spent \$10,00.00 on installing drainage pipe on my property because I was getting water runoff in my lower level, partly due to the water & sewer runoff from the 595 Cedar Cross Road home and coming down Nightengale Lane.

I am asking you all to look at his area and you tell me if you see this area as fit for a 12 unit (one unit on each lot). There is no utility service, sewer or water, street lights, noise buffers, privacy fences...how do we know all those issues will be addressed?

At this point in my life I am fortunate enough to remain in my home. I am grateful for the things we were able to accomplish...I want to work with Luke & Julie. Any option but not multifamily, a townhouse perhaps.

We have a very responsible neighborhood. We look out for each other and what we have going for us now is motivation to keep things compatible for all of us.

Regards,

Carol M. Maas
3095 Nightengale Lane
Dubuque, Iowa 52003
Home: 563-556-3100
Cell: 563-543-1901
cmaas309@gmail.com

Adrienne Breitfelder

From: Citizen Support Center <dubuqueia@mycusthelp.net>
Sent: Tuesday, April 1, 2025 11:33 AM
To: Adrienne Breitfelder
Subject: "Contact Us" inquiry from City of Dubuque website

This sender is trusted.

Attachment:
[April 7 2025.docx](#)

Contact Us

Name: carol maas

Address: 3095 Nightengale Lane

Ward:

Phone: 5635431901

Email: cmaas309@gmail.com

City Department: City Council

Message: I am sending my concerns regarding the rezoning of the Merfeld property. I believe there are alternative options for both parties.

April 1, 2025

Mayor Brad Cavanagh & City Council Members,

Regarding: ***Rezoning of Merfeld Properties***

Good Morning!

At this time our neighborhood is once again asking for your serious consideration given to the request of the rezoning of the remaining Merfeld properties to R-4. Stopping the development is not my/our goal, ***changing how it is done is our concern.***

There are other alternative zoning classifications that would address the concerns and expectations of both parties. A PUD would allow development while maintaining certain standards and allow for negotiations. R-2 as well.

Over development is a factor. R-4 leaves us with no boundaries. Irregular shaped lots make it challenging to design and build homes that fit comfortably and comply with zoning regulations. R-4 allows for higher density housing which could lead to more buildings and residents in the area, thus impacting the neighborhood's character. The change can also lead to less green space and less space between homes.

It is time for the sellers to get serious. This property has been through almost every stage of rezoning. It at one time was R-2, changed to R-1, corner lot requested to C and it goes on. As property owners we are only asking that we be informed on what the plan is for R-4 development. The enjoyment of my home will be impacted by an R-4 change.

The lot is a desirable piece of property for a single home or town home, there is privacy and seclusion. I have been told the asking price of the property is a factor. The Merfeld's did offer to sell me and Mike Reinert each half at a price of \$130,000.00 each. *Should this property get rezoned to R-4 we are compounding an already existing hodge podge cluster.*

As a neighborhood we plead with you today to reexamine the request and be fair to both parties. The selling party has to rethink how they are marketing and how they can enhance the sale of the lot...

Regards,

Carol M. Maas
3095 Nightengale Lane
Dubuque, Iowa 52003
Cell: 563-543-1901 ~ cmaas309@gmail.com

Adrienne Breitsfelder

From: Clark Payne <cpayne3503@aol.com>
Sent: Thursday, April 3, 2025 3:01 PM
To: Adrienne Breitsfelder
Subject: Rezoning Request of Merfeld Property

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Adrienne Breitsfelder
Dubuque City Clerk
Dubuque, IA

Thank you for forwarding my email to our City Council Members. Clark K. Payne

=====

Agenda Item: Second reading of Merfeld Zoning Request change of property 405 & 575 on Cedar Cross Road.

Date: Monday, April 07, 2025

Request: Denial of Merfeld zoning request change from R-1 to R-4.

I am a member of the Turnberry Homeowners Association. We represent 52 units of condominiums located on Woodland Ridge and Starlite Drive. Our property is located north of the Merfeld property, and we have been notified by the Dubuque Zoning Advisory Commission of this request to change zoning. I emailed the Zoning Advisory Commission in March making known my concerns of added traffic and noise on our underdeveloped Cedar Cross Road if Merfeld's zoning request was approved.

I recently obtained a copy of the Project Site Concept No.23101 for this property. This 1/60th scale drawing puts the three buildings in a very tight position to both each other and to current adjoining properties. There is very limited room on this property for adequate common ground for children playing and animal exercising. There is also a parking lot problem. Under average normal occupancy of two or more residents per apartment (32) and automobile accommodation of two vehicles per unit plus guest parking, the three parking lots proposed would require total slots for 60 to 70 vehicles. The Concept map has about 25-30 total parking slots marked in the three lots and street parking is not shown.

We respectfully ask that the Dubuque City Council reconsider the initial vote and deny the Merfeld zoning request.

Clark and Sharon Payne
470 Woodland Ridge
Dubuque, IA 52003

**City of Dubuque
City Council**

ACTION ITEMS # 2.

ITEM TITLE:	First Amendment to Development Agreement with Kinseth Hospitality, Inc.
SUMMARY:	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)
ATTACHMENTS:	1. MVM Memo 2. Staff Memo 3. 1st Amendment 4. Resolution of Approval

TO: The Honorable Mayor and City Council Members

FROM: Michael C. Van Milligen, City Manager

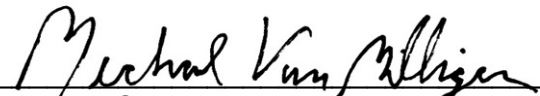
SUBJECT: First Amendment to Development Agreement with Kinseth Hospitality Company, Inc.

DATE: April 2, 2025

Economic Development Director Jill Connors is 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.

The Development Agreement provided for February 1, 2025, closing. Due to unforeseen difficulties in the lending environment, the Developer has requested that the closing, as well as all other milestones in the Development Agreement, be delayed by six months.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Jill Connors, Economic Development Director



Economic Development
Department
1300 Main Street
Dubuque, Iowa 52001-4763
Office (563) 589-4393
TTY (563) 690-6678
<http://www.cityofdubuque.org>

TO: Michael C. Van Milligen, City Manager

FROM: Jill Connors, Economic Development Director

SUBJECT: First Amendment to Development Agreement with Kinseth Hospitality Company, Inc.

DATE: March 27, 2025

INTRODUCTION

This memorandum is a request for the City Council to adopt the attached resolution approving a First Amendment to Development Agreement by and between the City of Dubuque, Iowa and Kinseth Hospitality Company, Inc.

BACKGROUND

On September 16, 2024, the City of Dubuque entered into a Development Agreement with Kinseth Hospitality Company, Inc. for the development of two hotels in the Port of Dubuque – a Courtyard by Marriott or AC Marriott Hotel and a Residence Inn by Marriott.

DISCUSSION

The Development Agreement provided for February 1, 2025 closing. Due to unforeseen difficulties in the lending environment, the Developer has requested that the closing, as well as all other milestones in the Development Agreement, be delayed by six months.

RECOMMENDATION

I recommend the 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.

**FIRST AMENDMENT TO
DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE CITY OF DUBUQUE, IOWA
AND
KINSETH HOSPITALITY COMPANY, INC.**

This First Amendment to Development Agreement (the First Amendment), dated for reference purposes the _____ day of _____, 2025, is made and entered by and between the CITY OF DUBUQUE, IOWA, a municipality (City) and Kinseth Hospitality Company, Inc., an Iowa corporation with its principal place of business in Iowa (Developer). (City and Developer are hereinafter sometimes collectively referred to as the "parties").

WHEREAS, City and Developer entered into that certain Development Agreement dated September 16, 2024 (the Agreement) with respect to the matters specified therein; and,

WHEREAS, the parties desire to modify the Agreement as hereinafter provided.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the receipt and sufficiency of which are acknowledged by the parties, the parties agree as follows:

1. Section 1.5 of the Development Agreement is hereby amended to read as follows:

1.5 Closing. The closing shall take place on the Closing Date which shall be on or before the 1st day of August, 2025, or such other date as the parties shall agree in writing but in no event shall the Closing Date be later than the 15th day of August, 2025 without written consent of City in its sole discretion. Consummation of the Closing shall be deemed an agreement of the parties to this Agreement that the conditions of closing shall have been satisfied or waived.

2. Section 4.2 of the Development Agreement is hereby amended to read as follows:

4.2 At the City's option, City may construct access roads built to City standards to the 12.65-acre site, along the north and west borders of the Property. City shall pay the difference between proposed drive lanes built to Marriott standards and roads built to City standards. The parking stalls remain the property of the Developer.

3. Section 4.5 of the Development Agreement is hereby amended to read as follows:

4.5 Timing of Improvements. Developer hereby agrees that construction of the Minimum Improvements on the Property shall have been commenced by January 1, 2026, and shall be substantially completed by June 30, 2027. For each month or part of a month after June 30, 2027 if the certificate of occupancy has not been issued, Developer shall pay to City \$50,000 on the first day of each month until the certificate of occupancy is issued. The time frames for the performance of these obligations shall be subject to suspension and/or extension due to a Force Majeure Event in accordance with the terms of Section 9.3 of this Agreement.

4. Section 5.1(1)(b) of the Development Agreement is hereby amended to read as follows:

(b) To fund the Developer Economic Development Grants, City shall certify to the County prior to December 1 of each year, commencing December 1, 2027, its request for the available Developer Tax Increments resulting from the assessments imposed by the County as of January 1 of that year, to be collected by City as taxes are paid during the following fiscal year and which shall thereafter be disbursed to Developer on November 1 and May 1 of that fiscal year. (Example: If City so certifies by December 1, 2027, the Developer Economic Development Grants in respect thereof would be determined on November 1, 2028, and May 1, 2029.) If construction of the Minimum Improvements is delayed, the first certification to the County shall be on December 1 immediately following the completion. The twenty (20) semi-annual payments shall begin on November 1 of the second subsequent year.

5. Section 5.3 of the Development Agreement is hereby amended to read as follows:

5.3 Restrictive Covenant. At Closing, City shall record a restrictive covenant, in form and substance approved by Developer, prohibiting the City from granting a building permit for the development of any additional hotel/hospitality facilities (excluding bed and breakfast establishments) in the 12.65 acre site shown on Exhibit I by any person other than Developer or a Developer affiliate, which covenant shall be binding until the issuance of the certificate of occupancy for the Marriott hotel or June 30, 2027, whichever first occurs.

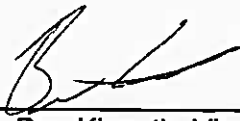
6. All other terms of the Development Agreement, as amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment effective as of the last date below-mentioned.

CITY OF DUBUQUE, IOWA

**KINSETH HOSPITALITY COMPANY,
INC.**

By: _____
Brad M. Cavanagh, Mayor

By:  _____
Ben Kinseth, Vice President

ATTEST:

Adrienne N. Breitfelder, City Clerk

RESOLUTION NO. _____-25

APPROVING THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF DUBUQUE, IOWA AND KINSETH HOSPITALITY COMPANY, INC.

WHEREAS, the City of Dubuque and Kinseth Hospitality Company, Inc., an Iowa corporation with its principal place of business in Iowa (Developer) entered into that certain Development Agreement dated September 16, 2024 with respect to the matters specified therein; and

WHEREAS, the parties desire to further modify the Development Agreement as set out in the First Amendment to Development Agreement attached hereto; and

WHEREAS, the City Council finds that it is in the interests of the City of Dubuque to approve the First Amendment to Development Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF DUBUQUE, IOWA AS FOLLOWS:

Section 1. The First Amendment to Development Agreement is hereby approved.

Passed, approved and adopted this 7th day of April, 2025.

Brad M. Cavanagh, Mayor

Attest:

Adrienne N. Breitfelder, City Clerk

**City of Dubuque
City Council**

ACTION ITEMS # 3.

ITEM TITLE:	Work Session Request: Equitable Poverty Reduction & Prevention Plan Update
SUMMARY:	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
ATTACHMENTS:	
	1. MVM Memo
	2. Staff Memo

TO: The Honorable Mayor and City Council Members

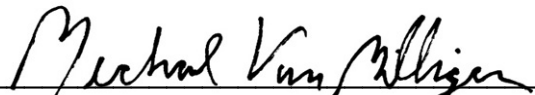
FROM: Michael C. Van Milligen, City Manager

SUBJECT: Requesting a Work Session on the Equitable Poverty Reduction & Prevention Plan

DATE: April 2, 2025

Office of Shared Prosperity and Neighborhood Support Director Anderson Sainci is recommending City Council schedule a work session on Monday, June 2nd at 5:15 p.m. to update the Mayor and City Council on the Equitable Poverty Reduction & Prevention Plan.

I concur with the recommendation and respectfully request Mayor and City Council approval.


Michael C. Van Milligen

MCVM:sv
Attachment

cc: Crenna Brumwell, City Attorney
Cori Burbach, Assistant City Manager
Anderson Sainci, Director Office of Shared Prosperity and Neighborhood Support
Wally Wernimont, Planning Services Director
Braden Daniels, Data Analyst

TO: Michael C. Van Milligen, City Manager
FROM: Anderson Sainci, Office of Shared Prosperity and
Neighborhood Support Director
SUBJECT: Requesting a Work Session on the Equitable Poverty Reduction &
Prevention Plan
DATE: March 21, 2025

BACKGROUND

In 2018, the Mayor and City Council identified reducing poverty as a top priority during their 2018-2020 goal-setting policy agenda. In 2010, poverty increased from 10% to 16% in 2019. In response, the Mayor and City Council sought out proposals through a Request for Proposal (RFP) process to hire a qualified consultant to develop an Equitable Poverty Prevention (EPP) Plan. In 2019, Public Works, LLC consultant was hired to create a robust, creative, and inclusive community engagement strategy to achieve two main goals:

- 1) To supplement the quantitative data with qualitative data from individuals who are living the experience of poverty in our community.
- 2) To identify ways to involve the community, particularly those most impacted by poverty, in the implementation strategy.

On March 1, 2021, the City Council formally adopted the Equitable Poverty Reduction & Prevention Plan and created the Office of Shared Prosperity and Neighborhood Support to implement the plan. The department is staffed with four (4) full-time equivalent employees. Since the creation of the department, the team has collaborated with both public and private partners to address systemic factors perpetuating poverty among our vulnerable community members. Additionally, the department is tasked with engaging neighborhood associations and civic groups to improve neighborhoods throughout the city.

DISCUSSION

On June 2, 2025, Anderson Sainci, Director of the Office of Shared Prosperity and Neighborhood Support, along with Braden Daniels, Data Analyst, will present an update to the Mayor and City Council on poverty metrics outlined in the Equitable Poverty Reduction & Prevention Plan.

ACTION REQUIRED

I am requesting a work session on June 2, 2025, at 5:15 pm, to update the Mayor and City Council on the Equitable Poverty Reduction & Prevention Plan.

Cc. Wally Wernimont, Planning Services Director
Braden Daniels, Data Analyst

**City of Dubuque
City Council**

ACTION ITEMS # 4.

ITEM TITLE:	Quarterly Update Video on New Housing Development Projects
SUMMARY:	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
ATTACHMENTS:	None

**City of Dubuque
City Council**

CLOSED SESSION #

ITEM TITLE: Purchase or Sale of Real Estate – Chapter 21.5(1)(j) Code of Iowa

SUMMARY:

**SUGGESTED
DISPOSITION:**

ATTACHMENTS:

None